

Town of Lincolnville
Planning Board Meeting Minutes
October 9, 2019
7:00 pm

1. Call to order:

The meeting of the Planning Board convened at 7:00 pm. These minutes are a summary of the Board's discussions. A video of this meeting is available at the Town Office.

Members present: ◇ Chair, Michael Cummons
 ◇ Dorothy Havey
 ◇ Sandy Delano
 ◇ Scott Harrison
 ◇ Janis Kay
 ◇ Jay Foster, alternate

Others: Greg Imus, Mollie McKellar
CEO Frank Therio, PB Clerk Nancy
Weser

Absent: ◇ Barb Biscone, alternate

2. a. Agenda: Shoreland Camp expansion:

Owner: Greg Imus
Location: 11 N. Third Ave.
Map 9 Lot 99
Reference: 12.C.1

Exhibits: Land Use Application [# 1714 A]

Personally designed architectural drawings

1. Measurements of Lot, existing camp sheds, leach field, driveway and feet from Pitcher Pond.
2. 4 sides of roof line & height, and existing floor plan measurements.
3. New proposed design of roof line and heights and the new proposed floor plan.

CEO Therio explained to the Board that the proposed plan for the application is to close in the deck areas which will add volume, this is not working on the 30% rule. The proposed expansion doesn't add any more to the existing foot print. CEO Therio and G. Imus calculated the numbers from the 25 foot setback to determine the height the roof line and square footage of the camp. CEO Therio reminded the Board, the Town voted on the new Ordinance. Working with volume the setback footage gives the height of the roof allowed and the square footage of the existing structure, this allows the volume that can be permitted. G. Imus pointed out through his Exhibit designs how the proposed plan with the correct numbers were achieved.

Chair Cummons asked if there was any questions. S. Harrison made a motion that the Board accepts the application from the information submitted from Map 9 Lot 99. Motion passed by a vote of 5.

2. b. Remodel and change roof line

Owner: Mollie McKellar
Location: 100 First Ave.

Map 10 Lot 40/41
Reference: Section 12.C.1

Exhibits: Land Use Application [#1702]

Architectural Designs from Silverio Architecture & Design

1. Site Sketch; non-conforming structures square footage, existing & proposed
2. Floor plan
3. Elevation drawings on all four sides
4. Proposed is the old fashion interior design
5. Proposed elevation designs

M. McKellar explained the existing design has a section of the roof line that is A line which cuts out the inside precious volume of the camp. Working with Silverio Co. and going over the calculations with CEO Therio, the design was achieved. The proposed roof change which doesn't alter the foot print gives the interior a bathroom space. Future plans are to make the camp year round but at present water comes from the lake through a filter system. James Marple designed the system. New septic design has been approved. Greeley Construction will be doing the construction work.

Chair Cummons asked if there was any questions, if no questions, looking for a motion that the application meets the criteria of 12.C. D. Havey made a motion that the Board accepts the application from the information and exhibits that were submitted, seconded by S. Harrison. Motion passed by a vote of 6.

Review of Minutes: D. Havey made a motion that the Board accepts the minutes as written with 2 corrections, seconded by S. Delano. Motion passed by a vote of 5 on October 9, 2019.

A discussion continued after the video was stopped on the 2.1. Conclusion of the discussion is the need to use new wording to define this topic and to ask the Town Attorney to finalize this by creating the right terminology, something full proof for her to go to court if necessary. The Board could have a special meeting to collectively find the language that will make this 2.1 usable for the LUO and to be used with a clear conscious for a Board approval on a minor, Commercial Site Plan Review, if that is an option for the applicant or the information being submitted falls within the requirements of 2.1.

Adjournment: J. Kay made a motion to adjourn the meeting at 7:50, seconded by S. Harrison. Motion passed by a vote of 5.

Respectfully submitted,

Nancy Weser, PB Clerk

D. Havey made a motion to approve the minutes of October 9, 2019, after line 36-38 was reworded and Weser was added to the names present, seconded by M. Cummons. Motion passed by a vote of 3 at the November 13, 2019 meeting.