



Office of Planning & Codes

WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, May 11, 2015

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

1. Call to Order

Chairman Karl Olson called the meeting to order at 5:05 p.m. and welcomed Gordon Kontrath as a new member.

2. Approve April 27, 2015 minutes

Al Cohen moved to approve the minutes as presented. Vote 5-0-1.

3. Update: Statewide Standards Option – Timber Harvesting and Related Activities in Shoreland Areas

Jamel Torres reported he had made the corrections and the section is ready for approval by the town

4. Planned Development District

A. Concept Study Plan: Copies of the report which the Town had contracted for in 2002 was made available to the committee members.

B. Land Uses: The matrix was discussed and all uses were approved with the exception of the following: Cemeteries, Confined feeding operations, Timber harvesting, Planned Residential development, Municipal solid waste facility, Funeral Home, Adult bookstore/adult video store, Adult entertainment facility, airports, Race Trace, Redemption center, Recycling facility, Gravel pits, Industrial, Abattoir, Auto graveyards/junkyards, Hazardous materials manufacturing/storing/distribution and Sawmills. Gaming facility was added to the list and will be allowed in the Planned Development District. Additional districts will be added to the matrix.

C. Minimum development size discussion: It was decided that the minimum development size would be 150 acres.

D. Go over latest version of draft ordinance: Because of the repetition of sections on pages 1, 2 and 3, a change in the order of sections was recommended.

Page 1, Section A – change PDE to PDD.

Page 1, section B – delete the last sentence

Page 2, Section 5,B,(2) – the list was deleted and the text will change “six” to “eight.”

The numerous “must”s were changed to “shall.”

Other recommended wording changes were given to the planner.

5. Other Business

Torres reported that the Town Clerk and Police Chief have recommended making the business license procedure stricter and to charge for licenses. Karl Olson said the committee works at the direction of the selectmen and any recommendations would have to come from them.

The selectmen had discussed a request for placement of a sign on the common and it was recommended that the exception to the rule include that any signs would have to be for a Wiscasset business or organization.

6. Adjournment

Al Cohen moved to adjourn at 6:25 p.m. Vote 6-0-0.