

Minutes of the Damariscotta Land Use Advisory Committee (LUAC)

4:30 - 6 pm Monday, October 1, 2018

In Attendance: Bruce Rockwood, Haas Tobey, Ann Jackson, Jenny Begin, Chris Roberts, Ann Pinkham, Shari Sage, Anthony Dater.

1. Review of draft Agenda, approved.
2. Review of September 24 minutes, which were approved.
3. Review of bylaws will be at the October 15th meeting. Tony suggested inviting Jesse Ferreira from the DRA to join the LUAC as a representative of the local land trust.
4. Tony distributed bullet points and a copy of the latest iteration of the new Subdivision Ordinance. The committee reviewed them and made a number of suggestions for improvement. Tony will incorporate them into the draft and submit it to the Planning Board and Selectboard for the upcoming public hearings of the ordinance. It was suggested that the Code Enforcement Officer (CEO) be mandated to use a written check list for documenting his conclusions when granting or denying a permit under the ordinance, to ensure an adequate record for future review if necessary. It was also suggested that language on page 40 of the draft concerning storm severity and frequency as a guideline (e.g., 50 year/24 hours) be made clear to take into account increasing frequency and intensity of storms to be anticipated in planning a project.
5. Community Engagement Task Force ideas were discussed. It was agreed to prepare a flier outlining our work on revising the Site Plan Review Ordinance and other efforts, and asking people to volunteer to participate in our process. We can leave a copy of this flier for people to pick-up on the way out after voting on November 6. Ann Jackson will work up a flier.
6. We noted that this was the last meeting of Anthony Dater as Town Planner with the LUAC. We thanked him for his years of assistance on our many projects, including the forum last March on Historic Preservation and developing the many drafts of the SPRO and other ordinances, bullet points and checklists. We hope to keep in touch with him and wish him well.
7. Next LUAC meetings:
Monday October 15, 2018 at 4:30pm
Monday November 5, 2018 Monday November 26, 2018
From Tony: Bruce,
Excellent Minutes. Just one comment. The Subdivision ordinance is mostly administered by the Planning Board (PB) assisted by the Planner as Staff unless there is no Planner and then the CEO would assist. The CEO and Road Agent usually come into play if there is a new road and/or stormwater facilities approved (e.g. Nissen Farm recently) which they would oversee construction per the approved engineering plans approved by the Board. Then, when the subdivision is established the CEO oversees building permits for the new buildings and wastewater systems and the best management practices for erosion control at the building sites. The draft checklist I submitted is for the PB to use in reviewing a subdivision application, similar to the Site Plan checklist when reviewing a site plan application.

As mentioned, when LUAC gets back to the Historic Preservation Ordinance I would be happy to return for a session with Davis Robinson on how private historic trusts work and whether this might be considered for Damariscotta. This could be a way to engage the interest of building owners and other community members in privately supporting the maintenance of the historic character of downtown in conjunction with the ordinance. As I understand it, the private trust, donated into by interested people, would be for building owners to tap into, perhaps as grants or interest free loans, for projects on their buildings - perhaps in concert with the federal or state tax credit program.