



297 Bath Road
Wiscasset, ME 04578
207-882-5983

December 13, 2023

-VIA EMAIL ONLY-

Dennis Simmons, Town Manager
51 Bath Road, Wiscasset Town Office
Wiscasset, Maine 04578

RE: Summary of LD 2003 Changes to Town Ordinances & Summary of Solar Ordinance Changes

Dear Mr. Simmons,

Attached please find the sections of the Wiscasset Town Ordinance, which require amendment to **incorporate LD 2003 requirements**. Below is a summary of each Ordinance section that has been revised. I look forward to reviewing these changes with you and the Select Board at the December 19, 2023 meeting.

Parking Standards (Article II, Building Laws, Section 2, Lot Size and Setback Requirements): As requested by the Wiscasset Selectboard, the ORC further defined parking requirements as the current Ordinance has a vague parking requirement under Section 2.3, which states: "Except in the Village 1 District and the Village Waterfront District, each lot shall provide adequate off street parking".

The language in Section 2.3 was amended and Section 2.3.1 proposes an off-street parking schedule, while Section 2.3.2 proposes size requirements for off-street parking.

These changes are tied to LD 2003 implementation inasmuch as affordable developments are allowed a reduction in parking. Having a parking schedule provides the Town and developers an objective way to calculate that allowed parking reduction.

Affordable Housing Development Density Bonus (Article II, Building Laws, Section 2.9): LD 2003 offers density bonus and parking reductions for developments that will be designed affordable long-term. Section 2.9 describes these requirements in detail. Additionally, Section 2.1.4 references Section 2.9, similar to how other developments (two-family and congregate housing, for example) are referenced.

Accessory Dwelling Units (Article VI, Zoning, Section 9, Development Standards for Accessory Dwelling Units): LD 2003 allows accessory dwelling units on any lot in any District where a single-family dwelling unit is the principal unit. Section 9 has been added to Article VI, Zoning, to provide standards for accessory dwelling units, including minimum size as well as a maximum size in the Village I, Village II, and Village Waterfront Districts based on feedback from the Selectboard.

Dwelling Unit Allowance (Article VI, Zoning, Section 10, Dwelling Unit Allowance): Section 10 has been added to Article VI, Zoning, to incorporate requirements of LD2003. Additional dwelling units are the second 'bucket' of LD 2003 changes that I have discussed with the ORC and Select Board in the past (the first is affordable housing density bonuses and the third is accessory dwelling units), where a property owner can construct 2-4 more dwelling on his/her property so long as they meet all applicable requirements. Specific details on how a property owner gets these additional dwelling units is described in the proposed Section 10.

Summary of Permitted Uses (Article VI, Zoning, Summary of Permitted Uses): The existing Summary of Permitted Uses table in Article VI has been updated to reflect the additions of accessory dwelling units and affordable housing developments, including notes being added at the end of the Use table.

Business License (Article IX, Regulations, Licenses, Permits, Section 9, Business License): LD 2003 allows towns to regulate short-term rental (STR) establishments, should they chose to do so. The Wiscasset Selectboard requested the ORC add language to the Town Ordinances that requires STR operators to obtain a business license. The language change proposed in red font clearly notes that STR establishments must obtain a business license under the existing business license process. A definition for 'short-term rental' has been added to the 'Glossary' section of the Ordinance book.

Glossary: The Glossary contained within the existing Wiscasset Town Ordinance book has been updated to incorporate definitions from LD 2003.

I will review all of the proposed changes in detail with the Select Board at their meeting on December 19th, so please use this cover letter as a summary document of the work the ORC has performed over the past several months to incorporate LD 2003 into the Town's Ordinances.

In addition to LD 2003 updates, the Ordinance Review Committee was also tasked with updating the **Solar Energy Conversion Systems ordinance** to clarify requirements for roof-mounted and ground-mounted solar systems that are less than 4,200 sq. ft. in size. Those changes include:

Applicability for Site Plan Review [Section 16.6.1(a)]: The ordinance has been updated to clarify that a ground-mounted system or roof-mounted system serving a single-family residence less than 4,200 sq. ft. requires a building permit from the CEO but site plan review by the Planning Board is not required.

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Setbacks [Section 16.7.2]: Setbacks for smaller systems (those less than 4,200 sq. ft.) and larger systems have been further clarified.

Siting & Impact [Section 16.8.1]: This section of the ordinance clarifies that smaller systems (less than 4,200 sq. ft.) can be located within any zoning district, whereas larger systems (greater than 4,200 sq. ft.) are limited to the rural zone.

Please let me know if you have any questions prior to this Select Board's meeting on December 19, 2023.

Sincerely,



Emily Rabbe
County Planner