

Town of Lincolnville
Planning Board Minutes of Meeting
March 29, 2017

1. Call to order: The meeting of the Planning Board convened at 7:00PM. These minutes are a summary of the Board's discussions. A video recording of this meeting is available at the Town Office. Vice-Chair D. Havey served as Chair and conducted the meeting.

Present: Vice-Chair Dorothy Havey
 Scott Harrison
 Robert Bickford
Members Absent: Chair Ron Moran
 Jay Foster

Others: CEO Frank Therio
Nanette Gionfriddo, Beyond the Sea
Richard McLaughlin, Lobster Shack
Bill Lane, Gartley & Dorsky

2. Application: Commercial Site Plan

1. McLaughlin's Lobster Shack - Map 1 Lot 87, A pre-application to use existing platform as an outdoor eating & drinking facility. R. McLaughlin presented to the Board the proposed Plan A to use an existing 24x 24 foot deck platform and add on top a boat wheel house, add a back ramp to the deck, a canopy and side curtains. This propose change would be to create an Oyster & Cocktail Bar. He stated that liquor would be served from 10:00AM thru to 9:00 PM. He has spoken to Maine DOT about the impact of traffic. DOT's response was they had no problem with the traffic. R. McLaughlin explained to the Board that the food would be prepared at the shack and delivered to the Bar. Only paper & plastic products would be used. The Board asked about the lighting, electrical commercial permits and plumbing permits. When completed the height of the Wheel House is within the 32 foot shoreland limit. R. McLaughlin will be on the Agenda for April 12, when the Board will determine if the Applicant meets the criteria in the Submissions Section 10,11,12.

Exhibit 1 submitted: A signed map approved by the Planning Board dated, 12/28/05.

2. Beyond the Sea – Map 1 Lot 81

Exhibits:

7. Gartley & Dorsky- DEP Lincolnville Beach Sanitary Facility permitted for 2526 Atlantic Hwy.
8. Flow Chart = Calculating septic tank capacity.
9. Letter dated January 10, 1993 from Maine DEP.
10. Map : Location of Pump Station, location 2526 Atlantic Hwy & wetlands.
11. List of Abutters.
12. E-mail statement from Fire Marshal.
13. Commercial Site Plan Application.
14. A note from Applicant with description of Change of Use.
15. Map – Amended site plan.

Representing Nanette Gionfriddo (Beyond the Sea), Bill Lane from Gartley & Dorsky requested the Board go thru Section 10 of the LUO to determine to Document Existing Commercial Site Plan & request an amendment to the same. D. Havey led the Board thru Section 18.1-1 Section 10.2., A thru L. **The applicant met the criteria of the submission standards;**

- A. Property name, address & phone no.
- B. Location of building setbacks & buffers
- C. List of Abutters –Exhibit 11
- D. Consultants –Gartley & Dorsky
- E. Sketch plan- Exhibit 13
- I. Seal, who prepared the plan – Exhibit 15

The non-applicable submissions were;

- F. Boundaries of all contiguous property
- G. Tax Map-
- H. Copy of Deed
- J. Applicant technical & financial capability

Section 10.3 Existing Conditions

The Applicant met the criteria submission standards:

- B. Bearings & length of property lines
- D. Location, names, and width of existing public and or private streets and right- of- way.
- E. Location , dimension and ground floor elevation
- F. Location and dimensions of existing driveways, parking and loading areas.
- G. Location of driveways within 200 feet of site.
- H. Location of open drainage courses.
- I. The direction of existing surface water drainage across the site.
- J. The Location of nearest fire hydrant or water supply for protection.
- K. Signs / permitted

The non-applicable submissions were;

- A. District Classification
- C. Location & size of any existing Sewer and water mains, culverts and drains.
- L. Existing easements or covenants

Section 10.4 - No development / Non Applicable.

S. Harrison made a motion the Board accepts that the Applicant meets the criteria of the submission standards and documenting the existing commercial site plan,

seconded by R. Bickford. **Vote Met 3 Not 0**

Two copies of the map were signed.

2.a To apply for the amendment. The Board addressed Section 11: Standards & Criteria.

N. Gionfriddo explained her proposed plan to add a kitchen area to be able to serve the public sandwiches, soups, stews and bake goods. Seating would include a small outdoor, balcony and indoor seating as well. S. Harrison asked about the Gap at the bottom of the building and open area to the ground? This area is prone to the tides and for safety sake some fencing needs to be in place. CEO Therio will go look at the site. D. Havey asked if the Fire Department had any issue with the proposed plan,

N. Gionfriddo, stated that the Fire Marshall wanted to see Lit Exit Signs. The Balcony needs a licensed engineer to check out the integrity before it can be opened for the plan.

The Board continued with Section 11,

A. Utilization of the Site: Board approved

B. Environmentally sensitive areas; DEP didn't think it an issue: Board approved

11.2 Traffic Access & Parking: adequate capacity, Board approved

11.3 Storm Water Management: non- issue Board approved

11.4 Erosion Control: Board approved

11.5 Water Supply Provisions: Board approved

11.6 Sewage/ Wastewater Disposal: information provided, Board approved

11.7 Utilities: No changes, Board approved

11.8 Natural Features: addressed by DEP, Board approved

11.9 Groundwater Protection: on-applicable

11.10 Hazardous Materials: Non-applicable

11.11 Shoreland Relationship: Non-applicable

11.12 Solid Waste: non-applicable

11.13 Historic & Archaeological Resources: Non-applicable,

11.14 Flood Plain Management: Lincolnville has addressed this through FEMA,
Board approved

11.15 General Fire Protection: Contingent on Exit signs, Board approved

Section 12: Good Neighbor Standards: Board suggested stacking chairs to
discourage loitering. Board approved

12.2 Buffering: The Site, Board approved

12.3 Design Standards: No music, Board approved

12.4 Storage of materials: Suggesting bring the waste cans in at night, Board approved

Section 13: Design Standards: Ok, Board approved

13.1 Landscaping: Non-applicable

- 13.2 Business Signs: Ok, Board approved
- 13.3 Road & Parking Lot buffers: Ok, Board approved
- 13.4 Site Conditions: All- ready there, Board approved
- 13.5 Canopies and Drive- Thru Facilities: Non-applicable
- 13.6 View Protection: Ok has been met, Board approved
- 13.7 Ridgeline Protection: Ok has been met, Board approved
- 13.8 Hillside Development: Non-issue
- 13.9 Shoreland Development: Non-issue

The Board said the standards have been met.

D. Havey told the Applicant that the abutters need to be notified by certified mail, and a Public Hearing will be held on April 26. F. Therio asked an addendum request that required submissions have been completed, seconded by S. Harrison. **Vote: Met 3 Not Met 0**

3. Review of Meeting Minutes: February 8 & March 8, 2017. Minutes accepted and approved.
4. Review New Fee Schedule: Board OK with new fee schedule.
5. D. Havey encouraged any members of the Planning Board or the Board of Appeals to attend the MMA workshop. D Havey having attended was very impressed with the knowledge and how the workshop was presented.

Adjournment: A motion to adjourn at 8:20 PM

Respectfully submitted,

Planning Board Clerk, Nancy Weser

A motion made to accept minutes, unanimously approved