

Town of Damariscotta Maine 04543

## LAND USE ADVISORY COMMITTEE (LUAC) MEETING

Monday, February 12, 2018 – 5 PM – 6:05PM

### NOTES AND DECISIONS

Present: Bruce Rockwood, Ronn Orenstein (BOS liaison to LUAC), Dana Orenstein, Ann Jackson, Lucy Harrington, Chris Roberts, Anthony Dater (scribe).

Absent: Ernie McNiff, Ms. Lee, Tim Clark, George Parker, Natalie House, Matt Lutkus, Haas Tobey, Joyce Polyniak, Jenny Begin.

MINUTES: January 22, 2017 Meeting Minutes by Secretary Dater and Rockwood moved and seconded by Ornstein and Rockwood to be accepted. No one brought any changes to the meeting. Minutes approved. Agenda prepared by Dater was approved.

1. **Planning Advisory Committee Report (PAC).** Rockwood and Orenstein summarized the charge by the PAC/Selectmen for LUAC to review the **Site Plan Review (SPR) Ordinance** and propose ideas for amendments to make the ordinance more responsive to townspeople's desires for the way commercial development of Rt. 1B evolves. The recent Dollar General/Sherwin Williams and 435 Main Street applications have prompted many townspeople concerns. A Word copy of the current ordinance will be distributed to the committee members so they can propose their own suggested edits.

Since we were just informed that the Planning Board has scheduled a public hearing to Workshop this ordinance and also its proposed Bylaws on Monday, February 26 at 6pm, and hour after our next LUAC scheduled meeting, it was agreed follows:

The current ordinance in Word will be distributed to the committee tomorrow (Feb 13). By Tuesday February 20th LUAC members are to review on their own the SPR Ordinance and submit proposed amendments or comments to Rockwood, who will consolidate them and forward them to the LUAC Committee by Feb. 21, and ask Staff Dater to share these ideas with the Planning Board. That will give LUAC members time to review our ideas before we meet, and discuss them among ourselves at 5pm on Monday Feb.26, as we work on developing a consensus on our proposed amendments to the Site Plan Review Ordinance.

At the conclusion of our scheduled meeting we will be available to remain and attend the Planning Board's 6pm Workshop on Monday February 26<sup>th</sup> to see what they think and let them know where we are in the process. When the LUAC and Planning Board can come to consensus on recommended amendments, the Planning Board could then schedule a public hearing on them at its April 2nd meeting in time for them to be on the ballot at the June town meeting.

2. **Sample Stormwater Quality Ordinances.** Awaiting Begin and Dater Report. Tabled until either March 12th meeting. If they have written suggestions or guidance, send them to Dater to be made available to the committee for review.
3. **Landscaping and Planting Plans.** Awaiting Laurie Green and Haas Report on possible amendments to the SPR Ordinance or a new stand-alone landscaping and planting ordinance. Tabled until either March 12th meeting. If you have written guidance/suggestions please send them to Dater before we meet on this issue so they can be shared with the committee.
4. **Draft Historic District Ordinance.** Rockwood will prepare a summary of the major substantive points of the Draft Historic District Ordinance for use as an informational guide for future public forums with downtown historic building owners and the townspeople. LUAC members are to review the summary and email Rockwood back comments for discussion at the March 12th meeting. He will distribute this shortly but focusing on the Site Plan Review Ordinance revisions should take priority in our time now.
5. There being no further business, we adjourned at 6:15pm.