

Town of Lincolnville
Planning Board Meeting Minutes
February 23, 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: ◇ Elizabeth Eudy, Chair
 ◇ Sandy Delano, Vice-Chair
 ◇ Dick Vermeulen
 ◇ Bill Norfleet, alternate
 ◇ Jay Foster, alternate

Others: CEO Frank Therio
 Jim Dorsky

Absent: ◇ Janis Kay
 ◇ Scott Harrison
 ◇ Nancy Weser, Scribe

Due to the Scribe's absence, the Board decided the meeting minutes could be prepared from the Chair's notes and the meeting recording. Scribe Weser composed the minutes from emails, Chair Eudy's notes and answers from questions the Scribe asked of the Chair.

Members and Staff in attendance introduced themselves and their role in these proceedings.

According to the Planning Board bylaws, the Chair may designate alternate members to sit for a voting member in their absence, subject to Board approval. Bill Norfleet and Jay Foster were so appointed to vote in place of the two absent members.

Agenda: Review of a request for an amendment of the Ocean Falls Estates Subdivision for the purpose of combining lot 3 and lot 4 into one lot.

Owner: Penobscot Bay, LLC (Mia Kogan & Sam Stopak)

Location: 2587 Atlantic Hwy

Map 16 Lots 3 & 4

Reference: subdivision Article 9.1.2 & Article 10

Exhibits:

Gartley & Dorsky Engineering Surveying submitting the seven copies each of required information requesting an amendment for the owner of lot 3 & lot 4 in the Ocean Falls Estates Subdivision.

1. Check for Application Fee
2. Agent Authorization
3. Application for the Subdivision Amendment and Abutters List
4. Recorded Deed to Property

- 5. Recorded Declaration of Restrictive Covenants
- 6. Prior Approved and Recorded Subdivision Plan
- 7. Proposed Amended Subdivision Plan

J. Dorsky presented the Board with an explanation on the existing lots and the desire to have a proposed pool installed on the lot, a house does exist on the other and the owners would like to update with a pool. Chair asked why other Ocean Falls owners weren't included in the abutters list?

The answer is stated in Article 9 of the subdivision Ordinance regarding revisions to approved plans. **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 boundary lines for a 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 plan approval.**

9.2 Submissions: seven copies were submitted and met the requirements

9.3 Scope of review. The Board's scope of review shall be limited to those portions of the plan which are proposed to be changed. The Board chose to review articles of Article 10 before making any motion to allow the request.

Article 10

10.1 Pollution:	No change from existing approved plan
10.2 Sufficient water:	No change from existing approved plan
10.3 Municipal water supply:	Private well
10.4 Erosion:	No change from existing approved plan
10.5 Traffic:	Decrease in the traffic (less houses)
10.6 Sewage disposal:	No change from existing approved plan
10.7 Municipal solid waste disposal:	Private/ not applicable
10.8 Cultural and natural values:	No changes from existing approved plan
10.9 Conformity with local ordinances and plans:	Approved subdivision no change
10.10 Financial & Technical capacity:	No cost associated with request
10.11 Surface waters:	Non-applicable, no river
10.12 Ground water:	No change from existing approved plan
10.13 Flood areas:	No change from existing approved plan
10.14 Fresh water wetlands	Wetlands were reviewed in the original
10.15 River, Stream & Brook	None
10.16 Storm Water:	Approved subdivision, existing plan
10.17 Spaghetti lots:	None proposed nor in the existing plan
10.18 Lake Phosphorous:	No development planned, no phosphorous
10.19 Impact on adjoining municipality:	No impact
10.20 Lands subject to Liquidation harvesting:	No harvesting planned

Vice-Chair Delano made the motion to approved the request, seconded by D. Vermeulen. Motion passed by a vote of 5, 0 opposed. Chair Eudy stated having reviewed the standards of Article 10 of the subdivision ordinance I move the board approve the requested amendment to combine lots 3 & 4 in the Ocean Falls Estate Subdivision, Map 16, lots 74C and 74D to become one lot: 74C.

Other Business:

- 1. A brief discussion on LCS and Penbay YMCA after School Care was brought up. CEO

Therio is working with Mr. Blake to come to the Board next month, where it will be decided how to proceed forward. 2.1.1 from Section 18 (Commercial) of the Town land Use ordinance will most likely be used.

2. One vacancy is coming available, Scott Harrison isn't seeking another term.

Chair Eudy requested Board approval to officially notify to the Board of Selectmen, as per the Planning Board by-laws, of one vacancy on the PB.

Review of Minutes: January 26, 2022

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, 0 opposed on February 23, 2022.

Chair Eudy thanked J. Foster for facilitating the January 26, 2022 meeting.

Adjournment: D. Vermeulen made a motion to adjourn at 8:09pm seconded by B. Norfleet. Motion was unanimous approved.

Respectfully submitted,
Nancy Weser, Scribe

Vice- Chair Delano made a motion to approve the meeting minutes of February 23, 2022 as written, seconded by D. Vermeulen. Motion passed by a vote of 3, 0 opposed at the March 9, 2022 meeting.