

Minutes of the Damariscotta Land Use Advisory Committee (LUAC)

Monday, October 7, 2019 4:30-6:00

In Attendance : Robert Faunce, Bruce Rockwood, Haas Tobey, Jenny Begin, Ann Pinkham, Chris Roberts, Ann Jackson

1. Review of draft agenda, approved .
2. Review of September 9, 2019 minutes as amended, approved .
3. Haas Tobey gave an update on the “Realizing Our Values” Celebration to take place in November. The gathering will celebrate 10 years since the Damariscotta Heart and Soul Charette Report and 5 years since adoption of Damariscotta’s Comprehensive Plan.
4. Bob Faunce would like to create an inventory of Damariscotta’s scenic views. He shared a spreadsheet to identify scenic views with descriptions and photographs. The spreadsheet also includes the option of listing things that could put the view at risk. Members of LUAC are asked to add to the spreadsheet.
Bob also shared alternative definitions for B&Bs and B&Bs as a home occupation. We discussed them and thought that no regulations need apply if a home owner is renting just one room with capacity for three people. However, a B&B with up to three guest rooms will be considered a home occupation and will follow applicable standards. Bob will modify the definitions for our next meeting.
We took another look at the most current Comprehensive List of Uses for the LUO. There are still questions about making sure we narrow or eliminate any gray areas. One solution is to add a “Similar Use” clause, which would cover those gray areas under state statutes. Bob would like to have the Comprehensive List of Uses ready for a vote in June.
5. Jenny Begin shared information about Maine Conservation Commissions. Such a commission could act as an advocate for protecting the natural resources and scenic beauty of Damariscotta. A conservation commission could be advisory or regulatory and coordinate future planning. We would like to know if there has been such a commission in Damariscotta in the past and how a conservation commission would fit in with committees and organizations that already exist. Jenny will continue to explore and research.

Next meetings : **Thursday November 7, 2019 4:30 - 6:00 (Note Change, to avoid election day set up)**

Monday, December 2, 2019 4:30 - 6:00