



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE

February 13, 2012

Wiscasset Town Hall Meeting Room

1. Call to Order

Chairman Karl Olson called the meeting to order at 5 p.m. Present were Al Cohen, Larry Lomison, Jackie Lowell, Karl Olson and Doc Schilke. Also present were Town Planner Misty Gorski, CEO Rick Lang, Selectman Ed Polewarczyk and Bill Phinney.

2. Approval of minutes of January 23, 2012

The minutes of the January 23, 2012 meeting were accepted as amended.

3. Discussion: Village 1 buffer language for Section 9 Development Standard

It was the consensus of the committee that the buffer requirement in the Village 1 ordinance not be included in the Village Waterfront District; the latter district ordinance requires no setback from the lot line.

4. Discussion: Village 2 and Development Standard

The description of the 500-foot area from Routes 1 and 27 (footnote 2 on the use matrix) was accepted by the committee.

The development standards for Village 1, Village 2 and Village Waterfront Districts were discussed and it was the consensus that it will apply to the three districts. The first sentence of 9.1.1 was changed to read, "The design of *new or* replacement buildings... ." It was the consensus that the description of Home Occupation was too restrictive as far as the number of non-family members allowed to work; the size of the accessory structure; the restriction on noise, etc. without taking into consideration the size of the lot; and the "stock in trade" definition. Misty Gorski will draft less restrictive standards for the committee's next meeting.

The approval level of the matrix uses for Village 1 and 2 (yes, no, PB, or CEO) will be determined at the next meeting with the planner's and CEO's recommendation. The full district names will be indicated at the top of the matrix.

5. Discussion: Article I, Section 4.3.3 Planning Board meeting requirement

Gorski explained that the Planning Board had asked for a revision of the ordinance that requires the board to meet at least once per month even if there were no agenda items. She presented the following draft: "The chairperson will call at least one regular meeting of the Board each month unless there is no business requiring Planning Board attention. Special meetings may be called with 3 days' notice to members." Al Cohen moved to accept the revision as presented and return it to the selectmen for their approval. Vote 5-0-0.

6. Other Business

Gorski will check on the updated version of the ordinances.

7. Adjourn

Al Cohen moved to adjourn at 5:53 p.m. Vote 5-0-0.