

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

4:30 - 6:00 pm, June 24, 2019

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

1. Review and approved draft Agenda.
2. Reviewed and approved Minutes of June 3, 2019 LUAC Meeting.
3. Planner Bob Faunce distributed a four page comprehensive list of possible permitted or conditional uses which might be added to our present Land Use Ordinance. Although the updated Land Use Ordinance was approved at the June Town Meeting, its list of permitted or conditional uses is still out of date, incomplete, and doesn't take into account new potential business uses such as digital businesses. He pointed out that once a use is listed as either permitted (P) or conditional (C) in the ordinance, it is procedurally difficult and costly to remove that use, so we should be careful in reviewing this list and determining which of them might be added to the ordinance. One caveat is that if a new business is proposed that is not currently listed under our ordinance, Court rulings indicate that the Planning Board or Appeals Board or BOS might have broad discretion to rule whether it is similar enough to a currently permitted use to be allowed. Either way this raises concerns and possible court challenges. He asked that the LUAC review this list and discuss how to proceed at a future meeting.
4. After discussion we agreed that the LUAC would meet once a month in July and August, on the second Monday of each month, 4:30pm-6pm. So our next Meetings will be July 8 and August 12.
5. Haas reported that at last week's BOS meeting, he suggested that the Selectmen put "community engagement" with respect to habitat on their work plan. This was in response to his suggestion, having explained that what began as a question about land use ordinances, has now become focused as a question of what we, the citizens of the town, can do as volunteers. Or, more to the point, *"How does the town structure the opportunities for citizen involvement, for volunteering, in order to accomplish our goals."* Haas also suggested that that we take a close look at the "Future Land Use Plan" currently found in the Comprehensive Plan and which is summarized in Map 6.A.3. of the Comp Plan. This suggestion was further supported by Jenny Begin, who raised concerns about keeping our town "family friendly."
6. Jenny Begin reported that some residents of the village (generally associated with the C-1 district) are thinking about forming a resident's association to work to ensure the continued livability of our residential neighborhood. She agreed to do some research on what concerns the term "family friendly" means and to report back at our next meeting.
7. We reviewed the final text (draft #16) of the Historic Preservation Ordinance and agreed that the next step was to ask the Planner (Faunce) to review it for formatting, and then send it to our stakeholders for their comments and input before asking the PB to hold public hearings on it.

Next meetings : Monday July 8 and Monday August 12, 4:30-6pm.