

Town of Lincolnville  
Planning Board Meeting Minutes  
June 9, 2021  
7:00 PM

- |   |                                |
|---|--------------------------------|
| 1. Call to order: ◇ Elizabeth Eudy, Chair | Others: Frank Therio,CEO       |
| ◇ Sandy Delano, Vice-Chair                | Amber Hanson                   |
| ◇ Dick Vermeulen                          | Beth Herzig & Ryan Eldridge    |
| ◇ Janis Kay                               | Jeanne Hollingsworth           |
| ◇ Scott Harrison                          | Pat Shannon, Ovid Santoro      |
| ◇ William Norfleet, alternate             | Will Ludt, Nancy Weser, Scribe |
| ◇ Jay Foster, alternate                   |                                |

Chair Eudy welcomed all who were watching, via Zoom or Channel 22 encouraging anyone who would like to comment or participate in the meeting to go to the Town web site or email ([info@town.lincolnvill.me.us](mailto:info@town.lincolnvill.me.us)) no later than 2PM the day before the meeting with comments. Having a full Board a quorum has been met. J. Kay stated even though she viewed the entire meeting of May 26, but wasn't able to be heard, she would like alternate Jay Foster to vote on her behalf this evening. Vice-Chair Delano being absent last meeting wanted alternate Bill Norfleet to vote on his behalf. Chair Eudy asked the Board if they were in agreement that all the Board with the two alternates would participate in the meeting, and Chair Elizabeth Eudy, Dick Vermeulen, Scott Harrison, and alternates Willian Norfleet and Jay Foster would be voting.

Agenda 1. Shoreland Zoning Application

Proposed Project: Review of requested additions to a non-conforming camp

Located: 80 Second Ave.

Map 9 Lot 8

Pitcher Pond

Owner: Beth Herzig

Presenting: Ryan Eldridge (Kennebec Property Services)

Reference: Section 12.C.1

Exhibits: 1. Application

2. Overall Scope of Work
3. Before & after illustrations of the front, floor plans & side view
4. Diagram of the complete site, property lines, measurements to the road, side boundaries and from the lakeside.

B. Herzig & R. Eldridge both informed the Board on what was needed and requested. The camp is 35 years old and in need of more family space. Need to jack and level the structure, replace rotted sills and reposit. Eighteen inch concrete pads, on 2" foam insulation, which will be on a bed of ¾ inch crushed rock. Interior work will be adding the dormer to increase the loft to 200 sq. , roof line will be no higher than 17'9" , updating the kitchen and updating any wiring to code. Adding new windows, replace the roof. At no point will the foot print of the camp increase or change. Before Demo begins installation of erosion control measures/silt fence will be in place till completion of work.

S. Harrison made a motion to approve the application which is in compliance with 12.C.1, seconded J. Kay. Motion passed by a vote of 5, 0 opposed.

CEO Therio requested Chair Eudy to come to the office and sign the 2 copies of plat plan which Beth Herzig submitted.

Agenda 2. Commercial Site Plan Proposed

Proposed site plan: Guns & Roses, high-end weapons dealer

Located: 55 Vancycle Road

Map 32 Lot 122

Owner: Garo Armen

Presenting: Amber Hanson

Reference: Section 18, subsection 11 LUO

Town Administrator Kinney emailed a letter from Jeanne Hollingsworth to be on record for public comment to all Board members. Another letter hasn't been received as of June 7 from Pat Shannon. Both would like to comment at the meeting.

J. Foster explained to the members that once the Board starts the final review finding of facts of the Standards, no public comment should occur. J. Foster suggested in the future if public comments are going to be a part of the PB meeting than the Town Administrator and Selectmen need to change the ordinance to include public comment. Chair Eudy distinguished between Public Hearing and Public Comment. J. Foster stated that if tonight public comment is going to occur than the Board needs to get the opinion of the applicant (Amber Hanson, presenting if it's OK for the public comment), she agreed. J. Foster expressed caution to the Board not to get involved in the conversation. Chair Eudy agreed to set aside 20 minutes for public comment, starting with Jeanne Hollingsworth followed by Pat Shannon, Ovid Santoro and Will Ludt. After 30 minutes, Chair Eudy asked the Board if they should allow more time, S. Harrison stated he didn't want to get in between an argument, the Board agreed.

Points from the public; concern with the Shooting range

Board of appeals decision/ notice

Time allotted for public to be heard

What's a good neighbor?

Scare Tactics

J. Foster introduced "means of clearly stating the facts contained in the application as they relate to the review of each individual standard. It is meant as a means of stating a finding of fact for each standard as it relates to the standard without saying it each time when a standard is reviewed." The Board will use **Exhibit A**, which states; There is no development presented in the application. The application is for a conversion of a non-residential existing building on an existing residential/commercial agricultural site to a new non-residential use. The existing building consists of 350 sq ft of floor space on one level with existing driveway and parking space sufficient for proposed use, which is outlined in the application. Proposed activity is one customer by appointment only during the hours of 11AM to 1PM on Saturdays only.

Chair Eudy proceeded with the Finding of Facts/ Conclusions of Law, Sections 11,12 & 13. **A separate attachment to the Board's Finding of Facts are included.**

Upon completion of the Standards, S. Harrison made a motion to approve all the standards which met the criteria of the Standards, seconded by D. Vermeulen. Motion passed by a vote 5, 0 opposed.

CEO Therio asked that those who voted on the application to come in the office and sign the Plat Plans.

3. Review of the Meeting Minutes of May 26, 2021

S. Harrison made a motion the Board accepts the minutes as read, so moved, J. Foster. Motion passed by a vote of 5 at the June 9, 2021 meeting.

4. Adjournment: J. Kay made a motion to adjourn the meeting at 8:40 PM, seconded by Vice-Chair Delano. Motion passed by a unanimous vote.

Respectfully submitted,

Nancy Weser, Scribe

B. Norfleet made a motion to approve the minutes of June 9, 2021 as read, seconded by D. Vermeulen. Motion passed by a vote of 4 on July 23, 2021, 0 opposed.