



# Office of Planning & Codes

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## WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, November 11, 2013

Present: Larry Lomison, Jackie Lowell, Karl Olson, Doc Schilke, and Town Planner Misty Parker

### 1. Call to Order

The chairman called the meeting to order at 5 p.m.

### 2. Approve October 28, 2013 minutes

Doc Schilke moved to approve the minutes. Vote 3-0-1.

### 3. ORC Work Plan – Meeting with Selectmen December 3, 2013

Misty Parker asked whether the committee had any changes to make to the work plan that will be presented to the selectmen on December 3. There were no changes and several members will attend. In response to Larry Lomison's question, Parker said that some work on the historic district had been done and the ORC will meet with the former committee to see what progress had been made.

### 4. Review Dimensional Standards for new districts

The first sentence was changed to "All structures and uses shall meet the following dimensional requirements." Formatting will be adjusted. Heights in excess of 42 feet in the Village I district will be addressed in the non-conforming structure section of the zoning ordinance in order to allow the replacement of buildings to be at the same height as adjoining buildings.

### 5. Discuss Planned Development District

The committee discussed the Gorham Planned Unit Development ordinance. There were questions on the subsidized housing requirements and whether there was a quota for subsidized housing for the town and if so, what it is. Larry Lomison suggested looking at the plan for a planned unit development that was made in the past; Parker will provide this for the next meeting. The district covers 300 to 400 acres and Parker recommended that the

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committee keep in mind that development may be done in phases. The Gorham ordinance requires a minimum development of 20 acres and a variety of uses, specifying what combinations will be acceptable. Parker recommended that the availability of sewer and water be addressed, i.e. that development take place nearest the available utilities.

The amount of required open space was discussed as well as how much leveling and filling could be done in an area that is not now level.

The Rynel industrial space could count toward a percentage if that area were included in the PUD.

Parker suggested that the purpose of a planned unit development ordinance would be to allow the Ordinance Review Committee more input toward development and to achieve a well thought-out plan in an area that is now mainly untouched by development. Having an ordinance that complies with the comprehensive plan would make it more difficult for undesirable or poorly planned development to occur.

#### 6. Other Business

#### 7. Adjourn

The meeting adjourned at 6 p.m.