



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE

March 25, 2013, 5 p.m.
Wiscasset Town Hall Meeting Room

1. Call to Order

Chairman Karl Olson called the meeting to order at 5:10 p.m. Present were Al Cohen, Larry Lomison, Jackie Lowell, Karl Olson, Doc Schilke, Luis Serrano and Town Planner Misty Parker.

2. Approve minutes of March 18, 2013

Al Cohen moved to approve the minutes as amended. Vote 6-0-0.

3. Approve Roads Ordinance

The following changes were made in the Roads Ordinance draft:

1A(3) change to "A driveway need only meet the applicable requirements of Sec. _____"

2F(e) should be (3)

3J(3) need standards for brick sidewalks

Road Design Standards chart: delete last column, "Back Lot Driveway."

Delete definition of Back Lot and add after Road definition, "Private Road. A (roadway, travelway?) serving three or more dwelling units."

References need to be checked and changed if necessary.

4. Approve Shoreland Resource Protection district on Castle Tucker property

The board approved the changes in the draft Definition of Districts which would change the Resource Protection District to Limited Residential on the Castle Tucker Property and adjacent properties. It was requested that the names in BB.8 AA.2 be omitted. A map showing the change is being prepared. Luis Serrano moved to approve the Definition of Districts as amended and forward it to the selectmen. Vote 6-0-0.

5. Airport District Uses

Misty Parker read the following email she had received from Airport Manager Erv Deck.

First, the airport district is too small. As it's currently presented it takes in existing airport deeded property (as determined by the FAA) as well as a small sliver of land on the opposite side of Chewonki Neck Road. Because the FAA strictly controls what happens on airport property, the needed for additional controls is almost a moot point.

However, I suppose it's ok for the town to have additional controls as long as the ORC et al realize they have little control over what happens on airport property. For instance, residential use for any reason is not allowed, as well as other uses (golf courses, agricultural uses, etc.).

Second, some of the uses listed in the matrix are not allowed or at least discouraged.

- Agriculture
- Parks and Playgrounds
- Golf course/driving ranges
- Commercial outdoor recreation
- Residential uses are discouraged
- Planned residential development
- Museums
- Any place where groups of people can congregate or places that promote wildlife (farming)

As previously discussed, in addition to zoning changes, the town needs to develop an airport overlay district or impact zone that should encompass a much broader area than the ORC is considering. For the record I cannot endorse the changes currently being considered. They are just not comprehensive enough. I am more than willing to sit down with the ORC to discuss in more detail.

I attached a copy of the FAA's landuse plan and a link to their Compatible Landuse <http://www.faa.gov/airports/environmental/land_use/> website that offers additional information.

Best

Erv

Ervin C. Deck
Associate/Senior Aviation Planner

Parker subsequently informed Erv Deck that the boundary of the Airport District is determined by the Comprehensive Plan and Future Land Use Plan, and the ORC's recommendation for uses is limited to that area. An airport overlay district could be extended over a broader area and that could be addressed short term rather than changing the comp plan. His suggestion for uses will be discussed with him at the next meeting.

6. Approve Commercial/Industrial District Uses

Jackie Lowell moved to approve the Commercial/Industrial District Uses. Vote 6-0-0.

7. Adult Entertainment Ordinance

It was suggested that the lengthy Preamble and the Findings currently in the State and Edgecomb ordinances be deleted; the Purpose section will be retained. Section III will be changed to “Adult entertainment establishments shall be permitted only districts identified under Article VI, Summary of Permitted uses.” A revised draft of the ordinance will be sent to committee members for comment.

8. Other Business

Karl Olson said Edgecomb had done good work on definitions of home occupation and home business and recommended that the ORC review what has been done.

9. Adjournment

Al Cohen moved to adjourn at 6:17 p.m. Vote 6-0-0.