

Town of Lincolnville  
Planning Board Meeting Minutes  
September 27, 2023  
7:00 PM

1. Call to order: The meeting of the Planning Board convened at 7:00 pm in the Selectmen’s Room of the Town Office. These minutes 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                      Others: Matthew Kraskiewicz & Janine Flanigan  
                         ◇ Sandy Delano                                      Ken & Doreen Holt  
                         ◇ Dick Vermeulen                                      CEO Frank Therio  
                         ◇ Bill Norfleet, alternate                      Nancy Weser, Scribe

Absent: ◇ Earl Brown  
            ◇ Janis Kay

Chair Butler called the meeting to order at 7:00 pm. Chair appointed alternate Bill Norfleet as a voting member for the meeting.

Agenda I. Subdivision

Request for a Major Subdivision Amendment, to separate the piece of land into 2 lots.

Location: Map 022 Lot 062

Heather Hill Rd and Brodis Road

Major Subdivision: Plan of Lots by William R. & Anna S. Hardy

Reference: Article 9, Section 9.1.2 Major Subdivision

“If the Board determines that the revision or amendment in the previously approved plan involves only a minor adjustment of a boundary line for the lot or lots, then the Board may, at its discretion, decide to approve the revision or amendment without requiring the procedures for preliminary plan approval or final approval.”

Matthew Kraskiewicz told the Board the only request is to create a new boundary line on the existing lot. No other changes, no covenants just a boundary line. The new boundary line would not affect the existing Standards.

S. Delano related an approval for Mr. Benson who owned a lot on map 60 and in 2001 the Board approved his request for a new Boundary line within his lot.

CEO Therio reminded the Board that 9.1.2 gives the Board the allowance to approve due to the simplicity of the request and that no scope of review is necessary.

S. Delano made a motion to approve the request to add a new boundary line on lot 62 in the major subdivision of William & Anna Hardy plan lots, seconded by D. Vermeulen. Motion passed by a vote of 4, 0 opposed.

Agenda II. Shoreland Zone

Location: 175 Mariners Dr.

Map 2 Lot 8

Owners: Ken & Doreen Holt

262 Killingly Ave.

Putnam, CT 06260

Project: Add a full second story to existing camp, with new concrete piers.

Reference: LOC Shoreland Section 12. C & D and Section 16. B

Exhibits: 1. Land Use Application

2. Site Plan diagram

3. Diagram of existing camp at water's edge

4. Diagram of the rear roof elevation with proposed second story

5. Diagram of Side View of roof elevation with proposed second story

Presenting: Ken Holt explained to the Board that this was a 50's camp on Norton's Pond.

The existing crawl space isn't adequate for the aging members of the family and the need to just add a full second story would assist in safety, storage space and office space. This proposed project would not change the footprint or plumbing for the camp.

Chair Butler asked the CEO Therio to explain the complexities of the current restrictions of waterfront camps and cottages. CEO Therio stated in 2015, three standards were developed, 25, 75 and 100 ft. setbacks which created restrictions on increasing sizing and height of proposed Projects on existing properties. Having reviewed the proposed plans and site, this application falls in the 75 foot setback and the proposed height is within the restrictions. There is no impact with the existing septic. A permit for new wiring the second story if wiring is to be added would be required.

Chair Butler asked if there was any more discussions, there was not. S. Delano made a motion to approve the application which meets the criteria of the LOC Section 12.C & D. and 16.B, for the proposed project, seconded by D. Vermeulen. Motion passed by a vote of 4, 0 opposed.

Review of Minutes: S. Delano made a motion to approve the meeting minutes of September 13, 2023, seconded by D. Vermeulen. Motion passed by a vote of 4, 0 opposed at the September 27, 2023 Planning Board meeting.

Adjournment: Board unanimously voted to close the meeting at 7:17 PM.

Respectfully submitted,

Nancy Weser, Scribe

Bill Norfleet made a motion to approve the minutes for September 27, 2023, seconded by Dick Vermeulen. Motion passed by a vote of 4, 0 opposed, at the October 25, 2023 Planning Board Meeting.