



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes July 12, 2010

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

1. Meeting Opens at 5:37 PM.
2. Agenda items discussed: Village Waterfront Ordinance. Sewer Use Impact Fee discussion scheduled on the agenda but time ran out.
3. May 24 and June 28 meeting notes approved
4. Village Waterfront Ordinance. Jeffrey opens discussion by summarizes where we left off from our 28 June meeting including some sections that were specifically mentioned because of need of further review. He said that he is hoping we can complete our review of the ordinance and he'll present a version with the changes at the next meeting for final ORC review. Jeffrey explains the handouts at the meeting and information in the packet. He presents architectural type standards from Gardiner as an example of the specificity that is desired. He says that although, there is not too much here, it will add a few pages to the ordinance. Or we could choose items we want and include those as a shorter version. Also, he discusses Bill Phinney's comments that were included in the packet. Bill offered a requested timeline for ordinance adoption with the date of the vote as 14 September. He also includes comments concerning the architectural standards and landscaping standards- basically a deletion of both. Jeffrey hands out Dennis Jumper comments from his May email and asks the ORC to address each of these areas of concern. ORC discuss the following:
 - F.3.0.0: comfortable with deleting 'subject to Planning Board approval or denial' and replacing it with 'prohibited'
 - F.6.0.0 (m): delete 'feasibility'
 - F.6.0.0 (e): the ORC at first is ok with the parking changes made at the previous meeting. Then, detailed discussion about this standard. The discussion includes how public parking should be used when it come to private development; is there enough off-street parking to accommodate use- what would happen if a use couldn't be established because of parking; how is parking currently regulated; potential for parking garages; remove parking standard all together; overall pros and cons of parking requirements. ORC decided to temporarily put this to the side.
 - F.6.0.0 (i): should we just eliminate the architectural standards? How long would it be until the historic preservation ordinance is passed? Probably next June. Jeffrey discussed the standards from Gardiner and how they could fit into the VW ordinance. Jeffrey discussed that if we choose to remove the architectural standards, we could include some

of Gardiner's language in the purpose statement of the ordinance. This way, at least there would be some protection because the purpose would clearly lay out the intent of the ordinance which would include the preservation and continuity of the New England style architecture. After further discussion, the ORC decide to remove the architectural standards and add more info to the purpose statement.

- F.5.4.0: ORC discuss the landscaping standards. Should these be deleted? Maybe add some kind of trigger that would require certain kinds of development to comply with the standard, e.g. except for Marine Uses, all uses and development that requires Planning Board review shall comply with this standard. Do the current 'Clearing of Vegetation' standards apply? We should check to standards to see if this is so. ORC will consider this at the next meeting.
- **Recommendations:** complete discussion associated with the parking and landscaping, Jeffrey to prepare updated draft of the VW ordinance.

Adjourn: 6:51 PM