



# Office of Planning & Codes

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## Wiscasset Ordinance Review Committee Meeting Notes August 23, 2010

Members Present: Karl Olson, Pat Barnes, Jackie Lowell, Doc Schilke, Jeffrey Hinderliter (Town Planner), Rick Lang (CEO). Bill Phinney, registered voter.

1. Meeting Opens at 5:35PM.
2. Agenda items discussed: Village Waterfront Ordinance, Sewer Use Ordinance Impact Fees, Sign Ordinance.
3. August 9, 2010 meeting notes approved

Jeffrey opens discussion and states the Sewer Use Ordinance amendments will be worked on by the town attorney and the Sewer Department. He asks the ORC if they can replace that agenda item with the Shellfish Conservation Ordinance amendments. The ORC agrees to this.

4. Village Waterfront Ordinance. Jeffrey indicates that Dennis Jumper provided an email concerning his review of the most recent ORC Village Waterfront Ordinance draft. Jeffrey states he'd like to go over the email and make appropriate changes and take final comments from the ORC. The numbers in the bullets below correspond to Dennis' 20 August email comment numbers.

- #1 (F.1.0.0): Ok as is- Dennis is just explaining he is ok with the changes
- #2 (F.2.2.0, e): ORC add 'beyond 25' of the upland edge of the coastal wetland'
- #3 (F.4.0.0, d): ORC delete 'In all other portions of the Village Waterfront District' (#2) and combine the remainder of #2 with #1 then delete the numbers
- #4 (F.4.0.0, f): Change 'of' to 'from'. ORC discuss how height is measured and decide to leave it as is.
- #5 (F.5.5.0, b): To vague? ORC decide to leave it as-is because it at least opens it up for discussion as opposed to nothing at all
- #6 (F.5.6.0, a): ORC decides to keep only the 1<sup>st</sup> sentence and delete the rest
- #7 (F.6.0.0, b): Leave as-is
- #8 (F.6.0.0, c): ORC think that Dennis comments are more of his opinion than it is as a requirement of law. ORC decide to leave as is.
- #9 (F.6.0.0, k): ORC add Dennis' recommended language to the beginning of the second sentence- 'For any development requiring Planning Board approval'
- #10 (F.7.0.0, b): ORC recommend to delete in its entirety
- #11 (Zoning District Boundary): Dennis' comment does not pertain to the VW ordinance
- **Recommendations:** Develop final ORC draft and begin public hearing prep work with goal to be placed on November 2010 ballot.

5. Shellfish Conservation Ordinance. Jeffrey explains that the Shellfish Conservation Commission prepared some recommended changes to the Shellfish Ordinance. Jeffrey presented the changes and recommended the ORC review and authorizes it to move forward to the public hearing process. ORC make some minor changes and recommend that it move forward.

**Recommendations:** Prepare for public hearings and a November 2010 ballot.

6. Sign Ordinance. Jeffrey explains that the Selectmen have asked the ORC to work on changes to the sign ordinance as part of the group of ordinances that the ORC needs to complete by January 2011. Since sign regulations can be detailed and controversially, the ORC decided to begin work on this early. Jeffrey requests the ORC to review each section of the ordinance and discuss their thoughts. Rick Lang, CEO and Sign Control Officer, is here to provide info regarding his observations of the ordinance and recommendations. The following was discussed (numbers correspond to Sign Ordinance Section numbers).

- Jeffrey discusses options of what they can do with the sign ordinance such as simple amendments, more detailed amendments, or an entire new ordinance. Jeffrey would like to write an entire new ordinance and have separate sign standards for each of the comprehensive plan future land use districts but with the time frame the ORC has, this cannot be done.
- 2: This section needs to be cleaned up and needs to be written more clearly. It must be understood that sign are only allowed on the property that is being advertised.
- 2.1: There is a conflict when it comes to sign dimensions- business owners feel there is not enough allowable sign area and residential property owners think there is too much. This is a standard that needs to be worked on with more detail. Should we work on separate sign standards for each zoning district? Rick discusses the problems with some signs- especially advertisement signs. Sign size is the biggest issue for Rick.
- Questions regarding digital signs- need to check state regulations
- Political signs? Check state regulations and other towns ordinances like Brunswick
- Real estate signs. Realtors are coming out with large signs (4 x 8)- are these acceptable? Maybe in the commercial districts.
- Should signs inside windows be included in the total dimensions and total allowable numbers?
- Business directional signs. The town needs to make this clearer. The state has a special agreement with the town concerning Business Directional Signs- we need to check into this when amending this section.
- Educational signs, non-profits signs and banners at the ball field- how should we treat these signs? There are many different kinds of signs we need to consider when writing standards.
- **Recommendations:** Jeffrey asks the ORC to thoroughly review the current sign ordinance and drive around town and observe the signs. Be prepared to discuss your thoughts on existing signs and how they look and relate to the current ordinance and any suggested changes.

7. Other Business. ORC works on public meeting schedule in preparation of the VW ordinance and Shellfish ordinance for a November 2010 town vote.

8. Adjourn at 6:55 pm

