

TOWN OF DAMARISCOTTA

PLANNING BOARD MEETING AGENDA

When: Monday, May 2, 2022 - 6:00 PM

Where: Town Office

Note - Also available by Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/87527091826>

Meeting ID: 875 2709 1826

Pledge of Allegiance

REGULAR MONTHLY MEETING for May 2, 2022

MINUTES April 4, 2022 Meeting
 April 12, 2020 Site Visit

A. OLD BUSINESS - None

1. Municipal Parking Lot – Downtown Flood Project - Shoreland Zoning Permit

B. NEW BUSINESS - None

C. OTHER

1. Questions from the public
2. Housekeeping
3. Planner's Reports

D. ADJOURN

Damariscotta Planning Board

Site Visit

Municipal Parking Lot

April 12, 2022 – 4:00 PM

Members Present: Wilder Hunt, Neil Genthner, Jonathan Eaton, Ann Jackson, Jenny Begin, George Parker

Staff Present: Bob Faunce, Matt Lutkus

Others Present: Jan Wiegman, Lacey Kremer, Selectman Mark Hagar

The project will involve reconstruction of the parking lot, construction of a flood wall with provisions for temporary flood wall from Misery Gulch to the Main Street bridge, reconstruction of Riverfront Park with a living shoreline, extension of a sidewalk from the parking lot to Water Street and various pedestrian improvements. Wight-Pierce representatives Jan Wiegman and Lacey Kremer reviewed various aspects of the project with the attendees including pedestrian accesses, boat ramp access and view corridors. In response to a question about visibility of park and parking lot lights from the river Jan stated that he would reevaluate the lighting plan to determine the degree of visibility and whether any changes to the lighting plan would be warranted.

The stormwater plan was discussed. With the inclusion of filters within stormwater inlets, the quality of stormwater discharged into the river will be substantially enhanced. The underground storage system is designed to accommodate a combination of 100-year flood and 100-year rainfall events. Also discussed was use of granite curbing to protect the parking lot side of the floodwall and additional pavement depth to extend the parking lot's life.

The site visit concluded at 4:45 PM.

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: April 22, 2022
Re: Downtown Flood Protection Project – Shoreland Zoning Permit

On behalf of the Town of Damariscotta, Wright-Pierce Engineers has submitted an application for a Shoreland Zoning Permit for construction of a floodwall, stormwater improvements and pedestrian amenities and reconstruction of the parking lot and Riverside Park. The project will also require approval by the Department of Environmental Protection, Army Corps of Engineers, FEMA and the Economic Development Administration. The Planning Board reviewed the application at its April 11, 2022 meeting and conducted a site visit on April 12, 2022.

Based on comments at the site visit, the consultants will evaluate the potential lighting impact on the river and adjust the lighting plan if necessary and include granite curbing between the flood wall and the parking lot. Considering the completeness of the submitted materials and the responses to questions posed at the meeting and the site visit and pending any changes to the lighting plan, staff believes that the application is complete and recommends that based on the following findings, the Board approve the Shoreland Zoning Permit.

- (1) Will maintain safe and healthful conditions; *no work will be undertaken below the high water mark*
- (2) Will not result in water pollution, erosion, or sedimentation to surface waters; *the proposed underground stormwater storage tank and catchbasin filters will substantially improve the quality of stormwater entering the river All work areas will be protected by erosion controls methods*
- (3) Will adequately provide for the disposal of all wastewater; *not applicable*
- (4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat; *no impact*
- (5) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters; *the floodwall will incorporate view corridors so that visual access to the river will be maintained to the maximum extent possible*
- (6) Will protect archaeological and historic resources as designated in the comprehensive plan; *an archeologist will be on-site during excavation for the underground stormwater storage tank*

- (7) Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district; *the quality of stormwater discharged into the river will be substantially improved.*

- (8) Will avoid problems associated with floodplain development and use; *one of the goals of the project is to remove the downtown from the flood zone. The Town has submitted plans to FEMA. If approved, the Town will then apply to FEMA for a Conditional Letter of Map Amendment.*

- (9) Is in conformance with the provisions of Section 15, Land Use Standards. Yes