Agenda of the Damariscotta Land Use Advisory Committee (LUAC)
4:30 - 6:00 pm, October 7, 2019

1. Review and approve draft Agenda.

2. Review and approve Minutes of September 9, 2019 LUAC Meeting.

3. Planner Bob Faunce remarks and updates. Bob emailed us his revised list of uses and B&B definitions on Oct 4th , and I include his email here in the Agenda:

Hi – I have attached two items for the next LUAC meeting. I was asked to look at an alternative definition for B&Bs so I reviewed a number of B&B definitions used in Maine towns. They are presented in one of the attachments for your consideration. The goal would be to select/modify one that works best for Damariscotta.

I also updated the comprehensive list of uses. Changes that we discussed at the last meeting are highlighted in yellow. You will note that it includes both B&Bs and B&B as a home occupation. Currently, the LUO does not allow B&Bs as a home occupation. If the LUAC wants to consider allowing a very small owner-occupied B&B as a home occupation (such as 1 to 2 or 3 sleeping rooms) I have included a placeholder in the table. Technically, a home occupation requires a site plan application and PB approval. I think this is overkill so I have been limiting home occupation applications to a description of the proposal and how they will satisfy the review criteria for home occupations. This is how I would handle a B&B home occupation application.

Finally, the list of marijuana related uses and districts where they are allowed reflects the items on the town meeting warrant. Depending on how the voters deal with them, the list may need to be revised.

4. AT 5pm: We will briefly adjourn to allow a **Special Town Meeting** to take place, and resume LUAC after the Special Town Meeting is completed, time permitting.

5. Review of suggestions and plans for November from Haas as discussed at our last meeting.

6. New business if any.

Next meetings: Monday November 4 [**NOW 11/7**], 2019, 4:30-6:00 pm.
Monday December 2, 2019, 4:30-6:00 pm.