

Town of Lincolnville
Planning Board Meeting Minutes
November 12, 2020
7:00 pm

1. Call to order: The meeting of the Planning Board convened at 7:00 pm. The meeting was held remotely with a video of the meeting available to review at the office.

Members present: Elizabeth Eudy, Chair Others: CEO Therio
 Sandy Delano, Vice-Chair Garo Armen
 Dick Vermeulen Nancy Weser, Scribe
 Janis Kay
 Scott Harrison
 Jay Foster, alternate
 Bill Norfleet, alternate

2. Agenda item: Commercial Site Plan
 Selling of High end firearms & ammunition
 Owner: Garo Armen
 Located: 55 Vancycle Rd
 Map 32 Lot 122
 Ref: Section 18 subsection 7.2.b

Applicant Armen will make the presentation.

Exhibits submitted:

1. Commercial Site Plan Review Application
 - 1b. Project Description
2. List of Abutters
3. Photos of the Site plan
4. Submissions requirements
5. Signed & dated disclaimer
6. Trustees Deed/ Tract A & Tract B
7. Section 18 subsection Section 10.2 General Information
 - 10.3 Existing Conditions
 - 10.4 Proposed Development Activity
8. Financial Letter from J.P. Morgan
9. Map/ diagram of streets, roads and surrounding Map numbers
10. Three aerial photos of the entire acres, buildings and roadway
11. Gartley & Dorskey survey inspection sketch with approval block

Chair Eudy opened the meeting with introductions. Sandy Delano opted not to participate in the voting and the new alternate, Bill Norfleet will review the meeting only. Chair welcomed Garo to present his proposed project.

Mr. Armen gave the Board, a history of the farm, known as Kelmscott. He hasn't run it like a farm more as a benefit for the environment. There are several structures which he would like to designate a showroom room 600 sq. ft. and a 350 sq. ft. safe room. To receive a Firearm Dealers License approval from the Planning Board, abutters and Town are required. This will be a limited firearms shop, selling by appointment only, 11:00 thru 1:00 Saturdays only. Safe guards are in place, alarm, safe, water and lighting systems.

CEO Therio identified 5 items from 7.5b that are required.

1. Building is not residential
2. Secure the 2 rooms with a safe, alarms and locks
3. No firing range with the business
4. Classification is a minor
5. Abutters need to be notified

This was to be a pre-app meeting but if the Board accepts the information submitted in the approval process, the Board can go thru the submissions, Subsection 10.2. A vote for a preliminary meeting must be in place. Chair Eudy asked alternate J. Foster if he wanted to vote, he said yes. J. Kay made a motion to have J. Foster a voting member tonight, seconded by S. Harrison. Motion passed by a vote of 5, 0 opposed.

S. Harrison made a motion that this application be treated as a preliminary application, seconded by J. Kay. Motion passed by a vote of 5, 0 opposed.

* Note: This can't be treated as a home occupation. The designated two rooms are not in the resident's house and the product isn't being manufactured on the premises.

The Board continued by going through each of the submissions 10.2, 10.3 & 10.4. Mr. Armen in his exhibits answered all the questions of the subsections. Having completed and satisfied with the response from the applicant and information submitted, the Board deemed this application complete contingent on the abutters letters and any responses from the abutters. J. Foster made a motion that the Board finds the preliminary submissions as complete with dated receipt certified abutter letters, seconded by S. Harrison. Motion passed by a vote 5, 0 opposed.

J. Foster suggested to Mr. Armen if he receives any hazard information from the ATF, please submit the information to the CEO. CEO Therio said he would be in touch with Mr. Armen.

J. Foster made a motion to adjourn the meeting at 7:45pm seconded by Chair Eudy. Motion passed by a vote of 6, 0 opposed.

Respectfully submitted,

Nancy Weser, Scribe

S. Delano made a motion to approve the minutes of November 12, 2020 on November 25 with a correction on line 44 and misspelling of Dick Vermeulen's name, seconded by J. Foster. Motion passed by a vote of 5, no opposed.