

LINCOLNVILLE PLANNING BOARD
MINUTES of MEETING
October 14, 2105

The Town of Lincolnville Planning Board convened a Site Walk on Wednesday, October 14, 2015, at 5pm at the cottage belonging to Tom and Nancy Ford on Billings Point Road on Norton Pond. The Fords have a Shoreland Application to demolish and rebuild a new cottage that will be reviewed later this evening.

PRESENT: Chair Ronald Moran, Member Scott Harrison, Alternate Member Jay Foster and property owner Tom Ford

ABSENT: Members Dorothy Havey and John Ianelli; and CEO Frank Therio

Mr. Ford showed the members the marked property lines (50' along the shore and 100' deep more or less). The cottage is 32' from the shoreline at both shore side corners. Although it will be wider than the current deck by 4' the proposed deck/porch will come no closer to the Pond. The current cottage sits well within the 15' setback on one side and is conforming on the other. The Fords plan to shift the new cottage away from the non-conforming side while still staying 15' away on the other. The outlines of the proposed new deck and cottage were flagged which helped in seeing the difference in the proposed footprint from the current.

The original portion of the cottage was probably built in the 1930's with an addition thought to have been added in the 1960's. The Fords are certain that no other expansions have been added since the Land Use Ordinance was adopted, and the character and condition of the addition lend credence to that belief. The cottage sits on posts many of which have rotted in the ground leaving the remainder of the post suspended in air and the cottage poorly supported. Builders recommend a full foundation when there is marine clay soil on the building site and that is the case here. Mr. Ford used the fairly new foundation at the rebuilt cottage next door as an example of what they intend to do. The deck on the Ford's proposed cottage is to be supported on posts and pads as is the cottage next door. This will keep the actual foundation further from the pond.

One unhealthy maple and two black spruce will be removed -- including the stumps - because they will be in the way of the foundation. Mr. Ford is aware of the rules that require replanting.

The approved subsurface wastewater system (SSWS) is a chamber design which is located between the cottage and the road. The distance between the proposed cottage and the current one will be five feet closer to the fill slope of the SSWS. A foundation dug much closer to the fill slope could cause problems with the system. In addition there would have to be more soil disturbance to build a foundation wall at the resulting depth.

The roof will be low pitched but the slope of the lot in the area where the cottage would be built is fairly even. Storm water coming down hill from the road should now be directed around the foundation rather than under the cottage toward the pond.

There being no further business before the Board they adjourned at 5:30pm.

Respectfully Submitted,
Jeanne Hollingsworth, Recording Secretary