

Town of Lincolnville  
Planning Board Meeting Minutes  
October 25, 2023  
7:00 PM

1. Call to order: The meeting of the Planning Board convened at 7:00 pm in the Selectmen's Room of the Town office. These minutes are a summary of the Board's discussions. A video of the meeting is available at the Town office as well as the option to view the meeting on Channel 22.

Members present: ◇ Dick Butler, Chair                      Others: Sam Lanning  
                          ◇ Sandy Delano                              Matt Rabasco & Doug Reynolds, Gorrill  
                          ◇ Dick Vermeulen                                      Palmer retained by Primax Properties  
                          ◇ Earl Brown    CEO Frank Therio  
                          ◇ Janis Kay    Nancy Weser, Scribe  
                          ◇ Bill Norfleet, alternate                      Room full of Lincolnville taxpayers

No absent members

Chair Butler welcomed all that were present. There was an introduction of the Board members, CEO and Scribe.

1. Agenda: Commercial Site Plan

Section 18 subsection 18

Sam Lanning presented new exhibits to the proposed plan that the Board required at the September 13, 2023 meeting.

- A. Notice was sent out to all Abutters, no abutters were present at tonight's meeting.
- B. A report from the MDEP.
- C. Submitted a new design for down-shielded lighting.
- D. New requested Plat Plan.
- E. Gartley & Dorsky Firm submitted a stormwater treatment plan, requested by the Board.

CEO Therio stated that he would be monitoring the Gartley & Dorsky stormwater plan. Chair asked if there was any more question on this application, there were none. Bill Norfleet made a motion the Board approves the proposed project of construction on a 30 x 200 self-storage building, seconded by Sandy Delano. Motion passed by a vote of 5, 0 opposed. Board signed the Plat Plan.

2. Agenda: Preapplication for a major project

Reference: Commercial Site Plan Ordinance

Section 18, subsection 7, 7.1 and 7.2

Project location: Intersection of Thurlow and Beach Road

Map 20 Lot 24

A Retail Store, 4000 square feet, including walkways, loading and parking facilities

Building is anticipated to have a footprint of approximately 10,640 square feet.

Developers: Primax Properties

Agent: Gorrill Palmer

300 Southborough Drive, suite 200

South Portland, Maine 04106

Presenting: Matt Rabasco & Doug Reynolds

Exhibits submitted: 1. Agent Authorization

2. Location map

3. Letter to CEO Frank Therio, Subject: Pre-Application Conference

Chair Butler acknowledged the number of citizens in the room and stated after the presentation there would be 30 minutes for a Q/A, allowing three minutes for each participant to share their concerns. Chair Butler continued by explaining that this was a pre-application, meaning no votes by the Board will be taken tonight. The presentation is strictly a fact finding discussion to make sure the Applicant has all the information to help achieve a future approval from the Board.

Presenting: Matt Rabasco spoke on the project descriptions, wetlands, traffic, utilities, Stormwater management, anticipated permits & anticipated waivers.

An ingress driveway from Beach Road is preferred over Thurlow, M. Rabasco estimates 80 trips daily would use the driveway.

A special permit for Stormwater management will have to be required due to the proximity of Norton Pond.

CEO Therio stated an escrow account will be required, explaining if 50% of the account becomes dissipated, the account will be necessary to be replenished. The LOC requires that proof of financial capability for said project must be in the finding of facts. The rumor that Dollar General's CEO had resigned and replaced by retired CEO was brought to the attention of the presenters.

Subjects from questions from the citizens: Designs for Buffering, parking placement, maintenance on the filter for subsurface, height of retaining wall, opportunity for the citizens to view the final designs and had there been an inquiry whether the Town wanted this retail store?

The traffic flow has 8 ins and outs in that area and 2 more need to be added.

CEO Therio closed out the discussion by giving the applicants a time line which will be required to get to the final vote. The pre-application is lacking information with an incorrect survey to start. CEO Therio thanked the citizens for their questions.

Review of Minutes: Bill Norfleet made a motion to approve the meeting minutes for September 27, 2023, seconded by Dick Vermeulen. Motion passed by a vote of 4, 0 opposed at the October 25, 2023 Planning Board meeting.

Adjournment: Chair Butler made a motion to adjourn the meeting at 8:05 pm, seconded by Sandy Delano, Motion passed by a vote of 6, 0 opposed.

Respectfully submitted,  
Nancy Weser, Scribe

Earl Brown made a motion to approve the meeting minutes of October 25, 2023 as amended, seconded by Dick Vermeulen. Motion passed as amended by a vote of 4, 0 opposed at the February 28, 2024 meeting.