



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE

September 12, 2011 at 5:00 p.m.
Wiscasset Town Hall Meeting Room

1. Call meeting to order

Chairman Karl Olson called the meeting to order at 5 p.m. Members present were Pat Barnes, Larry Lomison, Jackie Lowell, Karl Olson and Doc Schilke. Also present were CEO Rick Lang, County Planner Bob Faunce, Ed Polewarczyk and Bill Phinney

2. Consideration of the August 8, 2011 meeting notes

Pat Barnes moved to accept the minutes. Vote 5-0-0.

3. Town Planner Update

Karl Olson reported that the town is very close to hiring a planner.

4. Report on VW status

The State has rescinded its original decision on the Village Waterfront District. The VW district is now approved with the condition that the total of all non-vegetated surface areas shall be no more than 70% with the exception of White's Island where non-vegetated surface coverage shall be no more than 50%.

5. Discussion: Section 7.5 - Off-street Parking

Bob Faunce explained that in the new ordinance there are two performance standards sections: General standards that apply mostly town-wide and specific performance standards related to specific uses.

The committee reviewed the Off-street Parking and Loading section. Olson has sent this draft to the Fire Department for comment. There were questions regarding the requirement for landscaping in parking lots of 40 or more spaces, as in the past the difficulty of snowplowing had been brought up relative to applications before the planning board. Faunce said the requirement was for aesthetic reasons and was not a significant requirement. The requirement is in the current ordinance. Ames Hardware application was approved with landscaping on moveable platforms.

Off street parking will not be required in the Business district and in the Village Waterfront District.

The minimum parking requirements for 40 uses were discussed. Staff parking was added to the motel requirement and space for owner parking was added to bed and breakfast requirement.

The requirement for parking aisles perpendicular to the building was discussed and it was the consensus that that standard be "preferred" not mandatory (Ames Hardware was given as an example where parking aisles parallel to the building worked).

6. Discussion - Section 6 - Zoning

The committee began work on the Table of Land Uses; however, it was decided that because almost every zone also had a shoreland zone, the table will be reconfigured to show, for example, V1, V1 Shoreland, V2, V2 Shoreland, etc.

7. Other Business

There will be no meeting on September 26. In October, because of the holiday, the committee will meet on the 3rd and 24th.

8. Adjourn

The meeting adjourned at 7 p.m.