

**Town of Lincolnville
Planning Board Minutes
April 25, 2018**

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 recording of this meeting is available at the Town Office.

Members Present: ◇ Sandy Delano
 ◇ Scott Harrison
 ◇ Janis Kay
 ◇ Michael Cummons

Others: Alexander Cohen
 Nancy Weser, PB Clerk
 CEO Frank Therio

Absent: ◇ Chair, Dorothy Havey
 ◇ Jay Foster, alternate
 ◇ Barb Biscone

2. Agenda: Shoreland Zone:
 Alexander & Kathryn Cohen
 Map 2 Lot 6: 173 Marriners Drive

RE: Non-Conforming structure adding (2) dormers and a deck under the 30% rule.
References: Section 12.C.1 & 12.C.1.a & 12.C.3

- Exhibits: 1. Application
- a. Site Plan
 - 2. Calculations on the amount which is available to add a proposed deck under the 30% rule & 2 dormers.
 - 3. Scholz & Barclay Architecture rendering of the proposed interior project with volume calculations.
 - 4. Town map (2) of placement of camp Lot 6 on Norton Pond.

Acting as Chair, M. Cummons opened the meeting at 7:00 pm. Alexander C. introduced Himself and explained to the Board that his 50 year old camp is sinking into the ground. He would like to lift the camp up and place concrete type pads under the camp to gain better support. Once lifted than a 7'x 29' open deck could be added. Adding 2 proposed dormers on the inside will give the small camp a more modern updated look without changing the foot print of the camp. CEO Therio, than stated that this was very straight forward application. The Board could only approve the camp be lifted 3 feet and because of an open deck the volume doesn't change. The calculations for the 30% rule gives the camp the possibility to add the dormers. CEO Therio checked back in the Town's files and nothing was recorded for this camp before 1989 or after. Chair Cummons asked was there any questions from the Board. J. Kay

then made a motion to vote to approve this application as presented, S. Harrison seconded it. The Board approved the application by a vote of 4.

Update: CEO Therio told the Board that the Approval of the James & Christine Pierce project at the April 11, 2018 meeting is null and void. The Pierces now will have to pursue this with the Appeals Board. Chair Cummons asked if the applicant had been notified and what will happen at the Appeals Board. CEO Thero said they will be subject to a stricter interpretation than what the Planning Board went through.

3. Review of Minutes: Minutes of April 11, 2018 J. Kay made a motion that the Board accepts the minutes as written, seconded by S. Delano. Vote of 3

4. Adjournment:

J. Kay made the motion to adjourn the meeting at 7:25 pm., seconded by S. Harrison.

Respectfully submitted,

Nancy Weser, Planning Board Clerk

Minutes of April 25, 2018 were approved at the May 30 2018 meeting. Motion was made and seconded. Motion passed by a majority vote.