



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE

April 23, 2012, 5 p.m.

Wiscasset Town Hall Meeting Room

1. Call to Order

Chairman Karl Olson called the meeting to order at 5:05 p.m. Present were Al Cohen, Larry Lomison, Jackie Lowell, Karl Olson and Doc Schilke. Also present were Town Planner Misty Gorski, CEO Rick Lang, Bill Phinney and Selectmen Pam Dunning and Ed Polewarczyk.

2. Approval of minutes of March 12, March 19 and April 9, 2012

The minutes of the March 12, March 19 and April 9, 2012 meetings were approved with a correction to the April 9 minutes.

3. Discussion with Selectmen Pam Dunning and Ed Polewarczyk

Dunning and Polewarczyk are meeting with all committees to review the need for committees, how the committees work with other committees, and communication with the Selectboard.

In response to questions from the selectmen, the ORC members said they had no objection to an even number of members, an even number of members required for a quorum, the three-year terms and the lack of term limits. An improvement in communication with the selectmen was suggested when there was disagreement over an ordinance. The priority of proposed ordinances was discussed and the selectmen will be given the ORC's prioritized schedule.

4. Site Plan Review Ordinance

Changes to correct typos and formatting were made.

In discussing 12.2.A, it was pointed out that the vendors on the Creamery Pier were now allowed to remain on the pier for the entire year and could no longer be considered as seasonal vendors. Would they constitute a subdivision and require site plan review? They could not be considered water-related uses as required for structures over the water. It was suggested that the town file a master plan for the pier.

Section 12.3 was amended to add in the third line, "but not limited to".

Section 12.4 - The requirement that a pre-application be presented to the planning board was thoroughly discussed and it was decided that no change would be made to the town attorney's wording; pre-applications would not be presented to the planner.

Section 12.4.C was amended to add "(6) A tax map with property clearly indicated." and "(7) Applicant must submit any waiver requests in writing".

Section 12.6.A(4) - Third line change seven days to 10 days.

12.6.A(6) - delete "at the applicant's expense" in the tenth line.

12.6.A(8) - in the second line amend to read, " if substantial *start of the development*"

12.6.B.(6)(b) - change 500 feet to 250. Also change other distances to 250 feet.

12.6.B.(7)(b) - in third line add "recent" before "boundary."

12.6.B.(7)(s) - Block for conditions should be near signature block.

12.6.B(8)(r) - Add "being" before "used"

12.6.B(8)(t) - delete words after "road"

12.7 - third line after "such as" add "but not limited to".

12.9.A Reworded:

The development must include appropriate measures including but not limited to modification of the proposed design of the site, timing of construction and limiting the extent of excavation for protection of environmentally sensitive resources such as wetlands, steep slopes, floodplains, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers and natural drainage areas.

or

The development must include appropriate measures for protection of environmentally sensitive resources including but not limited to wetlands, steep slopes, floodplains, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers and natural drainage areas. These measures include but are not limited to modification of the proposed design of the site, timing of construction and limiting the extent of excavation.

Review ended on page 15.

4. Subdivision Review Ordinance - Not discussed

5. Article 1 Ordinance - Not discussed

6. Other Business

Bill Phinney had questions about the availability of the town warrant, availability of a revised zoning map, ORC materials not received, and incorrect shoreland line indicating his residence was within 250 feet of the shore.

7. Adjourn

The meeting ended at 6:50 p.m.