

Minutes of the Damariscotta Land Use Advisory Committee (LUAC)

4:30 - 6:00 pm, March 18, 2019

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

1. Review of draft agenda, approved .
2. Review of March 4, 2019 LUAC minutes, approved
3. Haas Tobey gave a report from the Community Conversation Subcommittee. There will not be a Community Conversation this spring. He is meeting with Pete McKinley, a local naturalist, to discuss ideas. The committee will meet again in April.
4. We reviewed the language in the definition for “aggrieved person or party” in the SPRO. The final definition LUAC agreed to is :

Aggrieved person or party: an owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this Ordinance; a person whose land abuts land for which a permit or variance has been granted; or any other person or group of citizens of Damariscotta who have suffered particularized injury as a result of the granting or denial of such permit or variance.

Planner Faunce will add an annotation explaining the purpose of this definition in italics to the SPRO definition agreed to here.

5. We began our review of the Site Plan Review Ordinance at page 32 with Standard Erosion and Sediment Control Measures. Jenny Begin introduced a form to be included in this section as a reference. The form could act as a tool for the Code Enforcement Officer to give out as recommended guidelines for contractors to sign. The form includes standard erosion and sediment control measure guidelines for before, during and after construction.

We finished our review of the SPRO. Bob Faunce will give it to the Planning Board at their March 18 meeting.

6. We discussed the need for the town of Damariscotta to have a separate fines schedule for ordinance violations and for the CEO to enforce them, to ensure compliance. Bob will look into what steps need to be taken to accomplish this.

7. Bob Faunce discussed with the LUAC the provision in the LUO that limits the number of MF or senior units in a single building to ten. He explained that such a limitation could significantly impact the potential for a new affordable senior housing development in Damariscotta. He does not think that a maximum of ten units in a single building made a lot of sense, either from a land use or development perspective.

He suggested that maintaining the current minimum lot size and height limits are sufficient to control the mass of single building development. For example, a 30-unit senior project would require at least 4.2 acres of land and would be limited to no more than 2 or 3 floors depending on design. He

recommends that either the unit limitation be removed or that it be increased to 30 units. We will discuss this at a future LUAC meeting.

8. The Board of Selectmen will hold another workshop on the Marijuana Ordinance from 1:00-4:00 on March 27, 2019 to work on language of the Ordinance and to discuss conflicts and legal ramifications. The workshop will begin with an executive session for the Board.

9. Next meetings : **(Please note changes)**

Monday April 1, 2019

Tuesday April 16, 2019