

Minutes of the Damariscotta Land Use Advisory Committee ( LUAC )

4:30 - 6:00 pm July 22, 2019

In Attendance : Bruce Rockwood, Ronn Orenstein, Ann Pinkham, Chris Roberts, Bob Faunce, Ann Jackson, Kathy Hyttel

1. Review of draft agenda, approved .
2. Review of July 8, 2019 LUAC minutes, approved .
3. We welcome Kathy Hyttel to our meeting tonight, as Matt has suggested she would be interested in joining our work. Matt reports: "Kathy Hyttel is a resident of downtown Damariscotta. She has a strong interest in both the historic architecture downtown and the natural environment. Kathy is the Finance Director for the Natural Resources Council in Maine. She may be interested in becoming a member of our committee."
4. The Committee elected the following officers according to our By-Laws:
  - a. Committee Chair – Bruce Rockwood
  - b. Committee Vice Chair – Haas Tobey
  - c. Secretary – Ann Jackson
  - d. Liaison to Board of Selectmen – To be appointed
5. We began to review the comprehensive list of possible permitted (P) or conditional (C) uses distributed by Bob Faunce. The LUAC questioned whether we could limit the number of certain uses per zone if it is the best interest to the community according to The Comprehensive Plan. For instance, could we say no more than two or three chain dollar stores should be allowed in Damariscotta? Bob will look into the legalities of this, but reminded us that there are already extra requirements for chain stores written in the ordinance. He also talked about the proactive option of coming up with incentives for the types of businesses we would like to see in Damariscotta. Bruce mentioned the problem in some cities of "food deserts" where dollar stores with few fresh fruit and vegetables abound while grocery stores are not found, citing a recent NPR story. We asked Bob to work on a list of recommended new uses to consider for the Land Use ordinance, and to send it to us as an attachment so we can each work with it.
6. Bob also mentioned that many of the uses written in this comprehensive list need to be better defined. For instance, the definition for "retail" is too broad. Also, can a non-conforming building be approved for a new use?
7. Bob also asked us to think about adding performance standards to this list. They could be upgraded general standards (e.g., noise, odor, lighting). We could also list specific performance standards (e.g., gas stations, mineral extractions), some of which are already in State codes. Bob will review performance standards from other town ordinances and report back.
8. We reviewed Planner and Town Manager comments on the Historic Preservation Ordinance Draft #16. We agreed that the Historic Preservation Commission should be both regulatory and educational. The commission could hold monthly meetings (or on an as needed basis) to design educational activities or presentations. They should work with The Damariscotta Historical Society. Bruce will type Draft #17 of the ordinance taking into

account the changes suggested by the Planner and Town Manager that we discussed this evening, and forward it to The Planning Board, The Board of Selectmen, the Damariscotta Historical Society and other stakeholders, and to include on the town website. He will write a narrative to explain the rationale for the ordinance.

9. Haas was unable to attend the meeting today, so this discussion will be continued at our next meeting: Governance Review. Haas 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? Are there constituencies that need representation on the LUAC? (e.) By-laws review and completion. Bruce distributed the September, 2018 colour coded task list Haas had previously distributed, together with his notes on what we've completed so far, and what remains to be done.

**10. Next meetings: Monday August 12, 2019 4:30**

**Monday September 9, 2019 4:30**