



# Office of Planning & Codes

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## Wiscasset Ordinance Review Committee Meeting Notes January 28, 2008

Members Present: Pat Barnes, Doc Schilke, Larry Lomison, Karl Olson, Jackie Lowell, Jill Lorom, Jeffrey Hinderliter (Town Planner).

1. Meeting Opens at 5:35 PM.
2. Items Discussed: Future Land Use Ordinances Land Use Classification Table
3. December 10, 2007 minutes approved.
4. Future Land Use Ordinance. Jeffrey opens discussion and explains the materials submitted to the ORC. He indicates determining what land uses are permissible in each future land use district and who should be responsible for reviewing (e.g., Planning Board, CEO) will be one of the most time consuming and controversial items during the ordinance development process. Jeffrey explains how ORC should work on the table. He says to look at the land use classification, check its definition, review the applicable land use district within the Comprehensive Plan, and determine if the land use is permissible and who should review it. He further reminds the ORC that this will take some time and there will be some items that will need further discussion. Also, we will become more defined as we review different levels of review such as site plan and conditional use. Right now, Jeffrey just wants the ORC to begin thinking about the land use classifications and how they relate to the future land use districts. We can get into more detail during future meetings.

The ORC begins work on the land use classification table and discusses several items.

- Discussion on the grey areas. Leave the areas undecided until we can devote more time.
- There are enough district designations that they will allow all land uses. In other words, if a land use is not permissible in a district, there will be one or more districts that allow it.
- Where do you draw the line between uses?
- ORC discuss the meaning of different land uses and if they should be combined with others that are similar in meaning.
- Some land uses, such as accessory use, need more definition.
- ORC continues discussing various issues concerning the land use table.
- **Recommendations:** Continue work on land use classification table.

5. Meeting adjourned at 6:55 PM.