

## Minutes of the Damariscotta Land Use Advisory Committee ( LUAC )

August 12, 2019

In Attendance : Robert Faunce, Bruce Rockwood, Haas Tobey, Jenny Begin,, Ronn Orenstein, Ann Jackson, Kathy Hyttel; Unable to attend: Ann Pinkham, Chris Roberts

1. Review of draft agenda, approved .
2. Review of July 22,2019 LUAC minutes, approved .

3. Planner Bob Faunce shared his completed recommendations for a Comprehensive List of Uses .He put together a table showing existing uses and his suggested uses by district. He added note #6, which says that a use which is not specifically listed as a permitted or conditional use shall be regulated as a conditional use if the planning board determines that the proposed use is substantially similar to and compatible with permitted or conditional uses in that district.

We continued to discuss his recommendations and made a few changes to his expanded Land Use Ordinance Definitions and suggested uses in various town districts. For instance, the committee added boat storage, sales and repairs as a “use” and refined the definition for two different categories of “bed and breakfast” establishments. Next, we will continue our review of the definitions and begin to designate uses as conditional (C) or permitted (P).

4. Haas reminded us that we need to review the zones written in the Damariscotta Comprehensive Plan and review the future land use map from 2014. They might be a great tool when discussing ideas about defining and preserving residential neighborhoods. *Haas emailed Bruce to update these minutes with the following comments, and included the map attached herewith as a pdf, thanks Haas!*

"August 15, 2019: Good Morning, All!

At the end of the meeting I moved, and we voted, to make the project outlined in the attached pdf our top priority going forward. **Bruce, please adjust your version of the minutes to reflect this.** A few observations about this project;

1. These zones are not cut in concrete – LUAC gets to define them as deemed appropriate;
2. This project will turn out to be more complex than the Historic Ordinance, probably requiring timely and frequent property owner/resident engagement;
3. On the face of it, it would seem reasonable to extend "village extension zoning" to the south, along the Bristol Road, beyond Miles. We did not do so at the time since sidewalks were planned to extend only this far.
  - a. Now that we know how long it takes to get proper sidewalks installed (assuming Bristol Road is about to get done) and how expensive they have become, we might consider developing an “intermediary” form of “pathway" to encourage walking along our major streets (rural roads) at least in the warmer months. (A topic for future exploration.)
4. Castner Creek Community Forrest has been added to this map as it is part of our “new reality."

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5. Jenny Begin began our discussion of “family friendly” neighborhoods and recommended that we simply call them “friendly” residential neighborhoods to encourage residents of mixed ages and diverse

economic and cultural backgrounds. We reviewed lists of descriptors for friendly neighborhoods written by Jenny and Ann Jackson. We agree that this is a top priority for the LUAC and we will continue the discussion at our next meeting.

6. Bruce Rockwood has completed draft #17 of the Historic Preservation Ordinance. Bob will work on technical reformatting it and then we will present it to the planning board with an explanatory narrative. Well done !

7. Governance Review will need to be moved to September. Haas has suggested the following topics: (a.) Review what we have accomplished in the last 18 months, what has worked and what has not. (b.) What are our priorities for our agenda in the new year and what skill sets will the LUAC require to achieve them? (c.) Set a schedule for our calendar. (d.) Do we need new members? We have already begun to discuss our priorities.

**Next meetings:** Monday, September 9, 2019, 4:30-6:00 pm  
Monday, October 7, 2019, 4:30-6:00 pm [Suggested date as 10/14 is a holiday]

**Attached:** PDF of "Mandate for a Possible Revision of 'Village' and 'Village Extension' zoning" with Map, dated 8/14/19.