



- Waiver Submission requirements (10.1) “The goal of this section’s amendments was to create a valid process for waivers, permitting the Board to waive requirements depending on the complexity of the project.”
- Elimination of Section 13/ incorporated in Section 11 and 12.  
Section 11 are standard site designs and layout of the project.  
Section 12 is dedicated to performance standards around the Building and Site Design and the elimination of the Good Neighbor and incorporated portions of Section 13. Goal to improve the building review standards to address the basic concern of the moratorium.
- Section 11
  - a. 11.2.f was added for landscaping in parking lots
  - b. 11.3.1 a base for stormwater design and the system blend the built and natural environment.
  - c. 11.3.7 to ensure that stormwater has adequate treatments systems that remove particulates before they enter surrounding systems.
  - d. 11.9.3 a reference to DEP phosphorus control standards for stormwater runoff.
  - e. 11.16 a tie back statement between 11 & 12 to address neighborhood characteristics.
- Section 12
  - a. A new introductory statement 12.1 “which is a purpose statement of why building and site plan standards are important to Lincolnville and by comprehensive in nature.”
  - b. 12.2 a new section. “Provides a guide for the applicant in how to look at their building design.”
  - c. 12.3&4 “Provide further guidance to the applicant on building orientation, parking lot and building materials, and parking in front is discouraged and would require a waiver for the Board to consider.”
  - d. 12.5 limitation of off-site lighting impacts and identifying lighting that is prohibited.
  - e. 12.6 Vibrations that don’t extend beyond property line.
  - f. 12.7 Odors requirement as 12.6
  - g. 12.8 modification of the buffering and landscaping sections
  - h. 12.9 adds a noise plan based on the use
  - i. 12.12 prohibition of drive through facilities was strengthened
  - j. 12.13 was reorganized slightly
  - k. Final sections were renumbered based on the elimination of Section 13

Discussions amongst the CEO, Board & LUC continued as these bullet points were explained by Matthew Eddy. Mr. Eddy’s handout was more involved than these bullet points, this is a synopsis of what was discussed.

Chair Butler asked if there was any more issues or questions for the LUC or Mr. Eddy. The Board was very agreeable with the revisions thus far. Mr. Eddy will take the suggestions from the Board and make necessary changes.

Chair Butler closed the discussion.

Review of meeting minutes:

E. Brown made a motion to approve the minutes of September 18, 2024 as read, seconded by Vice-Chair S. Delano. Motion passed by a vote of 5, 0 opposed at the October 9, 2024

Planning Board meeting.

Vice-Chair S. Delano made a motion to approve the minutes of September 25, 2024 as read, seconded by J. Kay. Motion passed by a vote of 5, 0 opposed at the October 9, 2024 Planning Board meeting.

Adjournment: Chair Butler made a motion to adjourn the meeting at 7:15 pm, motion passed by unanimous vote.

Respectfully submitted,  
Nancy Weser, Scribe

Vice-Chair Delano made a motion to approve the minutes of October 9, 2024 as read, seconded by Earle Brown. Motion passed by a vote of 4, 0 opposed at the Planning Board meeting of December 11, 2024.