

.LINCOLNVILLE PLANNING BOARD
MINUTES of MEETING
April 8, 2105

The Town of Lincolnville Planning Board convened on Wednesday, April 8, 2015, at 7pm.

PRESENT: Lois Lyman, Chair; Members Scott Harrison, Ronald Moran and Dorothy Lanphear; and CEO Frank Therio

ABSENT: Vice Chair Shane Laprade and Alternate Member Jay Foster

Consideration of the Minutes was deferred until later in the meeting.

1. SHORELAND: Replacement of a Non-conforming Structure

Eugene and Carlyn Ernest: Map 6 Lot 26: 85 Richards Road: Coleman Pond

All four members present this evening had attended the Site Walk at the Ernest's camp earlier in the afternoon.

Mr. Ernest explained that they want to convert their seasonal camp to a year-round building for use by their family. The current camp sits on cinder blocks and has no running water; the Ernests will drill a well and a new septic system will replace the current privy. After taking into consideration the setback from the Pond, wet areas, and the location of neighboring wells, Site Evaluator James Marple identified the one place on the lot that was suitable for the septic field; a design has been submitted for approval. To minimize tree removal, save an old large fir tree, and to minimize overall soil disturbance the Applicants are proposing to relocate their new camp on a slab further back from the Pond by 6' to a distance of 54'. The only new impervious surface will be from the proposed expansion of the footprint of the camp, and because the lot is fairly flat in this area, and because stormwater can move under the slab, there should be no increased possibility of erosion resulting from the expansion.

The Ernests submitted a thorough packet of information in support of their request, and Mr. Ernest presented a detailed explanation of how the proposal falls within the square foot and volume limits on expansion within the Shoreland Zone. The results of his calculations, were checked for accuracy by the CEO, are: The proposed replacement at 638SF is 37SF less than the maximum allowed, and the proposed replacement at 6380CF is 15.28CF less than the maximum allowed.

The Board agreed that the presentation shows that the Applicants have relocated the new building as far from the water as practical and minimized disturbance as much as possible.

MOTION by Mr. Harrison seconded by Mr. Moran to approve the Application as submitted.
VOTE: 4-0-0

2. MINUTES:

February 11, 2015: Only a partial set of Minutes was available for review:

MOTION by Ms. Lyman seconded by Mr. Harrison to approve the part of the Minutes that pertain to the Flood Plain Ordinance.

VOTE: 4-0-0

3. PROPOSED ORDINANCE AMENDMENTS:

The Board held a workshop earlier in the year at which they discussed finalizing amendments that have been discussed on several occasions:

- Amending the Site Plan Ordinance to clarify when "Expedited Review" of changes in use is permitted
- Amend the Table of Land Uses to permit the CEO to review and approve Shoreland Applications for projects outside the 100' setback. The Board originally wanted to be able to revoke this permission if they had concerns about its implementation, but Attorney Daggett was of the opinion that this would not be the legal purview of the Board. If the permission was granted by the Town it must be revoked by the Town.
- Clarify the maximum height of a structure in the General District and how this should be measured
- "Housekeeping" changes to the Subdivision Ordinance
- Remove the Access Management Section

The plan is to send these amendments to the Selectmen after a Public Hearing by the Planning Board and have them ready for the June Warrant.

4. TRAINING OPPORTUNITIES:

The Maine Municipal Association is holding a training workshop for Planning Board and Appeals Board members in Waldoboro in April. Ms. Lyman recommended that all new members should attend.

There being no further business before the Board they adjourned at 7:50pm.

Respectfully Submitted,

Jeanne Hollingsworth,
Recording Secretary