



Town of Damariscotta  
Planning Board Meeting Agenda  
Monday, October 3, 2022 – 6:00PM  
Hybrid Meeting: Town Office & via Zoom

Join Zoom Meeting: <https://us02web.zoom.us/j/88985249796>  
Meeting ID: 889 8524 9796  
Passcode: DamaPB

1. Call to Order
2. Pledge of Allegiance
3. Review of Minutes of Previous Meeting: September 19, 2022 ***Will be available at the next meeting.***
4. New Business:
  - a. Determination of Comprehensive Plan Compliance – CDBG Economic Development Program Grant
    - Applicant: Damariscotta Good Coffee, LLC (Cupacity)
5. Other:
  - a. Questions from the public
  - b. Housekeeping: Signature of past Planning Board Meeting Minutes
6. Adjournment

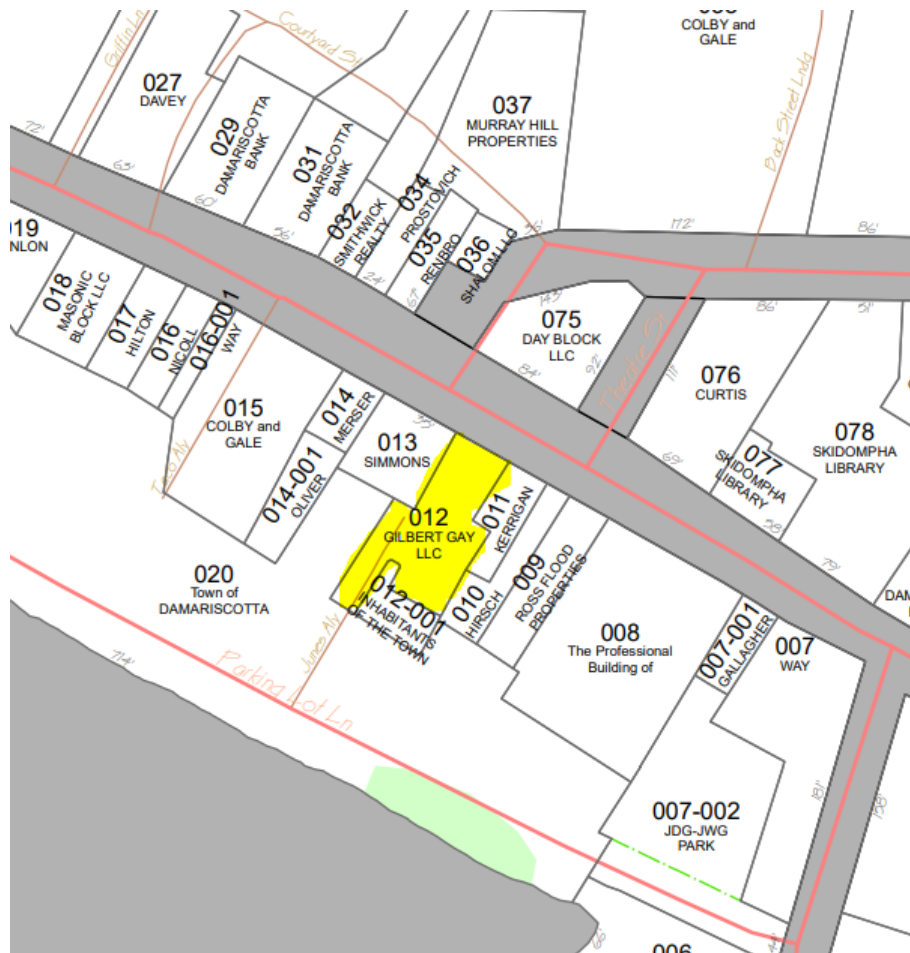


AGENDA ITEM #4A  
Meeting of October 3, 2022

**Determination of Comprehensive Plan Compliance – Damariscotta Good Coffee, LLC  
(Cupacity) CDBG**

**INTRODUCTION**

The Town of Damariscotta was recently allocated funds through the Community Development Block Grant (CDBG) Economic Development Program to fund various equipment purchases, working capital, and inventory for Damariscotta Good Coffee, LLC (doing business as Cupacity). More specifically, Cupacity has indicated that they will utilize the funds to buy new restaurant equipment, upgrade the existing electrical components, and add new shelving units and cold storage in the basement. The only potential construction would be fixing the roof of the property. The property is located at 133 Main Street is further identified as Assessor's Tax Map 6, Lot 12, and it is located within the C-1 Zoning District and the Commercial (C) Shoreland Overlay District.



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## REVIEW PROCESS

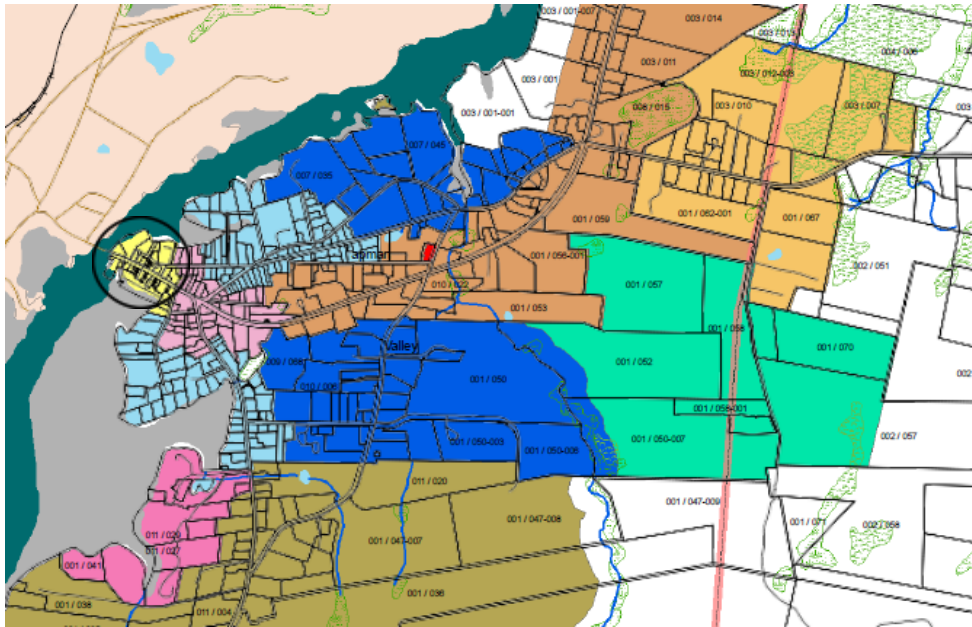
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The Planning Board's role at this stage of the process is simply to opine on whether or not the project is consistent with the Comprehensive Plan. Further permitting for construction will need to follow the relevant processes as outlined in the Town's Ordinances.

## COMPREHENSIVE PLAN COMPLIANCE

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The 2014 Comprehensive Plan (adopted June 2014 and subsequently revised in February 2015) notes that the subject property is within the Historic Downtown Limited Growth Area (per the Future Land Use Map, page 34 and below).



Limited Growth Areas are areas of Damariscotta that are either essentially fully developed and, therefore, have limited development potential or are areas that have vacant or under-utilized land, where the community anticipates that limited infill development will occur in a way that maintains the current development pattern. The vision for the Historic Downtown would be that it “retains its historic character as a pedestrian oriented downtown. New or replacement buildings and significant additions or changes to existing buildings maintain the historic development pattern with buildings located at or near the sidewalk and parking and service activities located behind the buildings” (page 23).

At the Annual Town Meeting in 2021, a Historic Preservation Ordinance was adopted which requires new construction, demolition, or renovation of properties within the Main Street Historic District (which includes the subject property) to receive a Certificate of Appropriateness (CoA) from the Historic Preservation Review Committee to ensure that proposed improvements are consistent with the historic character of the Downtown. The proposed roof renovations will be subject to these requirements.

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Additionally, a variety of goals and implementation strategies were explored in the development of the 2014 Comprehensive Plan focusing on maintaining the historic village character of downtown, and making that area a key destination for shopping and gathering, including:

- ❖ A2: Strive for and expand full use of the historic buildings along downtown Main Street for multi uses: residential, office, retail, restaurants, and entertainment venues.
- ❖ D1: Maintain village Main Street as a key shopping location in town.
- ❖ H1: ... Help preserve historic facades and facilitate State historic tax credits and grant benefits. Pursue additional financial opportunities as they present themselves.

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#### RECOMMENDATION

Based on the review of the project and the 2014 Comprehensive Plan, staff suggests the following motion:

*I move to find that Cupacity's proposed use of the CDBG Economic Development Program funding is consistent with the community's goals within the Town's adopted Comprehensive Plan, noting that Cupacity is aware that permitting of any construction will need to follow the relevant review procedures within the Town's Land Use, Historic Preservation, or Site Plan Review Ordinances, as may be applicable.*

*Isabelle V. Oechsle*

Isabelle V. Oechsle  
Town Planner  
October 3, 2022