

WISCASSET ORDINANCE REVIEW COMMITTEE
MINUTES, JANUARY 9, 2023
IN PERSON AND VIA ZOOM

Present: Jackie Lowell, Chair Karl Olson, Don Oyster(via Zoom), Anna Ridle and Selectboard Liaison James Andretta (via Zoom)

Absent Al Cohen

1. Call to Order

Chair Karl Olson called the meeting to order at 5:51.

2. Approval of Minutes of September 12, 2022

Ann Ridle moved to approve the minutes of September 12, 2022. Vote 3-0-1 (Olson abstained).

3. Property Maintenance Ordinance

Selectman Dusty Jones who was unable to be present had asked that the purpose of the ordinance be public safety, in essence, an ordinance that enables the town to compel property owners to perform maintenance or repairs in a timely manner, especially those that constitute a safety hazard.

The following changes were made by the committee:

Section 16.2, MAINTENANCE STANDARDS:

All structures shall be maintained in a safe, sanitary, and non-hazardous condition. Examples of items which may violate these standards include but are not limited to refuse, household trash, junk, debris, scrap lumber or metal, inoperable machinery, or parts thereof, glass, unused or inoperable appliances, and worn or unused furniture, ~~and two or more unregistered, or uninspected vehicles.~~ All means of egress shall be kept in good working order and clear of debris. The exterior of all structures and components thereon shall be maintained to prevent deterioration, so that the appearance thereof shall reflect a level of maintenance ensuring that the property itself may be preserved safely, and that hazards to the public health, safety and welfare are avoided.

Section 16.3 REQUIRED MAINTENANCE – STRUCTURES:

Each property owner and mortgagee shall maintain all exterior components of every principal and accessory structure in good repair, including but not limited to, walls,

roofs, chimneys, cornices, gutters, porches, fire escapes, exterior stairs, windows, doors, and storefronts so as not to create a safety hazard to themselves or the public.

16.4 REQUIRED MAINTENANCE – YARD AREAS: (2nd and 3rd paragraph)

All fences, retaining walls or similar structures shall be ~~firmly anchored in the ground and maintained in good structural repair~~ maintained so as not to create a safety hazard to the public.

~~All surfaces shall be maintained free from deterioration, including but not limited to, broken glass, loose, or missing shingles or siding, crumbling brick, stone and mortar, and peeling, scaling, or deteriorated paint.~~

16.5 REQUIRED MAINTENANCE – ABANDONED/VACANT BUILDINGS:

a) Building openings. ~~Doors, windows, areaways, and other openings must be weathertight and secured against entry by birds, vermin and trespassers.~~ Missing or broken doors, windows and other such openings must be covered by glass or other rigid materials which is weather-protected and tightly fitted and secured to the opening so as not to create a safety hazard.

16.6 MAINTENANCE AFTER CASUALTY DAMAGE:

Any building destroyed or damaged by fire or other causes shall be made secure within ~~24-48~~ hours and a permit for demolition or reconstruction shall be obtained within ~~ninety (90)~~ fourteen (14) days from the date of the fire or other casualty. Work to either remove or restore a fire damaged building must begin no later than one hundred twenty ~~(120)~~ days from the date of the fire or other casualty. Should the fire or other casualty require further investigation by authorized authorities, the CEO may grant an extension.

16.8 PENALTIES:

Any person who violates any provision of this Ordinance commits a civil violation punishable by a civil penalty of \$100, ~~which may be suspended.~~ Each day...

4. Other Business - none

5. Adjournment

The meeting adjourned at 6:26 p.m.

