

Minutes of the Damariscotta Land Use Advisory Committee (LUAC)

4:30 - 6:00 pm, December 10, 2018

In Attendance : Robert Faunce, Bruce Rockwood, Haas Tobey, Jenny Begin,, Ronn Orenstein, Ann Jackson, Chris Roberts Absent : Ann Pinkham (excused)

1. Review of draft agenda, approved.
2. Review of December 1, 2018 minutes, approved after much discussion.
3. Robert Faunce, Planner

The Damariscotta Marijuana Use Ordinance will be included in the updated Land Use Ordinance(LUO) which was included in the December 5, 2018 BOS packet. Bob will send the latest language of the proposed Marijuana Use Ordinance for the members of the committee to review and discuss at our next meeting (Jan 7). We are encouraged to individually attend the January 2, 2019 BOS community discussion of this draft at 5:30pm. Bob and Haas reviewed the timeline for public hearings necessary to meet the deadline for any ordinances to be heard at the March special town meeting or the June annual town meeting.

We had a discussion about the number of "Conditional Uses" in our Land Use Ordinance. We need to simplify that, perhaps with a streamlined checklist.

Ann Jackson is almost finished with the comprehensive set of definitions. When the definitions from the newly written Subdivision Ordinance are added to the compendium, it will be shared with the committee for review.

Jenny Begin continues to review the reformatted draft of the Site Plan Review Ordinance.

Bob and Ronn mentioned concerns the Town Manager has with the current definition of "aggrieved party" in the SPRO. Bruce mentioned it was adopted unanimously by the committee in order to give people "notice" of the requirement of participation in order to be able to bring an appeal that was made clear in the last several appeals to the town BOA. We will revisit this definition in future review of the SPRO.

4. The Selectmen approved Haas Tobey's proposal for a community gathering/conversation, to be held in March, about incorporating habitat and wildlife concerns into our Ordinances. Haas will lead a sub-committee on this topic with Ann Jackson and Jenny Begin. We are compiling a list of stakeholders and possible community members and organizations that could join this sub-committee.
5. Subdivision Ordinance - We began to work through the Subdivision ordinance that Bob Faunce has rewritten and reformatted. It was agreed that we should leave Bob's annotations in the final draft. They are very helpful in clarifying sections. They will be included in gray italics. We agreed that the section E 7&8, the "Schedule of Notice" should be included in all of our ordinances. Each committee member should go over the draft and be prepared to continue our work starting on page 14.
6. Next meetings: Monday, January 7, 2019 4:30 - 6:00 pm
Monday, January 28, 2019 at 4:30
Monday, February 4, 2019 at 4:30
Monday, February 18, 2019 at 4:30
Monday, March 4, 2019 at 4:30

Meeting adjourned at 6:05pm.