

DRAFT

WISCASSET PLANNING BOARD MINUTES, MARCH 14, 2011

Present: Al Cohen, Tony Gatti, Chairman Steve House, Jackie Lowell, Lester Morse, Karl Olson, Deb Pooler, and Ray Soule

Absent: Peter McRae

1. Call to Order

Chairman Steve House called the meeting to order at 7:05 p.m.

2. Consideration of January 10, 2011 minutes

Ray Soule moved to approve the minutes. Vote 7-0-1.

3. Maine Yankee - Site Plan Review pre-application for 25,500 sq. ft. paving, 321 Old Ferry Road, Map R-8, Lot 5

Larry Jewett, Operations Specialist at Maine Yankee, described the area inside the security fence surrounding the Independent Spent Fuel Storage Installation Yard and entrance to the yard to be paved. Paving (tarring) will facilitate snow plowing in the winter and eliminate weed whacking in the summer. The access road was not paved originally because of the weight of the casks to be transported into the yard. Stormwater drainage will not be changed. A site walk by Al Cohen, Deb Pooler and Tony Gatti was scheduled for Thursday, March 17 at 4 p.m.

Public Information Meeting

4. Town of Wiscasset - June 2011 Ballot - Ordinance Public Info Meeting

A. Village Waterfront Ordinance: Town Manager Jeffrey Hinderliter said this ordinance had been approved in 2010, but because of an error in posting notice of the hearing, the vote was voided. Ray Soule moved to authorize the town planner to post the notices for public hearings. Vote 8-0-0.

The intent of the Village Waterfront Ordinance is to adopt zoning standards more appropriate for the village waterfront area before the state DEP imposes its standards. It will also provide more flexibility and options for current and future property owners while maintaining the character and quality of the village waterfront, and it will provide zoning regulations that will promote economic development and growth. Hinderliter described the area affected and summarized the primary changes in lot size, setbacks, permitted uses and performance standards.

Ed Polewarczyk objected to including performance standards in this ordinance that are stated elsewhere in other ordinances. Hinderliter explained that the Village Waterfront ordinance was developed to be a stand-alone ordinance that could be used without reference to other ordinances.

B. Sign Ordinance: The purpose of this ordinance is to establish standards that will maintain and encourage business activity and economic development while enhancing and protecting the physical appearance of Wiscasset. Hinderliter summarized the changes in size, number allowed, specific standards for the downtown historic district and period for coming into compliance with the ordinance.

Al Cohen pointed out the economic hardship involved in having to comply with the new ordinance if the current signs were permitted when installed. Don Jones suggested that the state be required to be in compliance within one year, instead of the three-year period given in the ordinance, pointing out the DOT directional sign, which had been erected in the historic district contrary to an agreement with the town. The three-year period for compliance was added at the recommendation of the selectmen. Ed Polewarczyk was concerned with the cost of temporary signs and was informed that the selectmen would set the fees. Other comments pertained to the five-day limit for yard sale signs, signs on vehicles, signs painted on rocks and the definition of "professional."

C. Downtown Business and Residential District: The purpose of the amendment to this ordinance is to provide zoning standards appropriate for a portion of the downtown village, recognizing predominant current land use, existing lot size and constraints the current standards impose. The amendment will provide more flexibility, opportunity and options for current and future property owners while maintaining the character of the village and will provide zoning regulations that will promote economic development. The amendment affects nine properties that are in the residential zoning district, changing the applicable standards to those of the adjoining downtown business district. The minimum lot size would be changed from one acre per use to no minimum lot size, the setback would be changed from ten feet to zero feet, additional uses would be permitted and parking standards are provided, although they are not required. A zoning map amendment would be required.

Judy Waner, owner of one of the nine properties affected, was concerned that her house, if sold, could be torn down and the property used for commercial purposes if the amendment were approved. Hinderliter commented that the change was consistent with the Comprehensive Plan and added that a historical preservation ordinance was being worked on, which would control the appearance of development. George Freeman, part owner of The Ledges, said his building was unusable with the current zoning, as uses were confined to residential and home occupation and being next to Route 1, it was not suitable for residential. He said he was interested in historic preservation and in maintaining the building; a zoning change would allow the building to accommodate small businesses as are permitted in the current downtown business district. It is not suitable for large size modern commercial uses because of lack of parking.

D. Temporary Business Ordinance: This ordinance resolves the conflict between two similar ordinances (Seasonal Business Ordinance and Temporary Sales Ordinance). The changes include an increase from 30 to 90 days of operation during any calendar year, the code enforcement officer would administer the ordinance, and other provisions for maintenance and compliance of signs, damages, and toilet facilities were added.

E. Shellfish Conservation Ordinance: The amendment to this ordinance clarifies conservation time by including specific dates when conservation time begins and ends. The amendment was initiated by the Shellfish Committee.

5. Other Business

6. Adjourn

Deb Pooler moved to adjourn at 8:45 p.m. Vote 8-0-0.