



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, February 24, 2014

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

1. Call to Order

Chairman Karl Olson called the meeting to order at 5:04 p.m.

2. Approve February 10, 2014 minutes

Approval was postponed until the next meeting.

3. Review: Historic Preservation Ordinance

Misty Parker reported that after she had researched the word “appropriate” and found nothing which could be used, she deleted the word from Definitions, and its dictionary definition would suffice.

The definition of Building was changed to read, “structures and historic places (i.e. cemeteries, parks, etc.) which are classified under this Ordinance.” Adding “viewscape” was discussed but it was decided that this (definition of Building) was not the correct place to add it.

Parker reported that *Section K – Historic Preservation gifts, grants and funding* was worded correctly so that any funds given for historic preservation would be used exclusively and totally for historic preservation.

Section 7.1A was changed to read “The following standards shall be made to provide a compatible...”.

Section 7.1A (5) was changed to read “...the new material should match the material being replaced in design, texture and visual qualities.” “Composition” was deleted.

Section 7.3 A(3) - The deletion of “financially or physically” was discussed and it was decided to delete those words.

Section 7.3B - The “rate of return” was discussed and MMA will be consulted for a definition.

Other changes were made to correct misspelling or omitted minor words.

A draft will be sent to Historic New England for comments.

4. Review: Route 1 Design Standards

The committee reviewed the draft of design standards for Route 1 and specifically for the Village 3 District (from Birch Point Road to Grover’s) where the neighborhood is mixed residential and commercial, and where standards will address the proximity of businesses to the residential neighborhoods. Parker pointed out that many of the residents of Page Avenue or those living in the motel may not have cars and therefore the standards should consider internal connections and islands to address pedestrian traffic needs. Providing incentives as a means to encourage landowners to abide by the alternatives described as “where feasible” was discussed.

The following changes were made:

V. – third line add “Districts” after “Mixed Use” with no comma after “Districts” and a colon after “following standards.”

1)e. – “fencing” was deleted and “and/or” was added after “stone walls.”

Other minor corrections for omitted words or misspelling were made.

5. Other Business

Regarding the timeline, Parker said she hoped to complete work on the Route 1 zoning districts and amendments to the comprehensive plan in March in time for a public hearing and submission to the selectmen in April.

Doc Schilke said he will be moving to Boothbay Harbor and therefore will be resigning from the committee, probably in April.

6. Adjourn

Al Cohen moved to adjourn the meeting at 6:10 p.m. Vote 5-0-0.