

Town of Lincolnville
Planning Board Meeting Minutes
July 10, 2019
7:00 pm

1. Call to order:

The meeting of the Planning Board convened at 7:00pm. These are minutes are a summary of the Board's discussions. A video of this meeting is available at the Town Office.

Members present: ◇ Chair Dorothy Havey
◇ Scott Harrison
◇ Sandy Delano
◇ Jay Foster, alternate

Others: Michael Sabatini, Landmark Corporation, Mary Jane Schoette, CEO Frank Therio, Nancy Weser, PB Clerk

Absent Members: Michael Cummons
Janis Kay
Barb Biscone, alternate

2. Agenda item:

Commercial Site Plan Review for 2574 Atlantic Hwy
Map 16 Lot 88
Reference Section: 18.1

Chair Havey opened the meeting welcoming everyone and adding that alternate, Jay Foster as a voting member for this meeting. Michael Sabatini spoke on behalf of Mary Jane Schoette. He submitted a flat map for each member to review. In the notes, M. Sabatini stated no improvements are proposed; parking, water & sewer, utilities and buildings. Drainage is established, culvert under Rt.1. The existing siph will be repurposed. A discussion on the reason for the entire process for this commercial site plan review for 2574 Atlantic Hwy was brought up by J. Foster. J. Foster reminded the Board that 2.2.1 was established for just this reason. It's a change of use, but what is the difference between an Art Gallery and an Interior Designer with staged furnishing to market the style and design of the business? J. Foster continued by reading from the town attorney, S. Daggett's letter on her interpretation on 2.2.1. J. Foster said this was created to assist applicants seeking commercial site plan (change of use) by eliminating the added financial expenses, the time factor, and going over redundancy by the planning board meetings. If 2.2.1 is not going to be used, why is it still in the LUO? CEO Therio said the Art Gallery is under a Home Occupation permit, M. Schoette needs the approval of the Board for commercial use. CEO Therio suggested to J. Foster to call the Town Attorney and explain his interpretation of the 2.2.1 or for the Board to collectively write a statement that after review of all the exhibits submitted, Board approves the change of use. Mary Jane Schoette requires for her paperwork and to satisfy the loan institution stating 2574 is now a commercial site. Chair Havey was required by the LUO to continue the meeting by going through Section 10: Submission Requirements. Having reviewed Section 10 with no changes the next procedure was the notification of the abutters, schedule the next meeting

August 14, for the Finding of Facts. Chair Havey asked if there was any questions, or items missing in the application. S. Harrison made a motion that the submissions are complete, seconded by S. Delano. Motion passed by a vote of 4.

3. Election of Officers was tabled.

4. Meeting Minutes of May 29 and June 4 were tabled.

5. Adjournment: S. Harrison made a motion to adjourn at 7:45pm, seconded by S. Delano. Motion passed by vote of 4.

Respectfully submitted,
Nancy Weser, Planning Clerk