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**Town of Lincolnville  
Planning Board Meeting Minutes  
May 30, 2018**

10 1. Call to order: The meeting of the Planning Board convened at 7:00 pm. These Minutes are a  
11 summary of the Board's discussions. A video recording of this meeting is available at the  
12 Town Office.

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Members Presents:	◇ Chair, Dorothy Havey	Others: Kristian Burgess, Burgess &
	◇ Michael Cummons	Burgess Construction, LLC.
	◇ Scott Harrison	Tandra Cadigan
	◇ Janis Kay	CEO, Frank Therio
	◇ Jay Foster, Alternate	Nancy Weser, PB Clerk

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Absent: Barb Biscone, Alternate  
Sandy Delano

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2. Agenda: Shoreland Zone

Tandra Cadigan  
Map 6 Lot 64  
Scoppa RD (Coleman Pond)

References from LUO: 12 C.1, 12.C.a & 12.C 3

Re: demolish existing camp and rebuild under the 30% rule.

Exhibits Presented:

1. A notarized letter from T. Cadigan giving permission for Kristian Burgess, Burgess & Burgess Construction to speak on behalf of T. Cadigan.
2. Land Use Application
3. Surveyors map of the property illustrated by Surveyor Michael Cummons
4. Subsurface Wastewater Disposal System Application submitted by James Marple, Site Evaluator.
5. Proposed interior design diagram
6. Proposed exterior design with calculation for the 30% rule
  - a. Allowable expansion@ 30%
  - b. Allowable expansion of sq. ft. @ 30% rule
  - c. Proposed added screen porch
7. Diagram with measurements of exterior of building with support for screening
8. Layout of property from water's edge outline with blue lines, the original road & red inked outline of proposed added structures.

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Chair Havey opened the meeting asking the Board to allow Alternate Foster to be a voting Member for the meeting. M. Cummons asked to be recused from the finally vote due to a conflict of interest. Chair Havey asked K. Burgess to address the Board and explain why this camp needs to be demolished and what restrictions are placed on the proposed changes. CEO Therio stated the septic system will be concrete chambered state approved design located under the driveway. The Board learned that the existing camp has a 2 foot drop from water edge.

47 Exhibit 6. illustrated to the Board what calculation are in place to satisfy the LUO Section 12.1  
48 C. The proposed screen porch doesn't constitutes added volume in the 30% rule for this  
49 project. As the surveyor of this property, M. Cummons stated that the site is how K. Burgess  
50 describes it. No trees will be removed. Chair Havey asked the Board to entertain a motion that  
51 the Board approve this application. S. Harrison made a motion to accept that the Board  
52 approves this application on the contingency that the CEO Therio do on-site inspections on the  
53 Septic System and silt fencing on site. Motion seconded by J. Kay. J. Foster would see like  
54 this new camp to be moved back as far as possible and questioned if moving back with this  
55 contingency on the SS system, alter the Board's decision. CEO Therio stated that the Town's  
56 only concern is the Septic System is one that is approved by the State. Chair Havey asked if  
57 there was any further discussion, if not the Board voted. Motion passed by a majority vote of 4.  
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60 Review of Minutes:

61 April 11, 2018 still need to be reviewed.

62 April 25, 2018 were reviewed. S. Harrison made a motion the Board accept the minutes as  
63 read, seconded by M. Cummons. Chair Havey asked if there was any discussion on the  
64 minutes. With no discussion the Chair asked, all those in favor of accepting the minutes of  
65 4/25/18. Minutes passed by majority vote of 5.  
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67 The Chair suggested to the Board about attending the MMA meeting being held Nov. 29, 2018 at  
68 Point Lookout in Northport.

69 CEO Therio informed the Board that the application for James & Christine Pierce which was  
70 approved on April 11, 2018 will now have to go to the Board of Appeals. At the time of the  
71 approval Resource Protection was being demonstrated one way, but the text was up for debate.  
72 The Town Attorney didn't agree with the recommendation as result a debate between the CEO  
73 and Attorney have ensued.

74 The Board agreed that any new or revision changes in the LUO should include the Planning  
75 Board. It was suggested that a new committee might be needed to clarify the new Shoreland  
76 Zoning Ordinances.

77 Involvement of the Board will see the problems first, a meeting with the Town Manager by the  
78 Chair Havey & J. Foster,( who was on the original committee of the LUO) need to have a  
79 discussion in going further on this issue.  
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81 M. Cummons made a motion to adjourn the meeting, seconded by S. Harrison. Meeting  
82 adjourned at 7:50 pm.  
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86 Respectfully submitted,  
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89 Nancy Weser, Planning Board Clerk