

Town of Lincolnville
Planning Board Meeting Minutes
September 13, 2023
7:00 PM

1. Call to order: The meeting of the Planning Board convened at 7:00 pm in the Selectmen's Room of the Town Office. These minutes are a summary of the Board's discussions. Video was not available only the audio of the meeting is available at the Town Office.

Members present: ◇ Dick Butler, Chair Others: Gretchen Richards
 ◇ Sandy Delano, Vice Chair Sam Lanning
 ◇ Dick Vermeulen CEO Frank Therio
 ◇ Janis Kay Nancy Weser, Scribe
 ◇ Bill Norfleet, alternate

Absent: ◇ Earl Brown

Chair Butler called the meeting to order at 7:00 pm, appointing B. Norfleet as a voting Member for the meeting. Thus a quorum has been met.

Agenda 1. Commercial Site Plan

Owners: Richards Boys LLC

Location: 175 Main St.

Map 4 Lot 52

Presenting: Gretchen Richards

Reference: Lincolnville Commercial Site Plan Ordinance: Section 18 subsections 18 Amendments

Exhibits: 1. Application

2. Letter to CEO, explaining the change of use
3. Submission requirements
4. Interior map of floor plan
5. Application for Electrical permit (dated 08/12/22)
6. Subsurface wastewater Disposal System Application (dated 11-04-22)
7. Plat Plan
8. Plat Plan that was approved on 12/11/13
9. Response to LUO Submission Requirements 10.5 thru 13.4

G. Richards stated no external changes are planned. Richard Boys LLC has submitted two other applications which have been approved by the Board. Due to lack of reasonable housing for their staff, a 2 bedroom 1 bath is needed to aid in the continuance of the business. The Disposal System application was approved with plans for a two bedroom and one bath on 11/04/22.

CEO Therio informed the Board what DOT requires for Safety Standards. Previously the Board didn't have an issue with the nature of the business, it's a large lot which doesn't

require residential approval. This is a minor change. CEO Therio has looked over the sight and asked the Board to look through the standards if necessary.

Section 18.1.Procedure, page 75

“The Board shall determine if the proposed revision or amendment to the previously approved plan would have no materially significant effect on the standards outlined in Sections 11, 12 and 13 of the Commercial Site Plan Review Ordinance.”

Chair Butler asked for a motion to approve the application. S. Delano made a motion to approve the amendment of the change of use only, the application meets the requirements of 11,12 and 13 of the standards, set forth in Section 18 and 18.1.1, seconded by J. Kay. Motion passed by a vote of 5, 0 opposed.

2. Agenda: Commercial site Plan

Owner: Sam Lanning DBA Lincolnville Storage LLC

Location of project: 539 Slab City Rd

Map 31 Lot 3

Presenting: Sam Lanning

Reference: Section 18, Subsection 18 amendments

Exhibits: 1. Application/ Commercial Site Plan Review

2. Submission Requirements

3. Site Plan diagram

a. pg. 1 Proposed limits of excavation

b. pg. 2 Surface water & drainage plan

c. pg. 3 Additional Notes/ Planning Board signatures for site plan

4. Spec sheet from Peak Steel Buildings

a. Sheet A1 Roof Sheeting and Trim

b. Sheet A2 Endwall Framing Frame & Sheeting & Trim/ Line 1 & 37

c. Sheet A3 Sidewall Framing & Trim Frame/ Line G

Sheet A4 Sidewall Sheeting & Frame/Line A

d. Spec sheet for LED Wall Luminaire

e. Photo of existing storage building

S. Lanning explained to the Board the proposed project.

CEO Therio stated from the submitted exhibits there is no Topo on the map and if approved there will be 6,000 more square feet of impervious surface added to the existing building which will bring the impervious surface to 8,000 sq. ft. CEO Therio stated using Gartley & Dorsky’s equation of water runoff, 1 inch of rain could yield 5,232 gallons of water. CEO Therio continued by saying the topo needs to have 2 ft. intervals.

Board’s discussion referred to page 60 10.4 L. “Storm water calculations, erosion and sedimentation control measures, and water quality and/or phosphorous export management provision, if the project requires a storm water permit from the Maine Department of Environmental Protection or the Planning Board determines that such information is necessary based upon the scale of the project or the existing conditions in the vicinity of the project.” The Board stated this project was overwhelming.

Chair Butler pointed out this proposed project needs the Abutters to be informed. S. Delano made a motion to have notices sent to all the Abutters that might be effected by this proposed project, seconded by J. Kay. Motion passed by a vote of 5, 0 opposed.

S. Lanning’s exhibit d. LED Wall Luminaire weren’t designed to be down shielded.

S. Lanning told the Board there is a security alarm (computerized) no external alarms. The Board determined S. Lanning will need to add to the exhibits:

1. Notice to Abutters
2. MDEP report on the water management
3. New type of down shielding lighting
4. New Plat Plan with the added topo

Next meeting on this application will be October 11.

Review of Meeting Minutes for May 31, 2023

S. Delano made a motion to approve the meeting minutes of May 31, 2023, seconded by D.Vermeulen. Motion passed by a vote of 4, 0 opposed at the September 13, 2023 Planning Board meeting.

Election of Officers:

After much discussions the Board decided to have the slate of officers and members remain the same. J. Kay made a motion to have Chair Butler remain the Chair and S. Delano as Vice-Chair, seconded by D. Vermeulen. Motion passed by a vote of 3, 0 opposed.

Adjournment: S. Delano made a motion to adjourn the meeting at 8:05 pm seconded by D.Vermeulen. Motion passed unanimously.

Respectfully submitted,

Nancy Weser, Planning Board Scribe

S. Delano made a motion to approve the meeting minutes of September 13, 2023, seconded by D. Vermeulen. Motion passed by a vote of 4, 0 opposed at the September 27, 2023 Planning Board meeting.