

Minutes of the Damariscotta Land Use Advisory Committee (LUAC)

4:30 - 6 pm Monday, October 15, 2018

In Attendance: Robert Faunce, Planner; Bruce Rockwood, Chair; Ron Orenstein; Haas Tobey, Ann Jackson, Chris Roberts, Ann Pinkham, Shari Sage. Absent: Jenny Begin (excused for trip).

1. Review of draft Agenda, approved.
2. Review of October 1 minutes, which were approved.
3. We welcomed Robert Faunce as our new town planner. Robert discussed the various town ordinances under review, giving us his insights and indicating he wanted us to spend some time reviewing the Land Use Ordinance to make it simpler, clearer and to address some possible inconsistencies. He also will share with us comments on the draft revision of the Subdivision Ordinance which was presented to the Planning Board October 1. As it needs to be reformatted into the town's Ordinance Template, it will not be on the warrant this November. We discussed our work history on the Site Plan Review Ordinance; efforts to identify a comprehensive list of definitions from all the land/planning related ordinances in the town that Ann Jackson has been compiling since last fall; and continuing work on drafting an historic preservation ordinance consistent with certified local government standards.
4. Haas Tobey presented the revised by-laws draft for LUAC that the task force has worked on. He proposed adopting Sections 1, 2, 3, 4 and 7, and several appendices now and then having Rockwood and himself meet to iron out remaining provisions for our next meeting. Rockwood felt we could adopt his version of Sections 5, 6 and remaining appendices tonight but agreed to this approach in order to get this issue finalized. Haas emphasized that the town wants to encourage more community engagement and participation in the process and hopes the bylaws as finalized will facilitate this objective. Membership of LUAC will be "seven to nine" members, taking into account availability of volunteers to serve. Approved by unanimous consensus.
5. Remaining items on the posted agenda for tonight are thus tabled: a. We will distribute Bob's comments on the Subdivision Ordinance by email and review them at our next meeting; b. Since the SPRO and Subdivision Ordinance are not in final form at this time, we will put off preparing informational fliers for the Nov 6 polls, and focus on developing more final versions of proposed ordinances before seeking wider community input (at which point ideas for revision will be welcome and taken into account); c. We will work on reformatting the draft SPRO to fit the Ordinance Template and after review address completing the flow chart contemplated for Section 16; d. Revising each ordinance will probably take precedence over integrating them into a single code, though Bob suggested looking at several other town codes to see how they looked. We will need to consider how much work and expense they entailed.
6. Since November 5 is the day before the November 6 election, we revised our meeting schedule as follows:
Tuesday November 13, 2018 at 4:30-6pm (Monday is Veteran's Day)
Monday November 26, 2018 at 4:30-6pm