

**Town of Lincolnville
Planning Board Meeting Minutes
May 10, 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.

Attendance: Chair Dorothy Havey
 Scott Harrison
 Jay Foster

Others: David Kinney,
Town Administrator
Niel Wienges, Trustee

Planning Board Clerk, Nancy Weser

2. New Business: 2017 Community Development Block Grant;
Review for conformance with Comprehensive Plan

Chair Havey opened the meeting and asked the Town Manager, D. Kinney to speak on the 2017 Community Development Block Grant (\$500,000). D. Kinney submitted to the Board for review an outline report on the progress of this proposed Block Grant. In his Presentation, D. Kinney highlighted areas which he felt the proposed project conforms to the Town's Comprehensive Plan. He referred to "hurdles" that need to be addressed before the CDBG funds will be issued. One hurdle is make sure the Planning Board finds the proposed Wastewater Collection and Treatment System is in conformance to the existing Lincolnville's Comprehensive Plan. Referring to the **Town of Lincolnville Comprehensive Plan of March 2006**, D. Kinney listed passages from the report which will assist the Planning Board towards their decision on this matter. There are follows;

Public Facilities & Services Goal #2, page 51 & 52

To support the recommendations of the Water Resources Committee resulting from the Feasibility Study to evaluate the community's overall public water and public wastewater needs.

Implementation Strategies:

- **Re:** public water and wastewater at the Beach: Seek alternative solutions concerning the The Tradition Beach Area as an area of greatest need;
- investigate grants and other methods of funding a project.
- Encourage the Town to pursue discussions with funding agencies for information about the funding cycles and eligibility requirements.

Local Economy Goal #1 page 79

To promote an economic climate that increases job opportunities through the encouragement of appropriate local business.

Implementation Strategies:

- Study infrastructure improvements in growth areas to encourage economic growth, including communications, roads, water & sewer.
- Recommend Town infrastructure commensurate with desired growth and economic

development

- Take advantage of state/federal programs which provide economic assistance to communities.

In spring of 2005 the Town passed an amendment to the Land Use Ordinance that will allow the Town to upgrade the water and sewer facilities at the Beach area when the opportunity arises. (Page 154)

Harbor Ordinance: page 154

- **10.** The Water Resources Committee will investigate funding sources and opportunities to reduce costs in the implementation of the Feasibility Study (2004) which explored the feasibility of shared community wells and wastewater treatment systems to facilitate more efficient structural developments in Lincolnville, particularly the Beach and Center areas.

Chair Havey asked if there were any questions from the Board.

J. Foster asked “Will there be any taking??”

D. Kinney, “No Change.”

S. H. asked “Why it going to be limited to a certain area?”

D. Kinney “Construction cost versus usage.”

D. Kinney, “ In about a week the Town will post on the website, June 13, 8:00 pm a meeting where the wastewater facility is on the agenda.

J. Foster asked, “ Is everything in place for this grant?”

D. Kinney, “Yes.”

D. Havey asked, “Any part of the proposed project coming to the Planning Board?”

D. Kinney, “ CEO Therio will be reviewing it as well.”

J. Foster, asked “Any properties in jeopardy?”

Trustee, Niel Wienges stated, “ the new unit will be smaller than the one now.”

The Chair Havey addressed the matter before the Board and asked for a motion to accept the Draft. S. Harrison made a motion to accept the draft, it was seconded by J. Foster. **Vote 3** According to D. Kinney the Chair needs to present a letter to the Town Administrator stating the Planning Board certifies that the CDDBC application conforms to the Comprehensive Plan, the Board approves the application and the CDDBC Grant.

3. Review of Meeting Minutes: April 26, 2017

There wasn't a quorum present to approve the minutes.

Before the Chair Havey adjourned the meeting, J. Foster wanted to express his remarks on two issues. He stated when the Planning Board Clerk writes each of the 20 standards in the Finding of Facts, no change or non-applicable just isn't enough, especially in a court of law. He recommended using an exhibit, testimony or other proof that the applicant has met the criteria of each standard. Clerk, duly noted his recommendation.

J. Foster wanted to clarify why Section 2.1.1 was inserted into the LUO. It was his understanding that 2.1.1 was there to prevent a full and costly Site Plan Review, if not necessary.

If a commercial site plan is in place, Section 2.1.1 will be able to circumvent a full review, and expedite a quicker approval for the applicant.

S. Harrison made a motion to adjourn the meeting at 7:45 PM, seconded by J. Foster. **Vote 3**

Respectfully Submitted,

Planning Board Clerk, Nancy Weser

S. Harrison made a motion that the Planning Board accept the meeting minutes of May 10, 2017 seconded by J. Foster, the motion passed by majority vote.