



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes May 24, 2010

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

1. Meeting Opens at 5:37 PM.
2. Agenda items discussed: Village Waterfront Ordinance
3. April 12 meeting notes approved
4. Village Waterfront Ordinance. Jeffrey discusses why the ORC is revisiting this ordinance when it was already approved by them and subject to town vote. Basically, the public notification process was incorrect and the town attorney felt this could be an issue so the selectmen decided to void any results from the June town vote. It was too late to remove from the ballot. Also, the town attorney had some comments concerning the VW ordinance that the ORC should consider. Jeffrey said we should begin our review by considering Dennis Jumper (town attorney) comments and reference the applicable ordinance sections. The following was discussed:
 - The main question appears to be how can the ordinance be adjusted to meet Dennis's needs? What words or phrases should be adjusted?
 - F.3.0.0.: How do we allow uses that may be desirable but are not listed on the permissible use list? Should we give the PB discretionary power to approve or deny uses that are not listed? We should talk to Dennis for further clarification on this. It seems that we should follow Dennis's recommendation to clear this up by deleting 'are subject to Planning Board approval or denial' and replace with 'prohibited'. This will remove any potential issue with PB using discretionary power.
 - ORC discuss whether Dennis should attend the next meeting to help clarify his letter and assist the ORC with any comments they may have. The ORC asks Jeffrey to ask Dennis to come to the next meeting.
 - F.6.0.0.(m): Who decides whether something is applicable or not? The PB does. How can you determine if something is feasible- isn't this too subjective? ORC decides to delete 'or feasible'.
 - F.6.0.0.(e): ORC discuss the off-street parking standard in length. How should parking be treated for uses such as those on the creamery pier? What if a hotel was to be built? The downtown parking is a problem as it is now meaning there aren't enough spaces. Should the creamery pier vendors be exempt from parking- how can they have off-street parking if there is no parking available on the pier property? Should we even have a parking standard? Is off-street parking and loading for new and existing uses really feasible?

Maybe we should not require on-site, off-street parking but require the applicant has parking within a certain distance, say 1,000 or 1,500 ft., from the place that needs parking. An applicant should be able to establish their own parking. ORC decides to adjust the language by deleting the loading, on-site and shared parking wording of the standard and add 'off-street parking spaces within 1,500 ft. of the development.

- F.6.0.0.(i): Dennis believes this standard is not specific enough and that it needs that specificity so it can be properly applied. For example, what is the architectural style within the zoning district if you have anything from the treatment plant to the 1800's style? ORC feels they need Dennis's thoughts on this.
- **Recommendations:** Invite Dennis to the next ORC meeting for further discussion on his comments and the VW ordinance.

5. Adjourn: 6:53 PM