



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE

December 12, 2011 at 5:00 p.m.
Wiscasset Fire Department Meeting Room

1. Call to Order

Chairman Karl Olson called the meeting to order at 5:07 p.m. Present were Pat Barnes, Al Cohen, Larry Lomison, Jackie Lowell, Karl Olson and Doc Schilke. Also present were County Planner Bob Faunce and Town Planner Misty Gorski.

2. Approval of minutes of November 28, 2011

The minutes of the November 28, 2011 meeting were approved.

3. Discussion: Section 6 - Zoning: Village 1 and Village 2

Misty Gorski and Bob Faunce have developed a draft of Development Standards in the Main Street Corridor, which is defined as the area within 250 feet of the centerline of Main Street between Hodge Street and Maine Eastern Railroad right of way. The exact boundary will be determined. Drive-thru facilities, formula restaurants and trademark signage (under certain conditions) would be prohibited. The standards in the expanded district will help to insure that new structures or replacement structures maintain the historic character of the neighborhood. The standards also addressed the conversion of existing residences to non-residential use. Gorski recommended that the ORC encourage the Board of Selectmen to form a historic commission that would further define standards in the historic district. Gorski asked whether the Planning Board should have jurisdiction over new residences to insure adherence to the historic standards.

A draft of changes to Section 4, Non-Conformance, was discussed. It would allow a 25% expansion in a non-conforming structure. Expansion in the shoreland districts may be further defined. It was suggested that the last sentence in Section 5.2 be in a separate section. This section should also address discontinuance of use for a period of time, which is beyond the owner's control (delay in receiving insurance proceeds, for instance).

The expansion of the Village 1 district to include a section of Route 27 was discussed. Concerns about additional traffic on Route 27 and the lack of minimum lot size, increasing density, were expressed. It was suggested that a Village 3 district be created to address changes to Route 27. The new district would require town water and sewer, minimum 20,000 sq. ft. lots, minimum frontage and separate performance standards.

4. Other Business

The selectmen have referred the PACE ordinance to the ORC for review and recommendation. Adoption of the ordinance would enable residents of Wiscasset to be eligible for PACE loans. Gorski will review the model ordinance and make her recommendation at the next meeting on January 9, 2012.

5. Adjournment

The meeting adjourned at 6:55 p.m.