

WISCASSET ORDINANCE REVIEW COMMITTEE  
MINUTES, FEBRUARY 10, 2020

Present: Christopher Juntura, Jackie Lowell, Chair Karl Olson, Deb Pooler and Jason Putnam

Absent: Al Cohen

1. Call to Order

Chair Karl Olson called the meeting to order at 5:30 p.m.

2. Approval of the Minutes of January 27, 2020

Jason Putnam moved to approve the minutes of January 27, 2020. Vote 3-0-1 (Pooler abstained)

3. Shoreland Ordinance Final Read

Several corrections were noted and will be emailed to the secretary. The final corrected copy will be sent to members. A Shoreland Zoning Map will be needed. A public hearing on the Shoreland Ordinance will be held at the February 24, 2020 Planning Board meeting. Following the public hearing, the ordinance will be sent to the Board of Selectmen

4. Zoning Ordinance Final Read

Members will review the Zoning Ordinance. Corrections will be sent to the secretary. This ordinance will also be on the agenda for the public hearing on February 24.

5. Congregate Housing Zoning

At the request of the selectmen, the committee had reviewed the ordinances to investigate the possible changes to allow congregate housing at the previous site of the primary school. Two of the applicant's team were present. Karl Olson had drafted possible changes to the ordinance for discussion. Underline indicates addition:

Article II Building laws – 3) Congregate Housing shall conform to section 2.8 of this ordinance

Article II Building Laws – 2.8 The net residential density for Elderly Congregate Housing and for Congregate Housing shall be no more than one ~~elderly~~ housing unit per three thousand (3,000) square feet of acreage on town water and sewer with a minimum of five acres.

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CONGREGATE HOUSING: A building or group of buildings on a single lot which provides dwelling units with shared community space and supportive uses. Supportive uses include, but are not limited to, day care and elderly facilities, recreational and athletic facilities, health and well-being facilities, medical and dental facilities, common areas, recreational and/or open space, gardens, maintenance facilities and similar uses supportive of the housing and community at large, operation of the complex or the

provision of services to the residents, and may include residential accommodations for the staff that provides services or activities to the residents.

SHARED COMMUNITY SPACE: Space designed to be used in common for the enjoyment and leisure of residents of ~~Elderly Congregate Housing~~ congregate housing facilities.

The building will be 60% two-bedroom and 40% one-bedroom units. Rents will be market rate: \$700 to \$900 for one-bedroom units, \$900 to \$1,200 for two-bedroom units. In addition to the housing units, a gym, daycare/eldercare facilities, medical rentals, library, computer room and bus service were mentioned. There is sufficient area for parking.

Olson said that a benefit to the town was needed to compensate for the lowering of the number of units per acre ratio. He suggested adding wording to indicate that at least two of the supportive services would be provided.

Approval of the wording will be on the next agenda and a public hearing by the Planning Board will be held on March 9.

## 6. Other Business

Wastewater Treatment Plant Manager Rob Lalli and Consultant Rick Gaeth were present to suggest a change to the 2008 ordinance which would address sewer issues for other than residential waste, i.e. breweries. They recommended that the BOD (Biochemical oxygen demand) discharge from breweries be lab tested at the applicant's expense and pretreated, if necessary, also at the expense of the applicant. In addition to an ordinance change, Gaeth recommended that the testing be a part of the site plan review process, and it was suggested that approval of the business license be subject to not only codes, police, and fire departments' approval but also the Wastewater Treatment Plant Manager. Lalli will investigate testing for coffee discharge. Olson said the Ordinance Review Committee did not have the expertise to write an ordinance, but it could require applicants to have the approval of the WWTP Manager. Change of Use of property could also trigger the business license approval where there could be an opportunity for WWTP approval. Olson said the new company at the shopping plaza in town that will be brewing coffee could be contacted regarding its discharge. The Septic fee should be included in the same section as other fees. Gaeth said he would contact the selectmen regarding ordinance changes. Lalli will draft a letter of approval of the discharge and email it to the committee for comments.

The Selectmen have been advised that in order for the Ordinance Review Committee to draft a marijuana ordinance it would be necessary for the town to vote to "opt in" to whatever services they want for the town.

## 7. Adjournment

Jason Putnam moved to adjourn the meeting at 6:55 p.m. Vote 5-0-0.