

Town of Lincolnville
Planning Board Meeting Minutes
September 9, 2020
7:00 PM

1. Call to order: The meeting of the Planning Board convened at 7:00 pm. These minutes are a summary of the Board's discussions. This is a zoom meeting with a video of the meeting is available at the Town Office.

Members: Elizabeth Eudy, Chair
Janis Kay
Sandy Delano
Dick Vermuelen
Scott Harrison

Others: CEO Frank Therio
David Jones, ZR Management, LLC
Nancy Weser, Scribe

Absent: Jay Foster, alternate

2. Commercial Site Plans:

An amendment to the Black Horse Inn commercial site plan to allow for weddings, family reunions, retreats and corporate functions to be held there.

Location: 2252 Atlantic Hwy
Map 13 and Lot 23

Reference: Section 18 subsection 18

Applicant: David Jones, ZR Management. LLC.

Chair Eudy opened the meeting reviewing the issues which were targeted during the pre-application meeting; 11.2 parking, 12.3 noise and 12.4 storage of materials. Chair Eudy made a motion on August 26, 2020 that the applicant must notify the abutters and it was seconded by D. Vermuelen. Alternate Foster suggested at that time to wait until there is response from the abutters to make a determination on the amendment. Chair Eudy asked D. Jones if letters were sent out. D. Jones responded by saying 21 certified letters went to property owners that were 500 ft. from the Black Horse Inn. CEO Therio read a letter from Mr & Mrs. Nawrot. D. Jones was very aware the response from this property owner would be negative, given the hostile history between the current owner of the Inn and this neighbor. The Board asked questions about the events and how an event was going to be presented to prospective customers.

Is there a can and cannot list that customers need to adhere too?

Will there be a limit on the size of any event?

How can the volume of noise be kept in check?

Will the event flow over into the parking lot?

How to monitor the amount of alcohol being served?

How many events could be scheduled in an event season?

D. Jones said that his daughter-in law who took courses in Hotel & Hospitality management would handle the bookings. There would be valet parking available and the trained bartenders

know what signs to watch for if eventers are not handling the alcohol responsibly. D. Jones figured on sixteen weeks that would be possible to handle outside events inside lite tents. Hours of operation can end at 11:00 PM. D. Jones is more than ready to follow the good neighbor policy in the LUO. D. Jones has no objection to working with the neighbors and trying to work out their concerns. S. Harrison is a musician and he spoke of what could be done to limit decibels of sound. Simply stacking hay bales as a back drop cuts the noise.

The Board suggested that D. Jones write up an event proposal contract including rules, policies and regulations, submit it to CEO Therio. S. Harrison made a motion contingent on the contract submitted to the CEO, the approval of the rules that satisfy the issues need to be in writing and submitted to CEO Therio, seconded by J. Kay. Motion passed by a roll call vote, S. Delano-yes, S. Harrison –yes, J. Kay-yes, D. Vermuelen-yes and Chair E. Eudy-yes. Vote of 5.

3. Review meeting minutes of August 26, 2020.

S. Delano made a motion that the Board approves the minutes as read, seconded by J. Kay. Motion passed by a vote of 5.

4. Adjournment: Chair Eudy made a motion to adjourn the meeting at 7:40pm, seconded by S. Delano. Motion passed by unanimous vote.

Respectfully submitted,

Nancy Weser, Scribe

J. Foster made a motion to approve the meeting minutes of September 9 with corrections, seconded by S. Delano. Motion passed by a roll call vote of 5 on September 30, 2020.