

WISCASSET PLANNING BOARD  
MINUTES, FEBRUARY 23, 2015

Present: Larry Barnes, Jackie Lowell, Karl Olson, Deb Pooler and Ray Soule

Absent: Al Cohen, Tony Gatti, Peter McRae, Lester Morse

1. Call to Order

Chairman Ray Soule called the meeting to order at 7 p.m.

2. Approval of January 12, 2015 minutes

Deb Pooler moved to approve the minutes. Vote 5-0-0.

3. Ordinance Procedural Change, Article VI – Zoning

Town Planner Jamel Torres said the current ordinance contradicts itself regarding approval for timber harvesting . The land use chart requires planning board approval for timber harvesting in some instances; however, the ordinance itself gives the power to the code enforcement officer. Torres said he had checked with MMA and recommended that the ordinance be amended to give the authority to the CEO. Ray Soule suggested that the CEO could investigate sites for planned timber harvesting and report back to the planning board. Karl Olson moved that the Planning Board ask the Ordinance Review Committee to draft an amendment so that the CEO has issuing authority (for timber harvesting permits). Vote 5-0-0.

4. Update to Article X, Section 4, Flood Plain Ordinance

Torres reported that FEMA is requiring the towns in Lincoln County to update their Flood Plain Ordinances by July 16. If the ordinance is not updated, the Town will lose any FEMA funding for emergencies. He recommended that the Town adopt the FEMA ordinance with minor changes, one being Article IV – application fee. Fees in Wiscasset are usually determined by the selectmen so that an ordinance change is not required when a fee change is made. Adoption of the ordinance will require a public hearing with the selectmen and a vote at Town Meeting in June.

Karl Olson recommended publishing maps of the flood zones well in advance so that owners of property in the flood zone can be advised of the change which may affect their rates for flood insurance. Karl Olson moved that the Planning Board send the FEMA ordinance with the change in the fees section to the Board of Selectmen for placement on the June warrant. Vote 5-0-0.

5. Meeting Attendance

Ray Soule asked that members call Jamel Torres if they are unable to attend a meeting.

## 6. Other Business

Torres reported that on March 10 DOT public input meetings would be held for Region 2 on transportation issues in Lincoln County. The meetings will be held at the Community Center from 2 to 4 p.m. and from 6 to 8 p.m.

Torres said he is working on the planning section of the Town Report. Inasmuch as he was employed for only three weeks at the end of 2014, he has generally followed the format used the previous year with updates in the number of development proposals.

## 7. Adjourn

Deb Pooler moved to adjourn the meeting. Vote 5-0-0.