

Minutes of the Damariscotta Land Use Advisory Committee (LUAC)

4:30 - 6:00 pm, November 13, 2018

In Attendance: Robert Faunce, Haas Tobey, Jenny Begin, Ann Pinkham, Ronn Orenstein

Absent: Chris Roberts (excused) , Bruce Rockwood (excused)

1. Review of draft agenda, approved.
2. Review of October 15, 2018 minutes, approved

3. Haas Tobey asked to share his proposal to start a conversation about holding a March/April 2019 Community Gathering organized by LUAC on behalf of the Selectmen. The purpose of the gathering would be to discuss the implementation of the town's value "Where culture and nature meet" from The 2016 Comprehensive Plan. After much discussion, the LUAC decided to put the proposal on hold until we have finished our current charges.

4. Haas Tobey shared a note from Anthony Dater thanking the Committee for the September gathering and the gifts.

5. We decided to wait to have the final review of LUAC bylaws until Bruce Rockwood was in attendance.

6. We reviewed definitions for "Affordable Housing". We agreed to use Bob Faunce's suggestion for a measurable definition of affordable, which is as follows:
Affordable means that the percentage of income a household is charged in rent and other housing expenses or must pay in monthly mortgage payments (including condominium/HOA fees, mortgage insurance, other insurance and real estate taxes), does not exceed 30 %.

We reviewed and agreed to Bob Faunce's recommendations for changes to the Subdivision Ordinance. There will be a need to look at subdivision regulations vs. subdivision ordinances. Many of the submission requirements listed in the Final Plan should actually be listed in the requirements for Preliminary Plan submission.

We also discussed the definition of "Common Open Space" in the Subdivision Ordinance. Ronn Orenstein suggested that significantly important parts of this ordinance be designated in **BOLD**.

7. Bob Faunce has reformatted the Site Plan Review into the town Ordinance template. Bruce will forward copies of that to the committee.

8. We did not have time to discuss the Land Use Ordinance, but agreed that we need to include issues with Climate Change to the LUO and the SPR.

9. Next meetings:

November 26, 2018 4:30-6:00 pm. This meeting will actually be a workshop with The Planning Board on Open Space Subdivisions and Planned Use Developments.

Monday, December 10, 4:30 - 6:00 pm

Monday, January 7, 4:30 - 6:00 pm