

Town of Lincolnville
Planning Board Meeting Minutes
April 26, 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. Chair, Dorothy Havey conducted the meeting.

Present: Chair Dorothy Havey Others: CEO, Frank Therio
 Scott Harrison Nanette Gionfriddo, Beyond the Sea
 Robert Bickford Bill Lane, Gartley & Dorsky

 Planning Board Clerk, Nancy Weser

2. Application: Commercial Site Plan

Beyond the Sea – Map 1 Lot 81
2526 Atlantic Highway

Public Hearing: The proposed application for the Commercial Site Plan amendment has come to the point that a Public Hearing is required. This is the opportunity for the notified Public to be part of the meeting, by hearing the applicant’s proposed business changes. Any questions, concerns or knowledge in the process is encouraged. Chair Havey opened the meeting and gave an appropriate time for the public to come forth. A letter was read supporting Ms. Gionfriddo and her new venture.

At this time the Chair closed the public meeting and the Board began the process of going through the Finding of Facts for approval of the amendment. Section 11: Standards & Criteria 11.1 thru 11.15 and Section 12: Good Neighbor Standards 12.1- thru 12.4 and Section 13: Design Standards 13.1 thru 13.9. The Chair elaborated on each item, the Board finding no change from the completeness of the submissions vote of March 29, 2017. Ms. Gionfriddo with the help of Bill Lane have submitted all the exhibits that are required. The Chair stated before they could recommend an approval tonight the issue of the seating near the “Gap” along the outside of the building still needs a site review, strictly on the issue of safety. Ms.

Gionfriddo did present photos on the garden fence she provided in the area in question. The CEO Therio wasn't convinced that this was sufficient in prohibiting an accident from occurring. S. Harrison stated the concern is not where it is but what it is. It was agreed that the CEO and S. Harrison would go the next day and visually see and make suggestions on relieving this issue. Chair Havey asked for a motion to accept as written the Finding of Facts and to give Board approval on this amendment on the contingency the Gap issue is addressed. A motion was made and seconded by S. Harrison. **Vote Met 3**

Update: April 27, 2017, CEO Therio & S. Harrison went to the site and came up with an efficient way to create a safer area for Beyond the Sea's outside seating. While there, they inspected the balcony and it was suggested column posting be added to eliminate any concern about the integrity of the balcony.

3. Review of Minutes: Chair Havey made a motion to accept the meeting minutes of April 26, 2017, seconded by S. Harrison. **Vote: 3**

4. Adjournment: Chair Havey made a motion to close the meeting, seconded by R. Bickford. Meeting adjourned at 7:45PM

Respectfully Submitted,

Planning Board Clerk, Nancy Weser

S. Harrison made a motion that the Planning Board accept the meeting minutes of April 26, 2017, seconded by R. Bickford, the motion passed by majority vote.