



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes May 10, 2010

Members Present: Karl Olson, Pat Barnes, Jackie Lowell, Paul Foley, Doc Schilke, Jeffrey Hinderliter (Town Planner). Absent: Larry Lomison

1. Meeting Opens at 5:35 PM.
2. Agenda items discussed: New Shoreland Zoning Ordinance
3. April 26 meeting notes approved

ORC asks about public comments from the recent public hearing concerning the proposed Village Waterfront Ordinance. Were those comments considered in the most recent version of the VW ordinance? Jeffrey says the comments were considered but for the most part they would be tough to apply if we were to continue with the intent of the proposed VW.

4. New Shoreland Zoning Ordinances. Jeffrey states the he would like the ORC to resume its review of the new shoreland zoning standards. We left off at agriculture. The following was discussed:

- Jeffrey stated this is not our final review of the new shoreland zoning. Once complete with our first reading, we'll re-visit and spend more time on those items that need more discussion.
- 15 O. The clearing or removal of vegetation standard is very important and one that is often used. Jeffrey describes how this standard is applied. What does the ordinance mean when it states saplings have been 'recruited'? Bill Phinney discusses vegetation removal around Castle Tucker and how the new vs. the old standards apply. Maybe the Castle Tucker property should be in the proposed Village Waterfront District.
- 16 A. Should this standard be deleted? Is it already covered in this ordinance or elsewhere? We should leave because it is the language provided by the state and so it does not alter the numbering system.
- 16 B. Is this needed? Is it in the correct location?
- 16 D. Planning Board should be aware of the 35 day requirement. Is this too much or too little time? Can we change this?
- 16 E. Special exception allows a single family to be built in the resource protections district. This is basically the same as the current ordinance special exception.
- 16 F. ORC discuss expiration of permits. ORC believes the 1 year limit for substantial start of construction should be increased to 2 years.

- 16 H. Jeffrey explains administrative and variance appeals. ORC discuss de novo and appellate based appeals and which one is better. ORC believes all appeals should be on a de novo basis.
- 16 I (4). Add 'or as amended' onto the last sentence.
- Definitions. Which definition of stream should be used? The shoreland standards have a different definition than NRPA. Should we use the NRPA definition?
- **Recommendations:** Prepare new shoreland ordinance for 2nd reading.

5. Adjourn: 6:47 pm