

Town of Lincolnville
Planning Board Meeting Minutes
March 26, 2025
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 Others: Doug Stradley
 ◇ Sandy Delano, Vice-Chair Bill Lane, DBA Gartley & Dorsky
 ◇ Dick Vermeulen CEO Frank Therio
 ◇ Earle Brown Nancy Weser, Scribe

Absent members: Janis Kay
 Andrew Shapiro

Agenda: 1. Shoreland- Marriners Point LLC would like to remove the existing non-conforming and reconstruct a new 3 bedroom residence and garage in the same location.

Reference: Section 12 (C)

Location: 53 Marriners Brook Drive
 Map 19 Lot 7

Exhibits: Submission List March 3, 2025

1. Cover letter
2. Land Use Application
3. Agent Authorization
4. Warranty Deed Book 5025 Page 112
5. Town of Lincolnville Tax Map 19
6. Site Photographs
7. Aerial Photo
8. Architectural Plans by Scott Turnipseed
9. Boundary & Topographic Survey (V1) by Gartley & Dorsky
10. Shoreland Zoning Review Plan (C1) by Gartley & Dorsky

Added exhibits on the submission list of February 11, 2025

11. Memo to abutters
12. Certified mail receipts
13. Abutters Map

Bill Lane explained to the Board the tax assessment is 2574 square footage on the peninsula. The existing building is 2383 and the proposed plan is to increase 30 % which is 714 sq. ft. allowable footprint is 3098, the proposed footprint will equal 3068. The new buildings will be constructed on new concrete frost walls. The new foundations are setback to the greatest extent in accordance with section 12 (C) (3). The buildings are under the height of 20 feet. The proposed building location will not increase the nonconformity. State approved flood plain elevation. CEO Therio suggested updating the acreage on the tax assessment.

Chair Butler asked if there were any further questions from the Board, hearing none, asked for

a motion to approve. Earle Brown made a motion to approve the proposed application to remove and reconstruct new buildings on Map Lot 7 at 53, Marriners Brook Drive, seconded by Vice-Chair Delano. Motion passed by a vote of 4, 0 opposed.

Agenda 2. Sarah Harvey and Doug Stradley proposed application is to demolish the existing Camp, rebuild on the exact same footprint with no change in volume, square footage or height to the building.

Reference: Section 12, subsection 12.C.1.a,b,c.

Location: 46 Mullins Bog Road

Map 19 Lot 65

- Exhibits:
1. Letter from owners
 2. Photos of existing camp
 3. Property Map
 4. Survey maps
 5. Interior floor plan

Doug Stradley explained the existing camp is structural too far gone to spend money to bring back. The new proposed to building is to be strictly seasonal. The existing shed is fine and no change to be done. Doug and Sarah just want a safe, comfort and efficient forever home. There are two large boulders that surround the camp, no change to remove these rocks, the existing septic system is ok and the shed is in place which due to the acreage 1.2 there is no other place to construct the new proposed camp, but at the current location. Proposed camp will be exactly the same measurements, height and volume of the existing. Doug would like approval to cover and screen in the porch with the exact same footprint and location it has presently.

Chair Butler made a motion to approve the proposed application to demolish and rebuild on exact location a new camp at 46 Mullins Bog Rd, seconded by Earle Brown. Motion passed by a vote of 4, 0 opposed.

Review minutes:

Vice-Chair Delano made a motion to approve the meeting minutes of February 12, 2025, seconded by Chair Butler at the March 26, 2025 Planning Board meeting.

Adjournment: Vice-Chair Delano made a motion to adjourn the meeting at 6:20 pm, seconded by Chair Butler. Motion was unanimous.

Respectfully submitted,
Nancy Weser, Scribe

Vice-Chair Delano made a motion to approve the amended minutes of March 26, 2025, seconded by E. Brown. Motion passed by a vote of three, 0 opposed at the Planning Board meeting on April 9, 2025.

