

Agenda for Damariscotta LUAC for Monday, September 10, 2017 from 4:30pm- 6pm in Town Offices.

1. Review what we learned at the 8/15 Workshop and 8/30 Training session. Note that Agendas, Bylaws, and some working draft documents will also now be posted on the Town Website per the recommendations of the Selectboard at the 8/15/18 Workshop.

Old Business.

2. Review and discuss the draft By-laws previously circulated. Review Haas's proposal to establish a 3-person "task force" to revise these for our next meeting on 9/24.

3. Review and seek to complete revisions to the most recent updated draft of SPRO #13E which Tony distributed last week. This may include:

- a. Procedural Flow Chart prepared by Haas as part of the SPRO, Section 16.
- b. Review the Native Tree and Shrubbery Species List with help from Jenny.
- c. Consider including Lincoln County planner Bob Faunce's electronic copy of a "model site plan" as either an appendix to the SPRO, or perhaps just as for information on our town web site. [I am not sure such a detailed set of PDFs belongs in an ordinance myself.]

- d. Review remaining changes and adjustments to the whole SPRO as noted.
- e. If necessary, continue this at our next meeting.

Since this document will require a public hearing with the Planning Board to be advertised as well as a second public hearing with the Selectboard, it is not be possible to complete all that in time for November's elections. The emphasis should be on getting it right, and getting sufficient input and public information/engagement to ensure success, even if this means we will need a special Town Meeting to complete this review process.

See also the Email from Town Planner, 8/15/18: Should the setback of parking from non-frontage lot lines be 15 feet or 30 feet? There is inconsistency between sections 11B and 11.H. Needs resolution at September 10th meeting.

4. Review the latest draft of the Subdivision Ordinance. This seems to be complete and ready for public hearings in time for the November election. Tony's email of September 5 lists the proposed changes in this ordinance. Essentially we are replacing the 1989 ordinance with this new one that reflects the current Maine state subdivision statute.

5. Review pending work on the Historic Preservation Ordinance. Bruce will attend the training on September 12th and report back at our next meeting September 24.

6. New business?

6. Next Meeting: Monday September 24, 2018, 4:30pm.

Appendix: Guardian article on Dollar General Stores and Rural America, and the way these stores manipulate the local planning process:

<https://www.theguardian.com/business/2018/aug/13/dollar-general-walmart-buhler-haven-kansas>