

**MINUTES  
PLANNING BOARD  
TOWN of DAMARISCOTTA  
September 14, 2020 6:00 P.M.  
Town Office 6:00 p.m.**

**MEMBERS:** Jonathan Eaton, Chairperson; Jenny Begin, Neil Genthner, Wilder Hunt and Ann Jackson

**ALTERNATES:** Dan Day and Elizabeth Printy

**ABSENTEES:** Jenny Begin, Dan Day, and Elizabeth Printy

**STAFF PRESENT:** Robert Faunce , Interim Town Planner; Stan Waltz, Code Enforcement Officer; Lynda Letteney, Recording Secretary

**PUBLIC PRESENT:** Chris Roberts, representing the Chamber of Commerce; Charles Simmons; Danielle Simmons; Larry Keith; Millard Clark; Richard Burns; Michelle Phelps; Dan Phelps; Malcolm Ray; Carol Ray; Brady Hatch; Brenden McQuillen; and Evan Houk, Lincoln County News.

The meeting was called to order at 6:00 p.m. by **Chairperson Eaton** and began with The Pledge of Allegiance.

**MINUTES FROM PREVIOUS MEETINGS (moved to end of meeting):**

**On motion (Genthner/Jackson) to approve the minutes of August 3, 2020. Vote: 4-0-0**

**A. OLD BUSINESS**

**1. 464 Main Street Center – Medical Marijuana Business**

**Bob Faunce** introduced this item stating that it was the last medical marijuana license that could be issued. He recommends approval of the application as it is already a commercial site; abutters have been notified; and signage reflects no changes.

**On motion (Genthner/Hunt) to approve the initial plan Vote: 4-0-0**

**On motion (Jackson/Hunt) to give final approval for a medical marijuana facility at 464 Main Street. Vote: 4-0-0**

**2. 115 Cottage Point Road- Residential addition in a Shoreland Zone**

**Bob Faunce** introduced this application saying that it does not exceed the maximum development and the addition is on the non-shoreland side. The current septic system is designed for 3 bedrooms; expansion is considered 5 bedrooms, with an additional bathroom over the garage. **Stan Waltz** said the current system has to be redone to accommodate 5 bedrooms before any expansion is started. There is one big room above the garage that can double as guest space and will have a bathroom. The septic design needs approval before starting the expansion. The second out building is single story and for storage only. The system will be sized for a maximum of 5 bedrooms only. Items 1-9 on the checklist are okay with 2 caveats: 1.) A certified contractor in erosion control is needed for the dirt work; and 2.) there can be no occupancy until the septic design is approved by Stan Waltz and the septic is built. The building permit is okay and that construction can begin, but there can be no occupancy until septic is completed.

**On motion (Genthner/Hunt) to approve the application as presented with two conditions: A new septic system designed for 5 bedrooms with the design approved by the Code Enforcement Officer and no occupancy until that is complete; and all dirt work must be completed by an erosion control certified contractor.**

**Vote: 4-0-0**

**B. NEW BUSINESS:**

**1. 276 Main Street – Damariscotta Information Center- SPR Pre-application**

**Bob Faunce** introduced **Chris Roberts**, acting on behalf of the Damariscotta Chamber of Commerce, who gave a brief history of the Damariscotta Regional Information Bureau. Architects Michelle and Dan Phelps were introduced to show architectural renderings of the proposed project. **Chris** gave a brief history of the Chamber which began in 1933 as the Newcastle/Damariscotta Board of Trade. With the rerouting of Route 1 in 1935, the current information building was built and initially maintained by the State. Greivis Melville was president of the Board of Trade at that time and the area was known as King’s Square. The building was staffed by the Board of Trade. In July of 1939 it had the distinction of being the third most visited information site in Maine. In 1986 the Board of Trade melded into the Chamber of Commerce. August 4, 2020, the Chamber discussed plans to sustain and repair the building. They would like it to become the permanent home for the Chamber with a section of historical preservation. As far as fundraising, the land is owned by the State. The plan includes 6 key points: 1.) preserve history, 2.) made the building handicapped accessible, 3.) add bathrooms, 4.) be a job resource center, 5.) be a year-round home for the Chamber, and 6.) improve parking at the existing building and around the addition. They hope to raise enough money to complete the project so that they are in occupancy by next year.

In the draft plan, they kept the setback, and kept 4 parking spaces because of setback. With expansion of the building, one way traffic would be necessary, and the signage is in disrepair. They would restore the roof signage; have a sign on the building, and a sign to the parking lot. Apparently the State cannot find the deed to the property (which was created with extra materials from the Route #1 bypass construction. The State is willing to sell the piece to the Town, but to no one else. So the first conditional step is to acquire the land. The plan would be to take down all pine trees and leave the hardwoods. This would then leave the land available for community use and perhaps a bike area. Phelps Architects, Inc. presented renderings that make the addition compatible with the old building; the expansion devoted to bathrooms, handicap accessible entryway and expanded parking. There would be a resource room with job postings and computer stations. The entrance between the original building and the addition would be a focal point with attention to historical detail. Existing front door would become an emergency exit and the secondary exit would become a window. The main room of the old building would be a “museum” with significant artifacts from Damariscotta. **Wilder Hunt** asked which district the building is in currently. **Bob** said C2, but if it were in the historic district, it might open up additional funding sources. **Bob** also stated that it could be added to the historic district with an amendment to the ordinance. He asked the committee if it was worth getting it listed in the National registry. The year it was built and the historical significance are two major items needed to get it listed. **Chris Roberts** stated that a lot of “old timers” put a lot of work/time into this back in the day, “as part of the Route 1 corridor.” **Bob Faunce** suggested that **Chris** get in touch with the State person who would oversee this. **Chris** said he had an email for him.

The site visit needed is scheduled for **Monday, 9-21-20 at 4:00 p.m.** **Bob** cautioned that if approved, it

could still be a long process. For the next meeting parking will be discussed. As it is now there are 5 spaces-1 handicapped and 4 regular. They wish to add 1 space- going to 1 handicapped accessible and 5 regular. For the site visit, the Board would like to see these staked out. In the meantime, the Chamber has permission to go ahead and start cleaning up the inside and outside areas.

**2. 245 US Rt.1 – Morning Dew Farm – SPR Pre-application**

**Brady Hatch and Brendan McQuillen** are the property owners and were present at the hearing. They are proposing permanent structures and improvements for their farm, including a barn, greenhouses, compost pad with shed roof. Currently they have a dug well and they will be converting to a drilled well as part of their long term plans. **Bob Faunce** asked about the movement of greenhouses. **Mr. McQuillen** responded that some are permanent and some are portable, allowing for soil rotation. The portables are semi-permanent and are anchored with a pipe and sleeve arrangement. They had rented the property for 4 years and bought it outright in 2017. They put in a road and plan to design the barn with all stainless steel prep stations, including vegie prep, for marketability and food safety. **Neil Genthner** asked if they could have the improvement areas staked out by Monday. They said they could and a site visit was planned for **4:30 p.m. on Monday 9-21-20.**

**C. OTHER**

**1. Questions from the Public - None**

**2. Housekeeping- None**

**3. Planner’s Report- none**

**D. Adjournment**

**On motion (Hunt/Genthner) to adjourn the meeting at 6:57 p.m.**

**Vote: 4-0-0**

Respectfully submitted,

Lynda Letteney  
Recording Secretary

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**Jonathan Eaton, Chairperson**

**Absent**

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**Jenny Begin**

**Minutes of 9-14-20 Meeting (cont'd):**

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**Neil Genthner**

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**Wilder Hunt**

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**Ann Jackson**

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**Absent**  
**Daniel Day (alternate)**

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**Absent**  
**Elisabeth Printy (alternate)**

**Meeting minutes of September 14, 2020 signed this day**\_\_\_\_\_

