



# Office of Planning & Codes

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## WISCASSET ORDINANCE REVIEW COMMITTEE.

Minutes, August 10, 2015

Present: Al Cohen, Albert Konrath, Larry Lomison, Jackie Lowell, Jason Putnam and  
Town Planner Jamel Torres

### 1. Call to Order

In the chairman's absence, Larry Lomison called the meeting to order at 5:10 p.m.

### 2. Approve July 27, 2015 Minutes

Jason Putnam moved to approve the minutes as amended. Vote 4-0-1.

### 3. Future Land Use Plan – Land Use Matrix

It was decided that "storage of fishing, clamming and similar gear" did not include boats. Al Cohen moved to add under *Open Space Uses*: "Outdoor storage of up to two personal watercraft." Vote 5-0-0. It was noted that under *Commercial Uses*, there is listed "Indoor/outdoor boat storage." The districts in which outdoor storage of up to two personal watercraft is allowed will be discussed at the next meeting. Jamel Torres reported that he had added a note to indicate that the CEO approval is needed for building permit after the PDD is approved.

### 4. Planned Development District Draft

The committee discussed clarification of the size of a PDD so that the remainder after a sale would not be less than the minimum PDD size of 150 acres. After discussion on the minimum size of a development, Al Cohen moved to change the minimum development size to 100 acres. Vote 5-0-0. Al Cohen moved to include language that there be no remaining parcel of less than 100 acres when the final sale is made. Vote 5-0-0. Several wording changes were made.

### 5. Discussion/Update: Temporary Business License Ordinance Update

In response to the selectmen's request for a definition of the Town Common, Torres had obtained a map from the road commissioner showing the land that the town owned and maintained and had added those parcels to the ordinance under the definition of Town

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Common. Al Cohen moved that the definition (of Town Common) should say “the Town Common and Town owned and maintained property shall be subject to the Temporary Business Ordinance.” Vote 5-0-0.

#### 6. Discussion/Update: Business License Ordinance Update

Torres had added an appeal section to the ordinance. Al Cohen moved to accept the Business License Ordinance draft dated 8/10/15. Vote 5-0-0.

#### 7. Floodplain Ordinance Reference Amendment

Torres reported that according to the Maine chapter of FEMA several references in the Floodplain Ordinance were incorrect. Although the Town is still in compliance, the changes will have to be voted on at a Town Meeting.

#### 8. Other Business

The next meeting is August 31<sup>st</sup>.

#### 9. Adjournment

Al Cohen moved to adjourn at 6:07 p.m.