

Town of Lincolnville  
Planning Board Meeting Minutes  
November 24, 2021  
7:00 PM

1. Call to order: The meeting of the Planning Board convened at 7:00 pm in the Selectmen's Room at the Town Office. These minutes are a summary of the Board's discussions. A video of the meeting is available at the Town Office as well as the option to watch the meeting on Channel 22.

Members present: ◇ Elizabeth Eudy, Chair                      Others: Michael Timchak  
                                 ◇ Sandy Delano, Vice-Chair                      CEO Frank Therio  
                                 ◇ Dick Vermeulen    Nancy Weser, Scribe  
                                 ◇ Bill Norfleet, alternate

Absent: Janis Kay  
             Scott Harrison  
             Jay Foster, alternate

Chair Eudy opened the meeting by welcoming all who were watching and introducing the Planning Board members. Chair asked for board approval that alternate, Bill Norfleet be a voting member for the meeting. Board agreed.

2. Agenda: Commercial Site Plan  
Owner Michael Timchak of Windsor Chair, is requesting for review, adding an additional storage room between the table shop and the chair shop concluding with widening the existing hallway.

Exhibits:

- a. Land Use Application (a & b)
- b. Floor diagram of the proposed storage room
- c. side elevation of the new storage between the two shops and doorway
- d. View of the finished exterior side of new storage room
- e. Commercial Site Plan application
- f. Map 016- Lot 012 with photo of location 2596 Atlantic Hwy
- g. Submission Requirements

Reference: Section 18, section 2.1 Activities Requiring Site Plan Review

Michael Timchak informed the Board why this storage was needed. A new employee needs to work the area which has been the existing storage space. Windsor Chair needs the expansion. Chair Eudy suggested the Board go through the Standards and Criteria. M. Timchak stated there will be no new foundation work, no outside lighting, ceiling height at the highest will be 12 feet, 4 interior lights are planned, room will not be usable to the public, fees haven't been paid, need

to get an electrical permit for interior light work and the outside of building will match the existing business buildings.

Chair asked made a motion for the Board to go through the Standards and Criteria, seconded by Vice-chair Delano. Motion passed by a vote of 4, 0 opposed.

Board went through the standards;

- 11.1 Utilization of the State- No change no impact
- 11.2 Traffic Access and Parking- No change
- 11.3 Storm Water Management- No difference, no impact
- 11.4 Erosion Control- No impact
- 11.5 Water Supply- no water to be included in the plan
- 11.6 Sewage/Wastewater disposal- no sewage
- 11.7 Utilities- an electrical permit is required
- 11.8 Natural Features- no changes
- 11.9 Groundwater Protection- No Change
- 11.10 Hazardous, Special, & Radioactive Materials- No Materials
- 11.11 Shoreland Relationship –Non-applicable
- 11.12 Solid Waste Management –None
- 11.13 Historic and Archaeological Resources- Non-applicable
- 11.14 Floodplain Management- Non-applicable
- 11.15 General Fire Protection Provisions- existing sprinkler system
- 12.1 Exterior Lighting- No impact
- 12.2 Buffering- No impact
- 12.3 Noise- No impact
- 13 Design Standards
  - 13.1 Landscaping- none planned in design
  - 13.2 Business signs- present existing signs in place- no new planned
  - 13.3 Roadside and parking Lot Buffers- none needed
  - 13.4 Site Considerations- No
  - 13.5 Canopies and Drive-Through Facilities- No
  - 13.6 View Protection- No
  - 13.7 Ridgeline Protection- None
  - 13.8 Hillside Development – None
  - 13.9 Shoreland Development- None

Vice-Chair Delano made a motion that the application request meets the Standards and Criteria in Section 18, section 11, 12 & 13 and the Board approves the application, seconded by D. Vermeulen. Motion passed by a vote 4, 0 opposed.

### 3. Review of Minutes- October 27, 2021

D. Vermeulen made a motion to approve the minutes of October 27, 2021, seconded by Vice-Chair Delano. Motion passed by a vote of 3, 0 opposed at the November 24, 2021 Planning Board meeting.

### 4. CEO Therio added two items that the Board will be addressing in the future.

- 1. Commercial Site that was approved as a dentist office. Property was sold, presently being leased by RSU. New Owner not aware that this is a new change of use. Ignorance of the

process might produce a hefty fee. Could be a judgement call to waive the fee.

2. October 18, the State introduced new laws concerning the many solar farms that are being added across the State. PB will need to know the new law.

5. Adjournment: Vice-chair made a motion to adjourn the meeting at 8:20pm, seconded by Bill Norfleet. Motion passed by a vote of 4, 0 opposed.

Respectfully submitted,  
Nancy Weser, Scribe

D. Vermeulen made a motion to approve the minutes of November 24, 2021 with the addition on line 38, (Section 18 Subsection 2.1, Activities requiring Site Plan Review), seconded by B. Norfleet. Motion passed by a vote of 4, 0 opposed on December 29, 2021.