

Town of Lincolnville  
Planning Board Meeting Minutes  
March 9, 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

Others: CEO Frank Therio  
Maggie Stanley, ALA  
Alan & Nathan Fairfield  
Nancy Weser, Scribe

Absent: Janis Kay  
Jay Foster, alternate  
Bill Norfleet, alternate  
Scott Harrison, resigned

Chair Eudy called to order the meeting, asking the PB to introduce themselves. There was the presence of three members which satisfied a quorum.

Agenda: Application for demolition and reconstruction (with expansion) camp on Pitcher Pond

Owner: Allan & Linda Fairfield  
4 Graffam Way  
Bath, Maine 04530-1609

Location: 27 N Third Ave  
Map 9 Lot 23  
Pitcher Pond

Architect: Maggie Stanley  
CWS Architects

- Exhibits:
1. Land Use Application #2097 A& B
  2. Certification in Erosion and Sediment Control Practices (Thatcher Silar)
  3. Letter of Representation
  4. Description the property, the proposed project, scheduling & cost
  5. Subsurface wastewater disposal system application
  6. Map of subdivision with detail lots
  7. Architects drawings;
    - C1.0 Site Plan
    - EX1.0 Existing Floor Plans
    - EX3.0 Existing Elevations
    - A1.1 Proposed first floor plan

- A1.2 Proposed second floor plan
- A3.0 Proposed Elevations
- A5.10 Cross section through bedrooms
- 8. Photos of existing camp

Reference: Non-Conformance: Section 12.C.1, 12.C.2 & 12.C.3

Maggie Stanley in her presentation explained to the Board why the camp needed to be demolished. In order to achieve the headroom needed and stay under the 20' height restriction, the proposed plan is to lower the first floor by a foot & 10", and still create a new foundation with frost walls and a crawl space. Cost analysis and feasibility factored in the decision the existing camp had to be demolished. Designing the camp in the existing foot print, the existing septic system will be used and much less vegetation will be disturbed in the construction. No more bedrooms are planned thus the existing leech field and septic system was designed to accommodate the 3 bedrooms.

Allan Fairfield spoke as well informing the Board that the camp has been in the family for 56 years. The proposed design of the camp will afford the family headroom and availability to make it a three season camp.

Chair Eudy stated the Board would review Section 12 Standards C1, C2, and C3

C- Expansion: "A non-forming structure may be added to or expand after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the non-conformity of the structure, subject to limitations herein."

C.1 For structures located less than 75 feet from the normal high-water line of a waterbody, the maximum combined total footprint for all structures may not be expanded to a size greater than 1000 square feet or 30 % larger than the footprint that existed on January 1, 1989, whichever is greater.

Sheet C.1 has been reviewed by the CEO Therio and found to be within the requirements. Existing square footage is 884 with the 30% expansion credit would be 1149, the proposed plan would finish at 1072 square feet. The Board in their finding in section 12 C.1, the expansion does not exceed the 30% rule and the height is to be 20'.

C.2 Foundations: "Whenever a new or replacement foundation is constructed under a non-conforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in Section 12 (C)(3)."

C.3 Relocation: "A non-conforming structure may be relocated provided the site conforms to all setback requirements to the greatest practical extent as determined by the Board."

Board considered the size of lot, slope of the land, potential for soil erosion, location of other structures (covered patio & rock wall), location of septic tank & leech-field. Board findings on the locations, were the old rock wall, septic and leech field and covered patio prevent relocating structure further back from waterline. The proposed plan is to remove three trees to accommodate the expansion. Board finding that CEO Therio will be present to work with the K

Construction determining what trees and vegetation for removal and replacement to be in compliance with Section 12 (C) 3. A& B.

Chair Eudy asked for motion, based on the facts & findings reviewed, having found the application in compliance with Sections 12 C.1 a, C.2. A, B & C and C.3 of the Land Use Ordinance, to approve the demolition and reconstruction of the camp at 27 N Third Ave, Map 9 Lot 23. Vice-Chair so moved, seconded by D. Vermeulen. Motion passed by a vote of 3, 0 opposed.

Review of Minutes: 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 on March 9, 2022.

Adjournment: Vice-Chair Delano made a motion to adjourn at 7:29 pm seconded by D. Vermeulen. Motion passed by a vote of 3, 0 opposed.

Respectfully submitted,

Nancy Weser, Scribe

Vice-Chair Delano made a motion to approve the amended minutes of March 9, 2022, seconded by D. Vermeulen. Motion passed by vote of 3, 0 opposed on March 29, 2022.