

Minutes of the Damariscotta Land Use Advisory Committee (LUAC)

4:30 - 6:00 pm, February 4, 2019

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

1. Review of draft agenda, approved.
2. Review of January 30, 2019 minutes, approved. Ann Jackson was asked to prepare draft minutes of today's meeting again, with thanks.
3. We continued to review, edit and clarify language for Appendix A - Open Space Subdivisions of Damariscotta Subdivision Ordinance, pages 41 - 49. We will continue next week with review of Appendix B - Low Impact Development.
Bob Faunce will continue to work on making this an annotated ordinance with examples, drawings and photos.
4. Bob Faunce presented a Memo that outlines his idea for a Staff Review Committee. Members of the LUAC committee will read and review the memo for a discussion at our next meeting. The proposal may streamline both actual review and approval of smaller projects consistent with town ordinances.
5. Next meetings: **Monday February 11, 2019**
Monday March 4, 2019
Monday March 18, 2019
Monday April 8, 2019
Tuesday April 23, 2019

Email 2/11/19 from Bob re Fire Chief comments: Bob, I think I would have a hard time supporting this wording. While the newest NFPA codes require residential sprinkling systems, this has not been adopted by Maine. It is a major cost driver, especially when a municipal charged system is not present. In addition to the cost of installing sprinkling systems, a system for underground water would be nice to have for the fire department's use, but the maintenance and upkeep of these systems would be a considerable effort for the department members once they are installed. As many departments, we rely on tanker shuttle for the remote areas of town. I am afraid this ordinance wording would drive major costs into construction and hinder development. If there is something that will be adopted, it should apply to mobile home parks as well as regular development, due to the closer proximity to other structures, their construction techniques, and general condition, this is where a quick water supply would be critical to keeping the fire from spreading from building to building. I would greatly like to see a push to extend the hydrant system towards the other areas of Town and perhaps work that into the longer term plans for the Town as this would help drive development and provide for virtually unlimited water for firefighting. Please let me know if you have any questions. Thanks, JR

Bruce comment: The reference to mobile home parks is important. Does the town have any authority over the construction or location of mobile homes? Spacing, fire-resistant materials, and access to water for example? Bruce