

Town of Lincolnville  
Planning Board meeting Minutes  
September 30, 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 available to review at the Town Office.

Members: Elizabeth Eudy, Chair  
Janis Kay  
Dick Vermuelen  
Sandy Delano  
Jay Foster, alternate

Others; CEO Frank Therio  
Nancy Weser, Scribe

Absent: Scott Harrison

Chair Eudy gave approval for Alternate Foster to be able to vote.

2. Commercial Site Plan Review/ New Submission

This meeting is a continuation of the September 9, 2020 meeting. David Jones, Z R Management wants to allow the Black Horse Inn to host weddings, family reunions, retreats and corporate functions to be held there. The Inn is located on map 13 Lot 23 located at 2254 Atlantic Hwy. At that meeting the Board was requesting more information on issues including noise, parking and how management would handle contracts for these events. A motion was made on September 9, and passed that David Jones submit the requested information to the CEO for the next meeting. CEO Therio stated he has not received the contingency information that was requested but that David Jones has altered his application. He would like to increase the parking area to include 90 more parking spaces, 16,000 more impervious surface. No paperwork has been received that CEO Therio has seen. The Board discussed ramifications of this new submission and the abutters responses from the certified letters that the applicant sent out. Chair Eudy read two of them. Alternate Foster made a motion the abutters' letters be submitted for the record, seconded by S. Delano. Motion passed by a roll call vote of 5. J. Foster made a motion that the application addition should be under a new clarification and to submit this new application for the next meeting, seconded by D. Vermuelen. Motion passed by a roll call vote of 5. CEO Therio said, if David Jones doesn't submit what the Board is requiring he won't be on the next agenda. CEO Therio said there needs to be a purchase & sales agreement without David Jones has no legal standing. Changing the application requires a legal standing.

3. Review of Meeting minutes for July 29, 2020 and minutes for September 9, 2020.

J. Foster made a motion to approve the minutes of July 29 at the September 30 meeting, seconded by J. Kay. Only three members were present at the July 29<sup>th</sup> meeting, Janis Kay, Sandy Delano & Jay Foster. The motion passed by the roll call vote of the three, Janis Kay, S. Delano and Jay Foster.

J. Foster made a motion that meeting minutes of September 9 be approved with corrections, seconded by S. Delano. Motion passed by roll call of vote of 5.

Chair Eudy made a motion to adjourn the meeting at 7:45 PM. Motion passed by unanimous vote.

Respectfully submitted,

Nancy Weser, Scribe

S. Delano made a motion to approve the minutes of September 30, 202 as read on October 28, 2020, seconded by J. Kay. Motion passed by a vote of 5.