

**Town of Lincolnville
Planning Board Meeting Minutes
February 28, 2018**

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6 1. Call to Order: The meeting of the Planning Board convened at 7:00 pm. These minutes are a
7 Summary of the Board's discussions. A video recording of this meeting is available at the
8 Town Office.

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10 Members present: ◇ Chair, Dorothy Havey Others: Bryan Austin, 2A
11 ◇ Scott Harrison Architects, LLC
12 ◇ Sandy Delano CEO Frank Therio
13 ◇ Janis Kay Nancy Weser, PBClerk
14 ◇ Michael Cummons
15 Absent: Jay Foster, Alternate
16 Barb Biscone, Alternate
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20 2. The Chair opened the meeting by asking who is representing the Applicant. B. Austin, the
21 Architect for the addition was present to do the presentation for the owner, Doug Clayton. A
22 Letter was submitted authorizing B. Austin to speak on his behalf. Exhibits for Board to
23 review

24 were also submitted.

- 25 1. Sketch Plan of Clayton Cottage
26 2. Page A1.0 Cover & Architectural Site Plan
27 3. Page A1.1 Proposed Floor Plan
28 4. Page A1.2 Proposed Elevations
29 5. Page A1.3 As-Built Floor Plan & Elevations
30 Gartley & Dorsky Engineering & Surveying submitted (Flood elevation) elements in these
31 Submissions.
32 Bryan Austin, 2A Architects, LLC produced the Architectural Site Plan
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34 The Agenda item is for an addition to a camp at 46 Sixth Ave.

35 Map 8, Lot 24 in the Shoreland Zone.

36 The Board will be addressing LUO Section 12A, B and C.1.A for this request.
37 CEO Therio in researching the history of this cottage, discovered that an illegal deck was
38 still in existence, no permits on record and no payment for fee was listed. The cottage is not in
39 a Flood Plain but the deck is an issue. Having discovered this error CEO Therio asked the
40 Town Manager and the Town Attorney how this should be rectified. It was advised, keep the
41 deck in safe and maintained condition but NO modifications should ever be completed. The
42 deck stays forever the way it is. Future transfers are going to be recorded on the history of this
43 deck. The Board asked questions about the volume, B. Austin stated that the roof is where
44 most of the change is going to be altered. The owner would like to make the place" more
45 cottagery." There was discussion on the new side steps off the new deck. The sketch plan has
46 them at 6 Feet. The Board said no they need to stay at 4 Feet. It was noted that no contractor

47 Bids were present at this time. There will be no frost wall. This will be a seasonal cottage.
48 Scott Harrison made a motion that we the Board accept the addition plan presented with a
49 contingent that the 4 foot steps be written on the Flat plan and that the illegal deck have no
50 further modifications suggested by advice of counsel. M Cummons opposed giving approval to
51 the illegal deck. M. Cummons felt this could be challenged. The motion was seconded by S.
52 Delano and the vote was 4 yes 1 no. Chair Havey thanked B. Austin for his presentation.

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54 No review of minutes was scheduled

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56 Other Business:
57 Instructional training on the Shoreland Ordinance 2015 was tabled.

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59 M. Cummons made a motion to move to adjourn at 7:40 seconded by S. Delano.

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63 Respectfully submitted,

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65 Nancy Weser, Planning Board Clerk

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