

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

4:30 - 6:00 pm, May 20,, 2019

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

1. Review of draft agenda, approved .
2. Review of May 6, 2019 LUAC minutes, approved .

3. Bob Faunce let us know that the Board of Selectmen has posted all four revised ordinances - (Land Use, Site Plan Review, Subdivision, and Shoreland Zone) with no changes for a vote at Town Meeting in June.

He is also looking at lot sizes in Damariscotta ( mostly small, in-town lots) to make sure sizes match the Land Use Ordinance.

We had a discussion about homelessness and affordable housing in the area. Bob mentioned that the Regional Planning Commission is looking into that.

4. Haas went over his memo “A Context for Our Community Conversations”. It is a comprehensive look at how we can combine the thoughts, ideas and goals from The Comprehensive Plan and the Damariscotta Charette. Haas is looking at how we can carry out those goals and call for community action and volunteers without funding.

Haas will talk more about the goals for a Community Conversation at our next meeting. Jenny wondered if a local Conservation Commission might be one of the outcomes. (There is lots of information in the Maine Association of Conservation Commissions manual and on their website:

<https://www.meaccme.org/> )

5. Bruce Rockwood continued our review of draft # 15 of the Historic Preservation and Demolition Delay Ordinance. He has incorporated Megan Rideout’s suggestions. Ann will check to see if the definitions for this ordinance match the definitions in other ordinances.

We reviewed the document from pages 1-12. We will begin at the next meeting discussing exemptions/exempt activities under section §900-09, and when a Certificate of Appropriateness will be required for non-exempt activities.

We talked about putting up plaques and information about historic buildings and places in town. We liked the “Museum in the Streets” concept used in other Maine towns.

Haas will revise the flow chart he designed by taking out the Certificate of Exemption.

6. Next meetings : Monday June 3, 2019 @ 4:30  
Monday June 24, 2019 @ 4:30