

**Town of Lincolnville
Planning Board
Minutes of Meeting
March 8, 2017**

1. Call to Order: The meeting of the Planning Board convened at 7:00 PM. These minutes are a summary of the Board's discussions. A video recording of this meeting is available at the Town Office.

Present: Ron Moran, Chair
 Dorothy Havey, Vice Chair
 Scott Harrison

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

Members Absent:

Jay Foster
 Robert Bickford
 Mark Thurlow

2. Application: Commercial Site Plan
A. Beyond the Sea
2526 Atlantic Highway
Map 1 Lot 81

Chair Moran opened the meeting, Topic a. The Board needs to determine the clarification of the project as a major or minor pre-application conference. It has been noted on the Agenda that the CEO, F. Therio has made a preliminary classification of minor. Topic b. If the Board determines the classification to be minor (not major) than the applicant must be prepared to discuss Section 2 (B) 1-6 of the Commercial Site Review Ordinance with the Planning Board.

New Exhibits were submitted; **a.** Mr. Michel Hetuin owner of the building, wrote a letter authorizing Attorney Paul Gibbons, Nanette Gionfriddo and any employees of the Firm, Gartley & Dorsky, to represent M. Hetuin concerning the property in question. This was a letter that the Planning Board had requested at the Planning Board Meeting, February 8, 2017.

Gartley & Dorsky submitted exhibits; **b.** Aerial map of the Lincolnville Beach, **c.** Boundary lot lines of Lincolnville Beach. **d.** A listing of waiver requests of the following Site Plan Review submission requirements provisions; Section 18, Section 10.2B thru 10.4m, **e.** Commentary on Section 2.11, Ability of the Landowner to seek Planning Board determination about the need for Site Plan Review.

The Board continued to discuss Section 7.2 B, 1 thru 6, "information required for a pre-application". N. Gionfriddo would like to increase her seating to include the balcony. N. Gionfriddo stated that a constructional engineer needs to check out the integrity of the structure, this is an addition to what N. Gionfriddo had ask for at the first meeting. Vice-Chair Havey suggested the Board go thru the waiver requests, LUO Section 10.2b thru 10.4m . Completing the discussion on the waivers, S. Harrison made a motion to accept these as considered, seconded by Vice- Chair Havey. Vote: 3 Met Not Met 0 Abstained 0.

The next discussion about the change of use ended abruptly, no decision or vote was made about the minor preliminary conference or site plan review required for change of use.

Vice-Chair D. Havey stated the meeting was adjourned at 7:40PM

Meeting minutes for February 8, 2017 were not reviewed.

Respectfully submitted,

Planning Board Clerk