

PLANNING BOARD MEETING MINUTES

TOWN OF DAMARISCOTTA

January 4, 2016

The Damariscotta Planning Board met on January 4th at the Municipal Facility to conduct town planning affairs. Members present were Jonathan Eaton, Bruce Garren, Steve Cole, & Shari Sage, absent was Wilder Hunt.

Staff present was Planner- Anthony Dater, & Deputy Clerk- Cheryl Pinkham, others present were Jeremiah Lee of Coppola Optometry; residents Debra Luccessi, Corrone Bryant, and Lou Abbottonni.

Minutes-December 5, 2015-No minutes available, (staffing change) Tabled

A. Old Business-

1. Coppola-590 Main St-Lot 3/20-2 C-2 Commercial District: Application for an Amended Site Plan Permit for enlargement of sign.

Lee stated original approval of sign was for 8'X4'2" and is requesting this be amended to 12'X8'.

Eaton asked if the sign would be illuminated from the ground.

Lee noted that they hadn't decided if from the ground or the top of the sign, with snow and plowing the sign would most likely be lit from the top of the sign.

On motion of Sage/Cole moved to amend existing application to allow larger sign of 12' high and 8' wide.

Vote 4, 0, 0

2. Hoffman-Maine-Ly Pawn at 535 Main St-C-2 District: Application for Conditional Use Permit pursuant to the Site Plan Review Ordinance for outdoor display and storage of sales goods.

There were no representatives from Maine-Ly Pawn in attendance.

Bryant questioned what the Planning Board intended to do with this application, Mr. Hoffman has refused to comply twice.

Eaton informed Bryant that Mr. Hoffman has a couple of options he may choose from to be in compliance with the Planning Board, the ordinances, and the Town. His options range from screening, installing a fence, or fence and shrubberies. He needs to choose one of these and abide by it to be in compliance.

Dater offered the Board could table the application until Mr. Hoffman contacts the Town and wishes to be on the agenda, versus leaving him on the agenda and wondering if he will be in attendance.

On motion of Sage/Cole moved to table application until Town hears from Mr. Hoffman with a firm date of attending the meeting.

Vote 4, 0, 0

B. New Business-None

C. Other

Cole asked about the demolition occurring on Water St. and questioned whether the town had a demolition permit process.

Dater said there was no procedure or ordinance in place.

Cole suggested when the Sign Ordinance is finished the Board should seriously consider a Demolition Ordinance.

Garren cautioned of standards that would need to be implemented, the Board can't tell someone they are unable to demolish a building because the Town doesn't want them to.

Dater agreed that there would need to be a local historical district area ordinance, suggested tasking the land use committee to either draft within Historic District Ordinance or a Stand-alone demolition ordinance

1. Review any changes to the new draft stand-alone Damariscotta Sign Ordinance resulting from November 30th public forum-

Upon reviewing the results from the public forum, along with the latest draft to take into consideration the Town Managers recommendations/comments Dater will create draft #9 and move on to the Jan 11th workshop. The changes are noted as follows:

Garren-Section 4-1-E, take out Gen Res and Rural

Section 4-2-E needs tweaking, "in addition" could be sufficient.

Section 4-3-B add 'in addition'

Dater- Set maximum if affixed to building to 20% of the building façade.

Section 4-4-M remove underlined portion

Section 5-2 delete all

Section 4-5-A leave at 8 square feet and take out 'red' section

Section 6-2 Have 1 off premises sidewalk sign with written permission of land owner, however after brief discussion, the Board wishes to rethink Section 6-2

Sage- Section 6-7 decided to change to 20', not 25'

Dater- Section 9-B-1 will change Municipal Officer to Town Manager.

Section 7 will delete Code Enforcement Officer and change to Planner.

Dater will incorporate above changes into Draft #9 and prepare for workshop on January 11th.

D. Planners Reports-None

Adjournment-

On motion of Garren/Cole moved to adjourn Planning Board Meeting at 8:40p.m.

Vote 4, 0, 0

Respectfully submitted:


Cheryl M. Pinkham, Deputy Clerk

Minutes approved as submitted on February 1, 2016


Jonathan Eaton


Wilder Hunt


Shari Sage


Bruce Garren


Stephen Cole


Stephen

