

Damariscotta Land Use Advisory Committee (LUAC) Agenda, October 15, 2018.
4:30pm at the Town Hall. Proposed Agenda.

1. Approve agenda with any amendments as proposed at this meeting.
2. Review and approve Minutes of October 1, 2018 LUAC Meeting.

Old Business

3. Welcome new Town Planner Robert Faunce.
4. Review of bylaws from task force. Tony had suggested if we want a land trust member of the LUAC to invite Jesse Ferreira from the DRA to join the LUAC as a representative of the local land trust. He took the minutes at the joint LUAC-DRA meeting a year and a half ago.
5. I gather the Subdivision Ordinance is being delayed to be formatted and address paving/road questions. I attach the town's code format FYI. It should be easy to reformat the ordinance to reflect this format, and I hope we can address the other questions in a timely manner.
6. Community Engagement. Review draft flier on our work to make available at the polls on November 6, to encourage participation and provide information on our work in progress. Report from task force.
7. Time permitting, discuss SPRO. Is flow chart (Section 16) available? Any further information on landscaping/recommended tree size? Make sure it's in the proper format. Then we can plan community engagement/public information on this draft.

New Business

8. Discuss ideas/plans for integrating town ordinances into a single code. Would we do the drafting and hire an outside lawyer to revise/edit? Other ideas?
9. Next LUAC meetings:
Monday November 5, 2018
Monday November 26, 2018

Appendix: In response to the draft Minutes of the October 1, 2018 LUAC Minutes, Anthony Dater emailed some comments about our recent and continuing work in two areas:
"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."