

Town of Lincolnville
Planning Board Meeting Minutes
February 24, 2021
7:00 pm

1. Call to order: the meeting of the Planning Board convened at 7:00 PM. The meeting was held remotely with a video of the meeting available at the office.

Members present: ◇ Elizabeth Eudy, Chair	Others: CEO Frank Therio
◇ Sandy Delano, Vice-Chair	Mr. & Mrs. Scott Harrison
◇ Dick Vermeulen	Nancy Weser, Scribe
◇ Bill Norfleet, alternate	
◇ Jay Foster, alternate	

Absent: Janis Kay

Scott Harrison acting as presenter, not a Board member for this meeting.

Chair Eudy open the meeting with introductions and gave permission for the two alternates to be able to vote. Votes will be given by roll call. Chair Eudy ask the CEO to inform the Board about the background of this grandfathered commercial site and how the Board can accommodate the applicants proposed requests.

2. Application: Exhibits;
 - a. Commercial Site Plan Review Application
 - b. Land Use Application
 - c. 3 pages of sketch plan drawings
 - I. Propose roof and screen porch
 - d. Gartley & Dorsky surveyor's C-1 / 05-10-04
 - e. Submissions Requirement
 - f. Additional information for Major Projects

Duck Trap Motel
Location: 12 Whitney Rd
Map 17 Lot 7
Owner: Scott Harrison

Owner would like documentation to have the Duck Trap Motel, an existing commercial site be reviewed to become commercial site plan of record.

If the Duck Trap Motel is accepted as a site plan of record, an amendment to add a screened in porch with a roof on an existing deck.

CEO Therio said he had done some research in several towns on how grandfathered businesses, with no changes have dealt with the issue of commercial site of record. He gave the Board several ways to achieve the matter at hand. The big problem is there is an existing plat plan which was never signed by a planning board. Owner Harrison wants this to be corrected. So if in

the near future he decides to sell the Motel it will finally be current. This will also be helpful in approaching new changes for the motel if any are planned.

An intense discussion ensued amongst the members on the best way to handle this issue. S. Harrison is requesting having a commercial site plan of record that is dated and signed by the Board.

The Board decided to address this application as a commercial site plan. Chair Eudy will read the following submissions from Subsection 10.

10.2 General Information;

- a. Exhibit – a. & b.
- b. Exhibit – C-1
- c. CEO stated the abutters
- d. Exhibit – C-1
- e. Exhibit- C1
- f. Exhibit -C-1
- g. Exhibit – a.
- h. deed on file
- i. Exhibit – C-1
- j. Equity in the motel

Owner S. Harrison penciled in a sketch of the deck on the 2004 plat plan which he will need to come to the office and make the corrections.

10.3 Existing Conditions

- a. District classifications/ no changes, since 1950 tax maps
- b. Non-applicable, no property lines to be developed
- c. Shown on the plat
- d. Exhibit- d. C-1
- e. elevation ground- Exhibit C-1
- f. Exhibit- d. C-1
- g, Exhibit –d. C-1
- i. Exhibits- arrows on C-1
- j. Exhibit – d. C-1 no fire hydrants
- k. No change from the 2004 plat plan
- l. No covenants or deed restrictions

10.4 Proposed Development Activity

- a. Used as a motel, no issue with water supply
- b. no change existing site
- c. Removal of trash by owner
- d. No new construction
- e. no plans to alter what is
- f. no proposed ground floor, proposed adding on screening of existing deck, adding roof
- g. Exhibit-d. C-1
- h. Exhibit – d. C-1
- i. Exhibit –d. C-1
- j. A motel
- k. No change in daily traffic
- l. No change storm water calculations, existing site

m. Owner to check with the DOT and request an updated permit if necessary for the egress driveway onto to Rt. 1.

10.5 Additional information for Major Projects

- a. Determined to be 1 foot
- b. N/A existing site from 1950
- c. Motel doesn't use 2000 gallons of water per day, owner stated
- d. Exhibit –d. C-1
- e. No change in traffic pattern
- f. Non-applicable there are no pedestrian ways
- g. deed on file
- h. None
- i. Non-applicable not condominium development
- j. Non-applicable no homeowner association

Vice-Chair Delano made a motion that the Board approves the review, with one condition that the owner, S. Harrison come in and make the necessary correction on the existing plat plan, seconded D. Vermeulen. Motion passed by a roll call vote of 5, 0 opposed.

Next meeting March 10 the Board will go thru the Standards, Bill Norfleet wanted it in the minutes that Owner Harrison wanted this commercial site plan of record, the Board didn't require it. J. Foster brought up the 2.2.1, as another example that this application would be a better fit for the applicant. The Board will require that a current information from the DOT and the owner S. Harrison come into the office and sign & date the recertification. CEO Therio will be in contact with the Town Attorney, Sally Daggett ask her to respond to the question, "Should the Planning Board sign on the first plan showing the existing site as is.?"

Vice-Chair Delano made a motion to adjourn the meeting at 8:40, seconded by B. Norfleet. Motion passed by a roll call vote of 5, 0 opposed.

Respectfully submitted,

Nancy Weser, Scribe

Vice-chair Delano made a motion to approve the meeting minutes of February 24, 2021 with two corrections at the March 10, 2021 meeting, seconded by D. Vermeulen. Motion passed by a vote of 4, 0 opposed.