

Town of Lincolnville
Planning Board Meeting Minutes
January 26, 2022
7:00 pm

1. Call to order: the meeting of the planning Board convened at 7:00 pm in the Selectmen's Room in 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: ◇ Sandy Delano, Vice-Chair	Others: CEO Frank Therio
◇ Dick Vermeulen	Bryan Austin
◇ Bill Norfleet, Alternate	Nancy Weser, Scribe
◇ Jay Foster, Alternate	

Absent: Elizabeth Eudy, Chair
 Janis Kay
 Scott Harrison

Vice-Chair Delano made a motion to have the two alternates vote in the meeting and to appoint Jay Foster as the facilitator, seconded by D. Vermeulen. Motion passed by 2 votes, 0 opposed. Vice-Chair Delano explained the purpose of the meeting as a review to expand the existing non-conforming camp. A letter was submitted by the owners, Mike & Mary Cunningham to authorize Bryan Austin, 2A architects, LLC to present the proposed plan.

Owners: Mike & Mary Cunningham
 175 Dubois Ave.
 Sea Cliff, NY 11579

Architect: 2A Architects, LLC
 PO Box 189
 Rockport, Maine 04856

Location: Map 4 Lot 26
 46 Norton Pond Road

Exhibits: 1. Cover & Architectural Site Diagram
 2. Proposed Main & Upper Floor Plans
 3. Proposed Exterior Elevations
 4. Proposed Side & Waterside Elevations

Reference: 12.C.1

B. Austin opened the discussion reminding the Board the proposed expansion for the camp itself was approved May 2021. After getting the approval the Owners and B. Austin inspected the existing old foundation and determined that a new concrete foundation for the expansion would be required. B. Austin stated the greatest extent practical would be adding five feet. There are 4 trees proposed to be removed to accommodate the site foundation but 13 trees are proposed to be replaced. The Board reviewed the Lot coverage data on SK1.0 and the Combined Structure

inside the 75'. Facilitator Foster explained there has to be clarification on requirements for a new concrete foundation 1. 7/8 ground drop, 2. Soil erosion, 3. Location of other structure. 4. Existing shed, 5. Vegetation for removal and 6. Size of lot. Facilitator Foster told the Board that 12.C 1 Expansions and 12.C 2 Foundations and 12.C 3 Relocations would need to be addressed to find approval for the new foundation. After reviewing the data from SK1.0, SK3.0, SK4.0, SK4.1 and the testimony from the Architect Austin, the Board had no more questions. Vice-Chair Delano made a motion to approve the request which met the requirements of 12.C.1 site requirements, 12.C. 2 foundation, greatest extent practical and 12.C 3 relocation, so moved by J. Foster seconded by B. Norfleet. Motion passed by a vote of 4, 0 opposed.

Review of January 12, 2022 Meeting Minutes:

Vice-Chair Delano made a motion to approve the minutes of January 12, 2022 as written seconded by J. Foster. Motion passed by a vote of 4, 0 opposed at the January 26, 2022 meeting.

Adjournment: D. Vermeulen entertained a motion to adjourn. Meeting adjourned at 7:30 pm.

Respectfully submitted,

Nancy Weser, Scribe

Vice-Chair Delano made a motion to approve the minutes of January 26, 2022 as written, seconded by D. Vermeulen. Motion passed by a vote of 5,) opposed on February 23, 2022.