

Town of Lincolnville

December 16, 2024

4:00 pm

Land Use Committee meeting with an invitation for the Planning Board to be present.

Planning Board members present: Chair Dick Butler

Dick Vermeulen

Janis Kay

Andrew Shapiro, alternate

CEO Frank Therio

Absent: Vice-Chair Sandy Delano

Earle Brown (LUC member for the meeting)

Minutes submitted by Nancy Weser, Scribe

Reference: Section 18 Commercial Site Plan Review Ordinance

Town of Lincolnville Moratorium Ordinance

Land Use Committee Charge following enactment of Moratorium Ordinance

Highlighted, draft, clean version site plan (LUC copy)

Planning Board Minutes of October 29

Letter to David Kinney from PB Chair Butler

Vice-Chair Richard McLaughlin opened the LUC meeting at 4:00 pm. The Vice-Chair stated this was to be an informational meeting only. The LUC had received the Planning Board Minutes of October 29, the workshop minutes concerning the LUC's proposed changes to Section 18 of the Land Use Ordinances. Matt Eddy contractor for the committee, had questions on how the CEO and the Board came to the corrections, additions and deletions of the LUC's development of the proposed changes thus far. CEO Therio stated the mission of the Planning Board and his duty is to protect the Town. CEO Therio was under the impression as well as Chair Butler and the Board that the duty of the LUC was to "assist the Select Board as set forth more fully with the preparation of the land use ordinance amendments to address the issues that necessitated the Moratorium", and not to alter the existing LUO. The mission for the LUC was to find the right verbiage to discourage any big box or franchise big box stores from making application as a major non-residential development project in the Town of Lincolnville. CEO Therio stressed it wasn't to make it more difficult for an Applicant or the Board in the application process. Matt Eddy stressed the verbiage in the LUO must be strong enough to withstand a court case. Chair Butler had sent to David Kinney a letter which included his suggestions on other options for discouraging projects over 6,000 sq. feet (subjective). Chair Butler added "the approach could be easier and more practical solution than doing a complete overhaul of the LUO." There was discussion from both committees on the legality on what was being proposed. The will of both committees is further meetings would be necessary. At 5:30, CEO Therio, PB members left the meeting and the Scribe as well. The LUC committee continued.

Respectfully submitted,

Nancy Weser

Chair Dick Butler made a motion to approve the meeting minutes of December 16, 2024, seconded by Dick Vermeulen. Motion passed by a vote of 3, 0 opposed at the February 12, 2025 Planning Board Meeting.