

Town of Lincolnville
Planning Board Meeting Minutes
April 24, 2024
7:00 pm

1. Call to order: The meeting of the Planning Board convened at 7:00 pm at 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: Bettina Doulton, DBA Cellar Door
 ◇ Sandy Delano, Vice-Chair Winery
 ◇ Dick Vermeulen Lauren Jellison, Fox in the Vines
 ◇ Bill Norfleet, alternate Nancy Weser, Scribe
 ◇ Janis Kay

Absent: Earl Brown

Chair Butler opened the meeting by appointing alternate Bill Norfleet to be a voting member for the meeting. The agenda item for discussion is a commercial site plan amendment to a previous approved application. Cellar Door Winery would like to allow a food wagon to be placed at 368 Youngstown Road, map 25 lot 44. Presenting will be Bettina Doulton owner of Cellar Door Winery and Lauren Jellison, owner of Fox in the Vines food wagon.

Reference: Section 18.1, 18.2.2.1 and Section 18 subsection 18.

Exhibits: 1. Commercial Site Review Application

2. Photos/descriptions of the food wagon

a. About the oven- The Heart

b. About the Trailer- The Brawn

c. Faucet diagram

d. Location map

e. Form submission requirements/signed copy

f. Copy of Maine State Liquor License

g. Letter April 15, 2024, description what service Fox in Vines will provide.

Lauren Jellison spoke at the podium stating this proposed plan will be available May thru October. Supplies will be stored at the existing commercial kitchen at Cellar Door Winery and disposable paper plates and utensils will be used. Cellar Door Winery provides the receptacles.

Opened from 12:00 pm to 5:00 pm, Friday thru Saturday

Chair Butler referred to Section 18. 2.2.1., having the PB Review 1 thru 9 on page 50 of the LUO. Hearing no questions, Chair Butler asked for a motion to accept the application. Janis Kay made a motion to accept the proposed commercial site plan application of a food wagon on and operating at Cellar Door Winery, seconded by Bill Norfleet. Motion passed by a vote of 5, 0 opposed.

Review of Minutes: Janis Kay made a motion to accept the Planning Board Meeting Minutes of March 27, 2024 as read, seconded by Sandy Delano. Motion passed by a vote of 4, 0 opposed at the April 24, 2024 Planning Board meeting.

Chair Butler opened a discussion for the Board, on why the necessity for the Planning Board to review Applications where Section 18 2.2.1 are involved He asked if there could be added verbiage which could be an addendum to 2.2.1 which would give the CEO the decision to accept a proposed application or not under 2.2.1. CEO Therio in his defense explained how it has worked in the past and gave examples on why he doesn't have the final say even when the application is so simple, the focal point is to protect the Town. CEO Therio stated any new changes have to go to the selectmen first than a vote by the town. At the present time the Town has a committee who are addressing the Land Use Ordinances. Chair Butler tabled the discussion for now.

Adjournment: Sandy Delano made a motion to adjourn the meeting at 7:35 pm, seconded by Janis Kay. Motion passed by a vote of 5, 0 opposed.

Respectfully submitted,

Nancy Weser, Scribe

Sandy Delano made a motion to accept the minutes of April 24, 2024 as read, seconded by Janis Kay. Motion passed by a vote of 5, 0 opposed at the June 12, 2024 Planning Board meeting.