

Town of Lincolnville
Planning Board Meeting Minutes
March 27, 2024
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: Betina Dalton DBA Cellar Door Winery
 ◇ Sandy Delano, Vice-Chair Andy Kaplan DBA Freedom's Edge Cider
 ◇ Dick Vermeulen CO, CEO Frank Therio
 ◇ Earl Brown Scribe, Nancy Weser
 ◇ Bill Norfleet, alternate

Absent: ◇ Janis Kay

Chair Butler appointed alternate Bill Norfleet to be a voting member at this meeting.

Agenda: Commercial Site Plan

A commercial site plan amendment for the Cellar Door Winery to sublease to Freedom's Edge Cider CO, the existing facilities of the Cellar door Winery's located at 368 Youngtown Road, map 25 lot 44.

Reference Section: 18.1.1 and 18.2.2.1.1

- Exhibits:
1. Attorney letter, questioning minor changes that do not affect approval standards.
 2. Commercial Site Plan Review Application
 3. Gartley and Dorsky C1 pre-application site plan December 30, 2009
 4. Location map/ Gartley & Dorsky site Location map
 5. Submission Requirements/ filled out by Betina Dalton, 03-11-24
 6. Architect's diagram of the proposed sublease area for Freedom's Edge.
 7. List of the abutters
 8. Liquor Status Search: Details for Premise Description: Small Maine Winery
 9. Liquor Status Detail: Details for Premise Description: Tenant Winery
 10. Liquor Status Search: Details Premise Description: Cellar Door Winery
Small Maine Winery
 11. Alcohol and Tobacco Tax and Trade Bureau-Permits Online
 - a. Record 2023 – Wine- 00981 A
Amended Application for winery/ Current Status: Approved
 12. Industry Member Information- six pages
 13. Department of the Treasury/ Application to establish and operate wine premises
Dated and approved 11/20/23
 14. Alternating Proprietorship Agreement/ complete agreement consisting of 14 pages
and signatures and dated 08/12/23.

47 15. Exclusive Area Exhibit

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50 Chair Butler after introductions of the Board, asked B. Dalton and A. Kaplan to come to the podium
51 and explain the proposed sublease agreement and how this will affect the two businesses. Having
52 learned about what and how the product from both businesses are made, distributed and what
53 equipment it takes to get the product to market, the Board decided to review 2.1.1 on page 50 of
54 the LUO. CEO Therio suggested running thru 1-9 to assure everything is covered. Chair Butler
55 proceeded to read each one.

- 56 1. the size of the proposed use compared with surrounding uses- Board determined this was non-applicable.
57 2. the intensity of the proposed use, traffic, hours of operation- Board determined no changes.
58 3. the potential for generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances- Board
59 determined non-applicable.
60 4. unusual physical characteristics of the site- Board determined non-applicable.
61 5. potential for increased impact on the environment- Board determined this was non-applicable.
62 6. the ability of traffic to safely move into and out of the site- Board determined there is no changes.
63 7. the presence of facilities to assure the safety of pedestrians- Board determined there is no changes.
64 8. the capacity of the neighborhood streets and roads to accommodate the proposed level of use-Board determined
65 there is no changes, no changes on existing site.
66 9. adequacy of storm drainage system to accommodate the proposed use- Board determined there is no change to the
67 system.
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69 Sandy Delano made a motion to approve the amendment application, seconded by Earl Brown.
70 Motion passed by a vote of 5, 0 opposed.

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72 Review of Minutes: Bill Norfleet made a motion to approve the minutes of February 28, 2024 as
73 written, seconded by Dick Vermeulen. Motion passed by a vote of 4, 0 opposed at the March 27,
74 2024 PB Meeting.

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76 Adjournment: E. Brown made a motion to adjourn at 7:30 pm, seconded by D. Vermeulen. Motion
77 passed by unanimous vote.
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80 Respectfully submitted,

81
82 Nancy Weser, Scribe

83 DRAFT