

## **Minutes of the Damariscotta Land Use Advisory Committee ( LUAC )**

Monday, September 9, 2019 4:30-6:00

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

1. Review of draft agenda, approved .
2. Review of August 12, 2019 minutes as amended, approved .

3. Planner Bob Faunce shared the most current draft of his recommendations for a Comprehensive List of Uses. Several use designations were adjusted. Bob will work on definitions for “bed and breakfast establishments” under the home occupations and residential categories. Jenny Begin wondered if a “conditional” use designation would still allow us to keep the unique qualities of our Damariscotta C2 District. Bob Faunce is looking into incentives for new commercial development. Further discussion is needed in order to look at options for preserving our unique characteristics while promoting new growth and development. Bruce suggested incorporating incentives for retaining "open spaces" in the C2 district.

Bob shared copies of separate Shoreland Zoning and Zoning maps for the Town of Damariscotta. Providing two separate maps makes them clearer and easier to read, and will be presented to the Planning Board for approval.

4. Bruce shared the latest draft of the Historic Preservation Ordinance. It includes the final edits by Bob, Megan Rideout (Maine Historic Preservation Commission) and Bruce. Comments and recommendations were approved, including the idea that a property does not have to be within the local historic district to be added to the National Historic Registry. Haas suggested putting the date of the draft at the bottom of each page. Bruce will write a memo and take the Historic Preservation Ordinance to the Board of Selectmen to consider whether or not to seek Certified Local Government status for the town, or just go with a local ordinance at this time. With their approval either way it will then proceed to the Planning Board for review and public hearing.

5. Haas reviewed his edits to the August 2019 minutes. Haas has been working with Matt Lutkis, town manager and some members of the DPAC to plan a meeting/gathering to celebrate ten years since the Damariscotta Heart & Soul Document was written and five years since the Damariscotta Comprehensive Plan was put in place. The gathering will take place in November. Haas will send us copies of a Heart & Soul - Realizing Our Values October 2009-October 2019 Scoresheet and a Comprehensive Plan 2014 Goals and Strategies Scoresheet. Please review these and report feedback in our next meeting.

Next meetings : Monday, October 7, 2019 4:30 - 6:00

Monday, November 4, 2019 4:30 - 6:00