

Town of Lincolnville
Planning Board Meeting Minutes
May 14, 20225
6:00 pm

1. Call to order: The meeting of the Planning Board convened at 6:00 pm in the Selectmen's Room of the Town Office. These are a summary of the Board's discussions. A video of the Meeting is available at the Town Office as well as the option to view the meeting on Channel 22.

Members present: ◇ Dick Butler, Chair
 ◇ Sandy Delano, Vice-Chair
 ◇ Dick Vermeulen

Others: Thomas Cyr
 CEO Frank Therio
 Nancy Weser, Scribe

Absent: Janis Kay
 Earle Brown
 Andrew Shapiro

Chair Butler opened the meeting at 6:00 pm with introductions from the Board. Chair Butler suggested to review the minutes for meetings April 9 and 30 before the agenda. Motions were made and seconded by the Board, motions passed by 2 & 3 votes respectfully.

Agenda: Shoreland zone/ Reference Section 12, subsection 12.C.1 (a,b & c) and d.2 and d.3
 Proposed application to add a dormer on second floor and enclose the back deck of a seasonal only cottage.

Owner: Thomas Cyr
Location: 43 Cedar Point
 Map 3 Lot 1 Norton Pond

- Exhibits: 1. Land use Application - #2548A & #2548 F
 2. Diagram Plot Plan (A1)
 3. Diagram East & North Exterior Elevations (A2) & photos
 4. Diagram West & South Exterior Elevations (A3) & photos
 5. Diagram of first floor demolition plan (AD-100)
 6. Diagram proposed first floor plan (A-101)
 7. Diagram for second floor demolition plan (AD-102)
 8. Diagram proposed second floor plan (A-102)
 9. Diagram proposed roof plan (A-110)
 10. Diagram proposed building section (A-300)
 11. Schedule for doors and windows

Chair Butler welcomed Thomas Cyr to the podium to explain his proposed project. T. Cyr stated this is only going to be a seasonal cottage. The proposed changes within the cottage would give more livable space under a roof. Instead of 2 bedrooms, the dormer would add another bedroom.

There is no changes in the footprint, septic system is rated for a three bedroom cottage and height of roof and dormer line are within standard height restrictions. Chair Butler asked if there were any questions or comments, hearing none, than asked for a motion to approve the proposed application. D. Vermeulen made a motion to approve the plan to add the dormer and enclose the back deck, seconded by Vice-Chair Delano. Motion passed by a vote of 3, 0 opposed.

Adjournment: Chair Butler made a motion to adjourn the meeting at 6:08 pm, seconded by Vice-Chair Delano. Motion passed by a vote of 3, 0 opposed.

Respectfully submitted,

Nancy Weser, Scribe

Vice-Chair Delano made a motion to approve the Minutes of May 14, 2025, seconded by Dick Vermeulen. Motion passed by vote of 3, 0 opposed at the June 11, 2025 Planning Board meeting.