

Minutes of the Damariscotta Land Use Advisory Committee (LUAC) DRAFT

4:30 - 6:00 pm, Tuesday, April 16, 2019

In Attendance : Bruce Rockwood, Jenny Begin,, Ronn Orenstein, Ann Jackson, Chris Roberts; Anton Lahnston.

Absent : Haas Tobey, Bob Faunce

1. Review of draft agenda, approved.
2. Review of April 1, 2019 minutes, approved.

3. Anton Lahnston gave us an update on the Public Safety and Accessibility Collaborative. They would like to be recognized as a group of citizens that are not part of any town government. They are a grassroots organization that wants to support Damariscotta and help make an accessible community where people of all ages can walk, ride and use wheelchairs safely. They will use a phased approach to set long and short term goals that will include developing sidewalks, pedestrian trails and bike paths. Phase 1 will focus on the current project of finishing sidewalks on Church Street and possibly around Miles. The group has met with Town Manager, Matt Lutkus, at each step. They have also talked with the DRA and Miles Hospital and are meeting with the Maine D.O.T. next week. They will keep us in the loop as their work progresses, and we thanked them for their efforts.

4. Haas Tobey was unable to be at the meeting, but sent a memo titled “A Context for Our Conversations” . We will review that material and be ready for a discussion on May 6, 2019.

5. Bruce Rockwood has updated the last draft of the Historic Preservation Ordinance (Draft #14). He updated the draft to include Certified Local Government definitions and examples in other town ordinances (Castine, Augusta, Wiscasset), as suggested by the Maine Historic Preservation Commission. Although, we may not be ready to seek formal Certified Local Government (CLG) status, we want to initially protect the existing Federal Historic District with a local ordinance, and provide a procedure for demolition delay. If we go for CLG eventually there will be tax and other benefits for doing that. Our Ordinance will have three main goals.

1. We need to create a local historic district that will overlay the Federal Historic District.
2. The ordinance will include the process for adding buildings/properties to the Historic District via town meeting.
3. It will contain guidelines for a demolition delay in the Historic District.

Megan Rideout of the Maine State Historic Preservation Commission is reviewing the draft ordinance. Bruce will share her feedback for our May 6th meeting. We should also get feedback from the Damariscotta Historic Society. We would like the Ordinance to be ready for a vote in November. We will hold public hearings beginning in August and have a display of information and photographs at the library in the Fall.

6. Jenny Begin asked that we revisit the decision to remove the cap for the number of housing units allowed per building in the Land Use Ordinance. Jenny did some research that compared this decision to the goals of the 2014 Comprehensive Plan. We had a lengthy discussion and will continue the discussion

at our next meeting when Bob Faunce can answer questions and give insight. There is a public hearing with the Planning Board at 6pm on May 6, 2019, where it can be brought up again.

7. The public hearing on May 6, 2019 will be for public comment/discussion on the Subdivision Ordinance, Land Use Ordinance, Site Plan Review Ordinance and for a minor change in the Shoreland Ordinance that defines the “Medical Zone”.

8. Next meetings: Monday May 6, 2019, 4:30pm
Monday May 20, 2019, 4:30pm