

LINCOLNVILLE PLANNING BOARD
MINUTES of SITE WALK
January 26, 2016

The Town of Lincolnville Planning Board convened a Site Walk on Tuesday January 26, 2016, at 4pm at the cottage belonging to Jane Monhart at 64 Norton Pond Road on Norton Pond. The Monhart's have submitted a Shoreland Application to demolish their camp and rebuild a new cottage that will be reviewed on Wednesday, January 27, 2016.

PRESENT: Chair Ronald Moran, Member John Ianelli, Alternate Members Jay Foster and Mark Thurlow; and Property owner Jane Monhart and her representative Will Gartley of Gartley and Dorsky Engineering and Surveying

ABSENT: Members Robert Bickford, Scott Harrison, and Dorothy Havey; and CEO Frank Therio

Will Gartley explained that Ms. Monhart is planning to demolish the older camp, which is not on a foundation and is in need of much repair. They will relocate the replacement structure on a frost wall away from the water by about 10' bringing it out of the flood plain as well as back from the water taking advantage of the 30% expansion credits to enlarge the building. The replacement will also be brought within the northern side-setback where the current building is non-conforming – all this will make the new building less non-conforming.

The lot slopes steadily upward from the water toward the road with only one small level area between the well and the road. The septic tank is inside the southern property line about mid-way up the lot – the septic line runs up the property line under the road to the field. The road-side face of the proposed building will be located behind an existing stone wall which will be removed, as will two large clumps of cedars behind the wall -- no other trees will be disturbed. If they find ledge while excavating for the foundation they will follow the grade and will not blast.

The new building will be 4 ½' higher in elevation than the existing, with the front foundation of the house about six feet taller than the rear. This permits a usable crawl space under the front portion of the camp that can be used for storage (just as there is with the existing camp.)

There is an existing storage shed at the top of the lot at the property line near the road. That shed will stay in place.

The existing walkway will be relocated to provide better access.

There being no further business before the Board they adjourned at 4:15pm.

Respectfully Submitted,

Jeanne Hollingsworth, Recording Secretary