

Town of Lincolnville  
Planning Board Meeting Minutes  
March 30, 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

Others: CEO Frank Therio  
William Gartley  
Alex Cohen  
Kristin Collins, attorney  
Jamie Weymouth  
Nancy Weser, Scribe

Absent: Janis Kay  
Jay Foster, alternate

Chair Eudy having recused herself from the original application, appointed Bill Norfleet as the facilitator for the meeting William Gartley from Gartley and Dorsky engineering & surveying presented the application to the PB. The firm Gartley & Dorsky submitted extensive exhibits as followed:

Submission List

1. Cover letter/ 03-21-22
2. Land Use Application, Agent authorization & Fee / 03/21/22
3. Email from MDEP Shoreland Coordinator / 03-21-22
4. Abutters Map/ 03-21-22
5. Certified mail Receipts / 03-21-22
6. Warranty Deed Book 3738, page 250/ 02-27-13
7. Letter from Camden Law/ 03-16-22
8. Purchase and Sales Agreement/ 02-14-22
9. Memo to Abutters/ 03-21-22
10. Town of Lincolnville Tax Map 2/ 04-01-21
11. Site Photographs/ March 2022
12. Septic Design (HHE-200) by Gartley & Dorsky/ 03-21-22
13. Architectural Plans (A1.1-A2.1) by Erik Durbas Designs/ 03-21-22
14. Boundary Survey (V2) by Gartley & Dorsky
15. Site Plan (C1) by Gartley & Dorsky

Agenda: Shoreland zoning request to revisit a rebuild of a camp that was demolished without approval at 173 Marriners Drive, map 2 lot 6. A non-conforming lot to a non-conforming lot with constraints.

Owners: Alex & Kathryn Cohen

6 Wood St Camden, Maine 04843

Location: 173 Marriners Drive, Map 2 Lot 6

Norton Pond

Reference: Non-Conformance: Section 12.C.1, 12.C.2. , 12.C.3 &12C.4

Will Gartley opened his remarks on the new site plan, design & septic system. He stated he was in contact with Colin Clark from the MDEP, shoreland dept. informing him of the issue of space and the proposed plan for the property, (exhibit 3). The owners are buying more land to accommodate for the proposed new site plan, (exhibit 8). Attorney Collins assured the PB that the date for closing is scheduled for April 8, 2022, (exhibit 7.) In a letter the date of closing was cancelled.

Explanation was made about the new proposed septic system, CEO Therio stated it's a sealed tank and satisfies the letter of the law. Colin Clark preferred to have a system as far back from the shoreline as possible. The power line was addressed and CEO Therio stated it's a legal height but only 6 feet from abutter's property from the east.

W. Gartley said there are several trees near the new proposed septic site which have to be removed. The trees are located outside the 100 feet but near the septic system site. CEO said the system is 10 feet from setback and 20 from foundation in the sealed tank.

Facilitator Norfleet made a motion the information submitted and discussed meets the requirements for 12.C1 non-conforming Structures to move the proposed site plan to the greatest practical extent, seconded by D. Vermeulen. Motion passed by a vote of 3, 0 opposed. Facilitator Norfleet made a motion that 12.C 3 Foundations of the LUO, requirements have been met from the exhibits submitted, seconded by Vice-Chair Delano. Motion passed by a vote of 3, 0 opposed. Facilitator Norfleet brought up having the Board review Section 16- Shoreland Zone land Use Standards with a cheat sheet in code to assist the Board, CEO Therio stated that wouldn't be necessary to review. Facilitator Norfleet made a motion the criteria for the proposed Relocation for 12.C .3 has been met, seconded by Vice-chair Delano, Motion passed by a vote of 3, 0 opposed. Facilitator Norfleet stated having reviewed and approved 12.C.1, 12.C.2, 12.C.3 & 12.C4. of the application the Board approves this application with one condition, the proof the closing on the property was achieved, seconded by D. Vermeulen. Motion passed by a vote of 3, 0 opposed.

- Chair Eudy gave the Board an update on the Select Board. The Selectmen are getting equipment to update Zoom capabilities. Each committee whom choses to utilize the equipment must have a policy in place.

Review of meeting minutes of March 9, 2022. Vice-Chair Delano made a motion to approve amended minutes of March 9, 2022, seconded by D. Vermeulen. Motion passed by a vote of 3, 0 opposed on March 30, 2022.

Adjournment: Vice-Chair Delano made a motion to adjourn at 7:29 pm, seconded by D. Vermeulen. Motion passed by a vote 4, 0 opposed.

Respectfully submitted,

Nancy Weser, Scribe

