



Office of Planning & Codes

Wiscasset Ordinance Review Committee Meeting Notes July 26, 2010

Members Present: Karl Olson, Pat Barnes, Jackie Lowell, Doc Schilke, Paul Foley, Larry Lomison, 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. July 12, 2010 meeting notes approved
4. Village Waterfront Ordinance. Jeffrey begins discussion on the VW ordinance and indicates there are two items the ORC would like to discuss before completing the ORC final draft. These items are the parking and landscaping standards. ORC discuss parking and comment that the recommendations we had at the 12 July meeting are fine so we'll keep them. ORC discuss the following items in regards to the landscaping standards, whether the Castle Tucker property should be included and where water setback is measured from.
 - Jeffrey states that he believes we have three choices- 1. Remove; 2. Remove and replace with applicable state standards; or, 3. Modify the landscaping standard. For example, uses only requiring PB review and exceeding a certain number of sq. ft. ORC discuss these choices.
 - Karl said he reviewed the state standards and he doesn't see how this would work in this district because there basically is no vegetation to remove. The ORC discusses and thought we should remove the choice that would replace the landscaping standard with the state standard.
 - What's the purpose of the landscaping standard? What is it trying to do? Preserve and maintain.
 - ORC feel that we should not remove the entire standard but modify it.
 - After continued discussion, the ORC feels the following should be done: 1. In (a), delete 1 – 5; 2. Delete 2nd to last sentence of (b); 3. Combine (a) and (b); 4. In (b), delete 3; In (b), revise language in 2.
 - ORC discuss whether Castle Tucker should be included within this district. Bill Phinney, abutting land owner of Castle Tucker explains why he feels it should be included. Jeffrey says he has two concerns about this- 1. with the amended landscaping standards, there wouldn't be much protection from removal of vegetation along the shorefront. 2. the new standards could open the property up to more permissible uses that may not be desirable. ORC discuss Jeffrey's issues. It is pointed out that only a portion of the Castle Tucker land will change zoning (within 250' of the water) so this

will not impact the entire property including Castle Tucker itself. Also, the property is most likely protected by deed restrictions. The ORC would like more time to consider this and ask for a copy of the Castle Tucker's deed to review at the next meeting.

- ORC begins to discuss where the waterbody setback is measured from. The ordinance has two standards, one measures it from the upland edge of the coastal wetland another states from the normal high water mark. Should we choose just one? There should be one uniform standard. ORC discuss the difference between both standards. Should we use NOAA's or DEP's definition? Whichever one is used we should be sure it is well defined.
- Because the meetings run out of time, the ORC can't complete tonight. Jeffrey says that we really need to complete this at our next meeting because the ORC schedule is about to become busier. Jeffrey says he liked to take 10 – 15 minutes at the next ORC meeting to resolve any outstanding issues so he can produce the final draft.

5. Meeting adjourned at 6:55 PM