

WISCASSET ORDINANCE REVIEW COMMITTEE
MINUTES, APRIL 24, 2023
5:30 P.M.
IN PERSON AND VIA ZOOM

Present: Corey Bachman, Al Cohen, Jackie Lowell, Chair Karl Olson, Don Oyster, Anna Ridle, and Lincoln County Planner Emily Rabbe

1. Call to Order

Chair Karl Olson called the meeting to order at 5:30 p.m.

2. Approval of Minutes of March 13, 2023

Anna Ridle moved to approve the minutes of March 13, 2023. Vote 5-0-1 (Bachman abstained)

3. Initial review of draft changes related to LD2003

Emily Rabbe distributed draft changes to Article II Building Laws, Article VI Zoning, and the Glossary. In addition, she provided a list of LD2003 question and answer sessions which are open to the public and some of which she will be attending, a map showing the growth area, excerpts from the comprehensive plan, and information from the Department of Economic and Community Development. She reviewed changes to the Wiscasset ordinances which will be necessary to comply with LD 2003. Rabbe said there were several areas which were not included in her drafts and wanted the committee's direction on items such as short-term rentals, adequate off-street parking, definition of minimum and maximum floor area, lot coverage, all of which the committee referred to the selectboard.

The new law would require changes to Article II – Building Laws to include a new section: Affordable Housing Development Density Bonus. The new section deals with density, affordable housing, water and sewer systems, minimum lot size requirements, length of affordability (and who determines), and parking requirements.

Changes to Article VI – Zoning include Development Standards for Accessory Dwelling Units, Dwelling Unit Allowance, and changes to the Land Use Matrix.

Changes to the glossary would also be necessary to define or redefine Accessory Dwelling Unit, Affordable Housing Development, Area Median Income, Attached, Base Density, Centrally Managed Water System, Comparable Sewer System, Density Requirements, Designated Growth Area, Dimensional Requirements, Dwelling Unit, Existing Dwelling Unit, Housing, Potable, Principal Structure, Restrictive Covenant, Setback, Single Family Dwelling Unit, and Tiny Home.

Rabbe said there are bills in the legislature which would delay the enactment of LD2003 and there are many questions about the effect of LD2003 if towns have not changed their ordinances to comply by the effective date of LD2003.

4. Other Business

Karen Sullivan asked for names and email addresses of the Planning Board and Ordinance Review Committee members. In response to her questions about the Code Enforcement Officer's duties, Karl Olson explained the approval process involving the Code Enforcement Officer, the Planning Board, the County Planner, the Select Board as well as the duties of the Ordinance Review Committee.

Peter Wells asked how LD2003 would relate to SROs (Single resident occupancy) in view of the plans of St. Philip's Episcopal Church, and if a site plan review application would be necessary. The church has received a grant to provide 14 SRO units on the second floor of the church property. He was advised that the Planning Board had no knowledge of the plans other than what was in the newspaper and had not received an application. Emily Rabbe said that she could not respond as she had not seen an application and did not have the required information to comment.

5. Adjournment

At 6:50 p.m., Al Cohen moved to adjourn the meeting. Vote 6-0-0.