

Town of Lincolnville
Planning Board Minutes of Meeting

April 12, 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, Dorothy Havey served as Chair and conducted the meeting.

Present: Vice-Chair Dorothy Havey
 Scott Harrison
 Robert Bickford
 Planning Board Clerk, Nancy Weser

Others: CEO Frank Therio
Richard McLaughlin, The
Lobster Shack
Bryan Austin, Architects, llc

Absent: Jay Foster

Chair, Ron Moran

Vice- Chair, D. Havey opened the meeting by extending the opportunity for those present to talk about anything that concerned them. The Board has been informed that Chair Ron Moran needs to resign due to health reasons. Vice-Chair Havey, expressed the Board's appreciation and thanks to R. Moran for his work as Chair and the guidance he gave to the Board.

2. Agenda 1: Lobster Pound Takeout Amendment
12 McKay Road
M1 Lot 87
Utilize Existing Deck as an Oyster Bar

R. McLaughlin submitted:

- Exhibit: 2. A Commercial site Plan review application
- 3. Sketch map, illustrating the proposed project.
- 4. Answers to Submission requirements 10.2 thru 10.4H, listing all the abutters within 500 ft. from tax Map# 1 and Tax Map # 15, a sketch map of the Lincolnville Beach for 10.2E, 10.3a, and limits of Wrought portion existing right-of-way and extensive detail on proposed lighting 10.4h
- 5. Current Liquor License
- 6. State of Maine certified laboratory safety test report on water from the drilled well.

R. McLaughlin paid the allotted fee.

CEO Therio, addressed the Board for them to determine through the Standards and Criteria, if any impact only on utilizing the existing deck as an Oyster Bar would be approved.

The Planning Board opened discussion on the following Standards & Criteria;

11.1 Utilization of the Site. The Board determined no impact on this standard.

11.2 Traffic Access & Parking. The Board determined that Maine DOT sees no Change, the Board sees No Change, no impact on this standard.

11.3 Storm Management. The Board determined No Change.

11.4 Erosion Control. The Board determined No Change.

11.5 Water Supply Provisions. The Board determined from Exhibit 6, the applicant meets the criteria of this Standard.

11.6 Sewage/ Wastewater. The Board determined through information of Lincolnville's existing facility, the applicant meets the criteria of this Standard.

11.7 Utilities. The Board determined the applicant meets the criteria of this Standard.

11.8 Natural Features. The Board determined No Change.

11.9 Groundwater Protection. The Board determined no change will impact this Standard.

11.10 Hazard Special & Radioactive Materials. The Board determined this Standard in non-applicable.

11.11 Shoreland Relationship. The Board determined no impact would occur with the proposed Oyster Bar on this standard.

11.12 Solid Waste Management. The Applicant informed the Board that there are dumpster placed on the premises and there is daily pick-up of waste. The Board determined the applicant meets the criteria of this standard.

11.13 Historic & Archaeological Resources. The Board determined that this is Non-applicable.

11.14 Flood Plain Management. CEO Therio stated no new construction on the Site, the Board determined this standard as non-applicable.

11.15 General Fire Protection Provisions. The Board determined from the proximity of the local Fire Department at the Beach the applicant meets the Criteria of this standard.

Section 12 Good Neighbor Standards

12.1 Exterior Lighting. From the Exhibit 10.4h diagram, the Board determined that the applicant meets the criteria of this standard.

12.1b The CEO Therio instructed the applicant that the exterior lighting in Diagram 12.4h must be hooded or shielded. R. McLaughlin said the Frontier Angle lights are angled to a shield position. R. McLaughlin continued to explain that the jelly jars lights on the wheel house would have red & green

Bulbs. The Board discussed better ways to lessen the light from the jelly jars by coated the glass. The Board agreed the lighting standard 12.1b would be approved provided no complaints are reported. D. Havey suggested the subject be amended and to accept the applicant's diagram plan. The Board agreed.

12.2 Buffering. The Board determined No Change on this standard.

12.3 Noise. The Applicant stated the Oyster Bar would be opened till 9:00PM.

The Board determined that the applicant meets the criteria of this standard.

12.4 Storage of Materials. The Board said all is in place from the sketch plan and there is adequate lighting on the pathways.

Section 13 Design Standards

13.1 Landscape a. & b

13.2 Business Signs

13.3 Roadside and Parking Lot Buffers

13.4 Site Conditions

The Board determined that these Standards are non-applicable and no impact On utilizing the existing deck.

13.5 Canopies. The Applicant stated the proposed plan is to have a larger canopy on one side and a smaller on the other. The Board informed the applicant only one would be approved according to the LUO. R. McLaughlin would eliminate one from the plan. The Board determined that the applicant meets the criteria of this standard.

The Board determined that the Site Plan to be complete. Motion was made, seconded by S. Harrison, to accept site plan as amended less one canopy. **Vote 3**
The Board signed two copies of the site plan map.

3. Agenda – Shoreland

John Zacharias

24 Poland Road

M 2 Lot 52

30% Increase of Camp

Bryan Austin from Architects, llc represented John Zacharias.

Exhibits submitted:

1. two copies of the Land Use Application
 - a.1 Architectural Site Plan Map
 - a.1. 1 360 degree Floor plans of existing & proposed are summary.
2. a 4 photos of existing camp
- 2.b Area & volume calculations
2. c. Main Floor Plan
2. d. Exterior Elevation (Entry) & 2.e Street (West) Elevation.

B. Austin stated the proposed plan is to add a 12x12 room in the back, a metal deck with new steps and a four foot dormer on the waterside. No basement, only piers. CEO Therio stated he received a notarized letter from J. Zacharias authorizing B. Austin to speak on his behalf. CEO Therio told the Board this is a straight forward plan.

Vice-Chair Havey asked if all requirements are in place.

CEO Therio stated he had been to the site and had discussed what trees could be removed for the construction site and what trees need to be replaced upon completion of the proposed project.

Vice-Chair Havey called for a motion to accept the straight forward setbacks and plan on contingent to having trees replaced. **Vote 3 Not Met 0**

4. Review of Minutes

Meeting Minutes for March 29, 2017 were reviewed. A motion to accept minutes. **Vote: 3** approved.

5. Adjournment: Vice-Chair adjourned the meeting at 7:45PM.

Respectfully submitted

Lincolnton Planning Clerk, Nancy Weser