

Town of Lincolnville
Planning Board Meeting Minutes
July 29, 2020
7:00 pm

1. Call to order: The meeting of the Planning board convened at 7:05pm. These minutes are a summary of the Board’s discussions. This was a zoom meeting with Board members present, CEO Frank Therio, Applicants and PB Clerk appearing via computer screen. Town Manager Kinney invited those who wanted to participate in the process to address the applicants or the Board. Town Manager Kinney instructed the Board that any vote needed to be by roll call.

Members present: Jay Foster, alternate
Sandy Delano
Janis Kay

Others: Sam Lanning, John Yandell,
rep. for Gary Chater, Tim Forester,
Atlantic Environmental LLC, with
Staff: Lisa Vickers, Joe Marden &
Kevin Corbett

J. Foster opened the meeting and asked the Board members for their approval in having J. Foster as the facilitator for the entire meeting. Board approved. Facilitator Foster than asked if the Board would have any objection to agenda items 2 & 3, to go first and the commercial site plan at the end. Board approved and approved alternate Foster to be able to vote, if not there were not enough members present to have a quorum.

Item 2: An amendment to the Lincolnville Storage for an **after the fact** construction of a salt building located at 539 Slab City Rd

Map 31 Lot 03

Owner: Sam Lanning

Exhibits: Land Use Application

Town of Lincolnville Commercial Site Plan Review App.

& Diagram of site plan

Submitted answers to the submission requirements

& additional information for a major project.

Survey site plan map

Reference: Section 18 subsection 18

S. Lanning confessed he didn’t get a permit for the shed. He did receive approval for the Storage facility but decided to build the three sided pole building after the fact.

Facilitator Foster asked what he stores in the building. S. Lanning stated salt & sand, snowplow and a tractor to move the sand & salt around. Facilitator Foster stated the applicant has been approved and gone thru Section 11,12 & 13 standards and there is no concern, due to being previously approved, site has a gravel base, shed building has a single roof and drainage is in place. Section 11.3/11.4 has no effect because they have been reviewed all ready. Facilitator Foster would like to entertain a motion that the applicant has complied with Section 18 subsection 18 from the LUO and thinks the amendment should be approved. S. Delano made a motion that the Board approve the amendment, seconded by Janis Kay. Roll call vote: S. Delano – yes vote, Janis Kay-

yes vote and J. Foster- yes vote.

S. Lanning asked the Board for a lesser fine, Facilitator Foster stated the Board can't make any changes, Code Enforcer Officer Therio enforces the fines.

3. Agenda item: Shoreland Zone

An application to rebuild an existing camp further back from the water and to add 46.4 additional square feet of footprint.

Location: 98 First St.

Map 10 Lot 38

Owner: Gary Chater

Contractor: John Yandell

Exhibits: Land Use App. & Site Plan

Letter of authorization

Four photos of the areas of the existing camp
scheduled to be rebuilt.

Both G. Chater & John Yandell participated in answering questions from the Board. The existing camp would be moved 32 feet back from the water's edge. The proposed additions are to square off two corners from an old design, thus giving more volume within the camp. Facilitator Foster received information from CEO Therio on the numbers of the new volume in the LUO and with that clarification of 12.C, the application is in compliance. S. Delano made a motion the Board approves the application from the testimony from the applicant and the compliance of Section 12 C., seconded by Janis Kay. Roll call vote, S. Delano – yea vote, J. Kay- yes vote and J. Foster- yes vote.

1. An application for review of the submission requirement to construct a solar energy generation system. Located: 105 Searsmont Rd

Map 36 Lot 86

Applicant: Atlantic Environmental LLC

Owner: Tim Forester

Exhibits: Cover letter

Commercial Site Plan Application

Submission Requirements

Additional Information for Major Projects

Letter of Authorization

Section 1- Description of project

Section 2- Title, Right, or Interest Documentation

Section 3- Technical & Financial Capability

Section 4- Maps

Section 5- Abutters 500 feet

Section 6- Standards & Criteria

Section 7- Good neighbor Standards

Appendices

A. State Agency Responses

B. Stormwater management plan, including erosion control
Plan

C. MSDS and Technical specification Sheets

D. Emergency Response Plan

Joseph Marden, - State of Maine licensed professional engineer

Submitted to the packet of Exhibits;

C1- Cover sheet

C2- Existing Conditions

C3- Site layout plan

C4- Grading, Drainage, Erosion control plan

C5- Plan & Profile Access Rd 0+00 to 6+50

C6- Plan & Profile Access Rd 6+50 to 15+00

C7- Site Details

C8- Erosion Control Details and Notes

Facilitator Foster instructed the Board that he read over the packet of exhibits and to keep it simply, with each Submission read, there will be a code used instead of an explanation. The code will determine where the information meets the criteria of that submission.

Starting with Section 18 Subsection 7.3 Major Project, Application submission and review Procedures.

Section 18 Subsection 10

10:A signed copy of the application

10:B CEO Therio said the fees have been paid

10-C Maps included in the exhibit package

10.1 Waivers – waivers were approved on the subject of the traffic and 10.5C, 10.5 E. 10.5 E
10.5 F and 10.5 I

10.2 General Information-

a. Information on Section 2

b. Section 6 Standards

c. Section 5 Abutters

d. Section 3 consultants working on project

e. C 3 on the plan

f. C 2 plan Boundaries

j. C 3 Plan tax map

h. Sec.2 plan

i. C 1 & C8 Engineer prepared plan

j. Section 3 Financial Capability

10.3 Existing Conditions

a. Section 4 and C3 Maps & grading, drainage, & erosion plan

b. Section 4 and C 3 Maps & grading, drainage & erosion

c. C-2 Stormwater management, including erosion control plan

d. C-3 grading, drainage & erosion control plan

e. Non-applicable / no buildings

f. Non-applicable/ an existing site

g. C-2 & C-3 site layout and existing conditions

h. C-2 & appendices A State Agency

i. C-2 Drainage plan

- j. Need to add this / Joe Marden didn't see this one.
- k. C-3 no signs & no lights
- l. C-2 on existing site plan

10.4

- a. Section 6 / no use of water or sewage
- b. Section 6 C-3 and C-8 plan Erosion details & notes
- c. C-3 existing conditions plan/ appendices C
- d. C-3 Site layout plan, C-5 Plan & Profile access roads, & C-6
- e. C-3 What is on the proposed site
- f. C-3 proposed site
- g. Applicant stated no signage will be used
- h. Applicant stated no lighting
- i. Appendices D emergency response
- j. Section 1 Description of project
- k. waiver approved, only maintenance people will access the site
- l. C-3 & appendices A, B, & C grading, drainage & erosion control plan
- m. Request appendix A / Contingent report from the MDEP

10.5

- a. C-1 2 foot contour
- b. Appendix b, C-3 & C-8 Stormwater plan, grading drainage & erosion control details
- c. Section 6 non- applicable, no sewage disposal
- d. C-3 & appendix A Stormwater plan & State agency responses
- e. waiver
- f. waiver
- g. Section 2/ no covenants
- h. not required
- i. not required
- j. not required

10.6 Completeness for review of the application

Contingency to receive the Stormwater report

S. Delano made a motion that the applicant has met the criteria of Subsection 10 – 10.5, and the Board will approve the application with one contingency, seconded by J. Kay.

Roll call; S. Delano- yes vote, Janis Kay- yes vote, Jay Foster- yes vote

David Kinney announced that there were several residents that wanted to ask questions in the Public Hearing. The Board wasn't aware there was a public hearing. Facilitator Foster asked for motion to close the Planning Board Meeting and open the Public Hearing. S. Delano made a motion to close the planning Board meeting and open the public hearing, seconded by J. Kay. Roll call vote. Janis Kay- yes vote, Sandy Delano-yes vote, Jay Foster- yes vote.

Zoom participates:

John Schviro – As a church trustees his question related to the noise the proposed project could generate. Tim Forrester reassured John that the upper field was a distance from the church, most

of the 13, 500 panels would not be visible to the church. John Williams asked if there was a change for the school to benefit the energy that will be generated. At this time, Tim couldn't give John the answer to the question. Lois Lyman would like to come to the office to view the information that has been submitted. James was all set from what he heard.

Sandy Delano made a motion to close the public hearing and reopen the planning board meeting, seconded Janis Kay. Roll call vote: Janis Kay- yes vote, Sandy Delano – yes vote, Jay Foster-yes vote.

Review of Minutes: Meeting Minutes of June 24, 2020. Due to only two of the Board members who were present at the June 24, 2020 meeting, there is no quorum. S. Delano made a motion allowing Janis Kay to vote to approve the minutes and to accept the minutes as read, seconded by J. Foster. Roll call vote: S. Delano – yes vote, J. Foster- yes vote, J. Kay – yes vote. Motion passed by a vote of 3.

S. Delano made a motion to adjourn the meeting at 8:25 pm seconded by J. Foster. Motion passed by a vote of 3.

Respectfully submitted,

Nancy Weser, scribe