



# Office of Planning & Codes

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## WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, March 30, 2015

Present: Al Cohen, Larry Lomison, Jackie Lowell, Karl Olson, and Town Planner Jamel Torres

### 1. Call to Order

Chair Karl Olson called the meeting to order at 5:14 p.m.

### 2. Approve January 26, 2015 minutes

Al Cohen moved to accept the minutes as presented. Vote 4-0-0.

### 3. Update: Proposed Historic Preservation Ordinance

Town Planner Jamel Torres reported that the selectmen had discussed the proposed ordinance on several occasions, suggested changes and approved the ordinance on March 17, 2015. A public hearing is scheduled for April 7 at 7 p.m.

### 4. Update: Required Floodplain Management Ordinance Repeal/Amendment

Torres reported that the Planning Board had approved the floodplain ordinance with a minor change to the fee. Karl Olson reported that South Bristol was in the process of simplifying the state-suggested ordinance, and although it was too late to make changes to the Wiscasset ordinance, the ORC could look into the changes South Bristol made at a later date. Olson said that any structure, any disturbance on the shore would require a permit. A link to the floodplain maps is on the Lincoln County Planning website. The public hearing for the floodplain ordinance will be held on April 7 at 7 p.m.

### 5. Discussion: Statewide Standards Option - Timber Harvesting and Related Activities in Shoreland Areas – Stan Waltz, Code Enforcement Officer

The State Department of Agriculture, Conservation and Forestry has requested that Wiscasset choose one of three statewide standards options – either the State administers and enforces standards, the State and Wiscasset jointly enforce the standards, or Wiscasset administers and enforces standards without assistance from the Forest Service. Code

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Enforcement Officer Stan Waltz recommended alternative No. 2 which would give Wiscasset control of timber harvesting in shoreland and the ability to call on the State for any needed assistance for questions or enforcement action. There was a consensus of the committee that Waltz's recommendation be accepted and the selectmen be so informed. An ordinance change will be necessary.

#### 6. Discussion: Ordinance Procedural Change, Article VI – Zoning (Timber Harvesting Permitting)

At its February 23 meeting, the Planning Board requested that the Ordinance Review Committee amend the ordinance giving the Code Enforcement Officer authority to approve timber harvesting. Jamel Torres will draft an amendment for the April 13 meeting.

#### 7. Discussion: Status of Future Land Use Plan

Torres submitted to the committee a matrix indicating the status of the Future Land Use Plan by proposed district. The Planned Development District (Mason Station area) is the only district not yet complete. It was agreed by the committee members that the "Planned Development" column in the land use chart be left blank with a note to refer to the ordinance for allowed uses. Torres will check with other towns regarding ordinances dealing with planned development districts. Gordon Kontroth suggested that the district would be a good place for a casino with both rail and water access. The committee will consider adding "Casino" to the use list. Karl Olson is working on maps showing the new zoning districts. Senator Chris Johnson asked whether the town had considered what it would do with the Maine Yankee property if the fuel storage tanks were removed, and he was advised that there were no plans.

#### 8. Update: Filling the two vacant seats

Albert "Gordon" Kontroth and Jason Putnam, who expressed interest in joining the committee, were encouraged to complete an application.

#### 9. Other Business – none

#### 10. Adjourn

Al Cohen moved at 5:51 p.m. to adjourn the meeting. Vote 4-0-0.