

Town of Lincolnville  
Planning Board Meeting Minutes  
June 26, 2019  
7:00 PM

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 of this meeting is available at the Town Office.

Members present: ◇ Michael Cummons, acting Chair  
                          ◇ Sandy Delano  
                          ◇ Scott Harrison

Others: Mary Jane Schoette  
          CEO Frank Therio  
          Nancy Weser, PB Clerk

Absent: Dorothy Havey, Chair  
          Janis Kay  
          Jay Foster, alternate  
          Barb Biscone, alternate

2. Agenda item

1. Residential change of use to a commercial interior design services and low volume retail sales at map 16 Lot 8B. Reference: Section 18.7.2.

Exhibit: a packet which includes;

- a. Page one; site, description, well, current use and neighbor information
- b. Goals & impact (No proposed development activity)
- c. Boundary survey
- d. Aerial photo of the property on Atlantic Hwy
- e. Warranty deed revised March 16, 2010- recorded in the Waldo County Registry in plan book 22 page 3
- f. Diagram of existing first floor and second floor plan
- g. Photos of the neighbors' properties
- h. Signed copy of a survey referencing the Beach Ridge Subdivision and all the Neighbors' boundary lines by the Lincolnville Planning Board signed 03/31/10

Acting Chair Cummons opened the meeting by asking Mary Jane Schotte to explain to the Planning Board about her proposed plan. Chair Cummons asked Ms. Schotte if she had purchased this property? Her response was that it was under contract. The Board asked, what is the difference from a Home Occupation versus Commercial? The CEO stated Home Occupation has limits, change of use to commercial, the Maine DOT will have to be informed. The CEO Therio asked the Board if having Ms. Schotte under contract with an Real Estate Agency causes any hesitations on the approval of this pre-application. The Board saw no problem as a pre-application only. CEO Therio outlined the time frame in achieving this change of use to the finding of facts. CEO informed the Board that on July 10, 2019 the agenda will be review plan for completeness, on August 14, 2019 the Finding of Facts for Approval. Acting Chair Cummons asked Mary Jane if she understood the process in

achieving her goal. She said yes but thought it was being pushed out too far. The LUO requires this process and she understood these steps are necessary. S. Delano made a Motion that the Board accept this pre-application only, seconded by S. Harrison. Motion passed by a vote of 3.

4. Item Subdivision: Deer Meadow Subdivision  
Declaration of Property Restrictions has been finalized.  
Page 5 under Planning Board Review it states;

“Section 1.10 (last ¶) of the amended Declaration is approved provided that it is reworded to state as follows: “No Association member shall make any application to the Planning Board to alter or amend the preservation zones until November 13, 2020.”

“The Lincolnville Planning Board review of the amended Declaration was limited to Section 1.10 on preservation zones. The Planning Board has not and did not review the amended Declaration as to any other issues, such as private easements or real estate issues, use regulations and restrictions that do not relate to Planning Board or Ordinance requirements and or sufficiency of the association’s private governance process. At its meeting held on May 29, 2019, the Planning Board declined to review the amended Declaration except as provided herein.”

5. Review of meeting minutes of May 29, 2019 were tabled. Not enough members who were present at the meeting were present on June 26, 2019.

Motion to adjourn at 7:40 was made by S. Harrison, seconded by S. Delano. Motion passed by a vote of 3.

Respectfully submitted,

Nancy Weser, Planning Board Clerk

S. Harrison made a motion to accept the minutes of June 26, 2019 with the correction to delete on line #27, Michael Cummons, seconded by M. Cummons. Motion passed by a vote of 2. Minutes approved at the Planning Board meeting on August 14, 2019.