

MINUTES
PLANNING BOARD
TOWN OF DAMARISCOTTA
FEBRUARY 1, 2016
7:00 PM

(B)

Members Present: Jonathan Eaton, Bruce Garren, Wilder Hunt, Stephen Cole, Shari Sage

Staff Present: Anthony Dater, Town Planner

Public Present: Gina Hamilton – Wiscasset Newspaper, Rebecca Emmons, Rob Gardiner, Nicholas Chasse, John Chasse

- I. Call to Order: Jonathan Eaton opened the meeting at 7:03 pm.
- II. Minutes:
 - A. January 4, 2016: On motion Garren/Cole moved to approve the minutes of the January 4th meeting. **Vote 5-0**
- III. Old Business: Review changes to new draft stand-alone Damariscotta Sign Ordinance resulting from January 11th workshop: Dater explained that Draft 11 was the Town Manager's changes after the January 11th workshop. Draft 12 is the Town Manager's version after Dater made the changes, which removes some of the regulations. Dater suggested the Board compare the drafts to see if there were any additional changes.
Hunt asked Dater if he felt that Draft 12 delivered the same message. Dater reviewed some of the differences between Draft 11 and Draft 12.

Garren requested a copy of the "red-lined" version of the drafts that was sent out, to make the changes easier to see.

Audience members voiced concerns about the amount of restrictions and how complicated the ordinance would be. Eaton told them that was also a concern of the current Board. There was a question about level of enforcement. Eaton explained that they weren't sure about that just yet.

Dater returned with copies of the "red-lined" version as requested. Sage pointed out a couple of differences that she noticed between Draft 11 & Draft 12. First, that the restriction that electronically changeable signs must go off at night between 11pm & 7am was removed from Draft 12 - she felt it was worth more discussion. Secondly, there was question about square footage and measuring the Fire Department's sign & the Baptist Church's sign. Sage thought the size was already confirmed at 8 square feet. The Board agreed size was confirmed — 8 square feet of display area. There was discussion regarding the 8 square foot restriction with audience members. The Board discussed using logos & symbols and the limitation on electronically changing signs (changes allowed only every 30 minutes) and what Business Route 1 would look like if everyone used an electronic changing sign changing every 30 minutes.

It was noted that the section of Draft 11 that discussed the size & height limitations was completely removed from Draft 12. Sage did not agree with the elimination of those restrictions. Dater told the Board they could come up with a maximum size in C-2. Sage felt having a size & height limit would make it fair for all.

Hunt stated that he would like to see the Board review the dimensions of all of the existing signs to see how many fit within the proposed ordinance and how many don't. He feels

there are a lot of signs that are over the size limit already. He questioned proposing a sign ordinance that the majority of the existing signs in town don't conform to.

Dater told the Board that they could also consider a distance from the road variable along with size, if that makes more sense for this Municipality. Sage encouraged all present to remember that Damariscotta is a quaint coastal New England town when considering ordinance options.

Dater told the Board that the Town Manager would like them to hold a public hearing at the March meeting, which he feels means they will need a workshop between now & then to deal with some of the issues brought up by Draft 12. Cole felt it would be helpful if the Town Manager could attend as well. The Board asked Dater to convey this request to the Town Manager & come up with a date for the workshop.

The Board determined that there was not enough new information to have Dater begin a Draft 13 at this time. The Board agreed that they really needed to review Draft 12 in depth prior to the workshop date.

There was more discussion about the use of sandwich board type signs and limiting the number allowed off site. The Board also noted that what was already in C-2 would be grandfathered.

Dater reviewed the format of a workshop meeting with the Board.

Dater will measure the electronic sign at the Baptist Church before the next meeting.

IV. New Business: None.

V. Other:

- A. Eaton brought forward a plan & description from Warren Appell – Biscay Pond. Appell wanted to know if changes he plans to make to one of his lots will be a planning board issue. Appell is proposing a change in acreage of "Lot B" from .70 acres to 2 acres and increasing the shore frontage from 75' to 123'. The description states that the remaining lot "A" will still meet the minimum shore frontage requirements of 200'.

Eaton noted that the new lot "B" will still not meet the minimum frontage requirements and will still be considered a non-conforming lot, just less non-conforming.

Dater thought there was a rule that once lot lines are changed a non-conforming lot needed to become conforming.

Eaton questioned whether this was even a Planning Board issue at all.

Dater thought since it was in fact shoreland property it would fall under the Planning Board.

Eaton felt that the review should begin with the Code Enforcement Officer. Board members agreed.

- B. Dater reminded Eaton about a memo included in his packet from the Town Manager regarding holding public hearings for Land Use Items & map changes before the June Town Meeting.

1. Planner's Reports: None

VII. Adjournment: on motion Hunt / Garren to adjourn the meeting. **Vote 5-0**

Respectfully submitted by:




Rebecca J. Bartolotta, Deputy Clerk

We, the undersigned, do hereby approve as written, or with changes as noted, the minutes of the February 1, 2016 Planning Board meeting.



Jonathan Eaton, Chairman



Wilder Hunt, Vice – Chairman

Stephen Cole



Shari Sage



Bruce Garren

Dated: _____

03/07/2016

