

Agenda of the Damariscotta Land Use Advisory Committee (LUAC)

4:30 - 6:00 pm, January 28, 2019

1. Review draft agenda, and approve with any additions/corrections.
2. Review January 7, 2019 Minutes and adopt with any additions/corrections.
3. Planner Report. Note: On Jan 23 Bob sent us an email with the following information updating our discussion of the draft Subdivision Ordinance at the last meeting: Hi – at the last meeting we discussed contractors with a state erosion and sedimentation control certification. Here's more info on it <https://www.maine.gov/dep/land/training/cccec.html>. Updated language to consider at 1/28 meeting includes:

§103.5.D.2.12 (p12) Typical erosion control procedures to be applied to each lot. *As an alternative, the Board may impose a condition of approval that all site work on each lot must be completed by a contractor certified by the State of Maine in erosion and sedimentation control whether such work is authorized by the applicant or by a subsequent lot purchaser.*

§103.5.F.2.30 (p19) A plan for summer and winter maintenance of all proposed private roads. If lots are to be sold prior to acceptance of proposed public roads, a plan for summer and winter maintenance of such roads shall be submitted. Such plan shall include provisions for establishing, approving and annually funding a road maintenance budget by lot owners sufficient to keep all roads in good repair. All lot owners shall be required to participate in such plan. *The plan shall provide for preparation of an annual budget for maintenance, repair and improvements to such roads and all lot owners shall participate equally in the such cost obligations regardless of location within the subdivision. This should be required even if the applicant is proposing a public road. It may take some time for a road to be accepted at town meeting and, in the interim, lots may be sold and houses constructed. The road will need to be maintained during this period.*

§103.6.J.1 (p26) *In a new subdivision, each lot shall contain buildable land equivalent to at least 50% of the minimum lot size. of the only contiguous buildable land as defined in §103.4 shall be counted for purposes of calculating minimum lot size. This standard could be relaxed by requiring, for example, at least 50% of the minimum lot size to consist of buildable land. For example, if the MLS is 2 acres, the lot would need 1 acre of buildable land whether its actual size were 2 acres or 10 acres.*

4. Discuss calendar: when Monday is a holiday, should we meet on Tuesday? There are a couple of dates to resolve. What does the PB do on these cases & how does it impact deadlines for public hearings?

5. Discuss/approve proposal for subcommittee to "...make sure pedestrian and bike access and safety and sidewalk planning are given equal weight with automobiles in planning decisions" as suggested by Anton Lahnston (Jan 16, 2019 email). Of interest, see: Smart Growth/Dangerous by Design report: <https://smartgrowthamerica.org/resources/dangerous-by-design-2019/?download=yes&key=45805326> Bob sent us this link on Jan 23. The pdf can be downloaded.

6. Continue our review of the updated Subdivision Ordinance.

7. Our next three scheduled meetings are:

Monday February 4, 2019 at 4:30

Monday February 11, 2019 at 4:30 [to avoid 2/18 Holiday, per Haas suggestion]

Monday March 4, 2019 at 4:30

8. Other business? Adjourn at 6pm.