

WISCASSET ORDINANCE REVIEW COMMITTEE
MINUTES, AUGUST 22, 2022

Present: Al Cohen, Jackie Lowell, Chair Karl Olson, Don Oyster, Anna Ridle, Selectboard liaison James Andretta and Selectman Dusty Jones

1. Call to Order

Chair Karl Olson called the meeting to order at 5:35 p.m.

2. Approval of Minutes of August 8, 2022

Don Oyster moved to approve the minutes of August 8, 2022. Vote 5-0-0.

3. Memorial Plaques

After discussion, Al Cohen moved to add “including installation of trees, plaques, benches, and memorials of any kind” to Article IX, No. 7 Vote 5-0-0. Article IX, No. 7 (Page 160) would be amended as follows: “The Selectmen, or the Town Manager at the Selectmen’s direction, are authorized to grant permission to individuals or entities to do work on Town owned or controlled property including installation of trees, plaques, benches, and memorials of any kind at the individual’s or entities’ own expense, upon such terms as the Selectmen or the Town Manager may direct, and to accept as Town property all materials incorporated into the work.”

4. Setbacks

On a 5-0 vote, Article II, Building Laws, 2.2 was amended to read, “No structure situated on a lot will be within ~~10~~15 feet of the adjoining property lines except in the Village I District and the Village Waterfront District.” The chart (2.5) was amended to change the road setbacks for Village 2, Residential, Nequasset Watershed and Rural Districts to 15 feet and the side and rear setbacks for Village 2, Residential, Route 1 Commercial, Nequasset Watershed and Rural districts to 15 feet.

5. Affordable Housing Law

The new law and subsequent changes to the Wiscasset ordinances will be handled by Planner Emily Rabbe when she returns from maternity leave.

6. Insurance for Property Cleanup

The committee discussed the possibility of requiring insurance, a lien or a deposit of some form by commercial and/or residential property to ensure that properties are cleaned up when the property is vacated similar to the requirement for solar installations and that in the draft cannabis ordinance. The intent would be to not overly impact small businesses but ensure that the Town is not left with the responsibility. It was suggested that the requirement be added to the Site Plan Review and Subdivision ordinances. There was a consensus that the select board be asked to contact the town attorney to determine what measures the Town can legally take to require owners to clean up their properties.

7. Subdivision Update

Karl Olson has not completed work on amending the Subdivision ordinance, but did recommend the following changes:

Page 87 – B (1) (a) ...The Preliminary Subdivision Plan shall substantially conform to the layout shown on the Sketch Plan plus any requirements made by the Board.

Page 88 should indicate that the cost of the newspaper ad for the public hearing is the applicant's responsibility.

Page 89, "All borders shall have a border of at least ½ inch.

Page 90 (9) should indicate "contours developed by the state or federal government"

Page 91 (27) should require all notes to be in one place on the plans.

Page 94 (7) should add the ability to ask for a waiver.

Pag 95 (1)(a) – eliminate second request for fee.

Other: require applications 11 days before the meeting

8. Other Business

The state has changed the cannabis regulations to allow curbside pickup and delivery of cannabis products. "Safe zones" are included in the legislation and will need to be defined in the ordinance. The safe zones are specified in the current ordinance – just not identified as "safe zones." The rationale for decisions made in drafting the cannabis ordinance was explained. The selectboard is in the process of making recommendations for the draft cannabis ordinance.

Dusty Jones asked if there was some way that the Town Manager could be protected from numerous and repeated complaints which take up much of his time. He suggested that a policy be written which the Town Manager could refer to in limiting repeated visits by unhappy residents and referring them to the selectboard.

Karl Olson will not be present at the September 12 meeting

9. Adjournment

Al Cohen moved to adjourn the meeting at 6:49 p.m. Vote 5-0-0.