

Town of Lincolnville  
Planning Board Meeting Minutes  
April 9, 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: Brian Richards, DBA BR  
                          ◇ Sandy Delano, Vice-chair                Development, LLC  
                          ◇ Earle Brown                                              Andy Young  
                          ◇ Janis Kay                                                      CEO Frank Therio  
                                                                                                         Nancy Weser, Scribe

Absent: Dick Vermeulen  
          Andrew Shapiro, alternate

Chair Butler opened the meeting with introductions from the Board. Chair Butler welcomed B. Richards to the podium to explain his proposed pre-application.

Agenda: Shoreland – To rebuild a camp on the existing footprint, with an addition.

Reference: Section 12

Owner: Brian Richards, DBA BR Development

83 Old Farm Rd  
West Brook, Maine 40902

Location: 40 Sixth Avenue  
Map 8 Lot 22

- Exhibits: 1. Land use Application/ Diagram of Site Plan  
          2. Subsurface Wastewater disposal system application, dated 8/23/1996  
          3. Data on Richards lot size  
          4. Scope for Richards Camp

Mr. Richards explained due to the proximity of the septic system, leach field, boulder and the Pond there was no other place for a future new camp. Working with the existing one, and bringing in the 30% rule, there are nine items in the scope that will need to be addressed. Going by the data on the lot size there is 354.48 sq. ft. remaining. The new proposed addition will be located in the back corner of the camp and no closer to water's edge. New stairs will be 35 feet the same measurement as the existing ones. CEO Therio stated the proposed application requirements have been satisfied according to Section 12. CEO Therio stated Andy Young has thoroughly reviewed the items in the scope as well. Chair asked if there were any other questions or concerns, hearing none asked for a motion to approve. Vice-chair Delano made a motion to approve the proposed application to rebuild

with addition to the existing camp and having satisfied Section 12, seconded by Earle Brown. Motion passed by a vote of 4, 0 opposed.

Review of meeting minutes:

Vice-chair Delano made a motion to approve the amended minutes of March 26, 2025, seconded by Earle Brown. Motion passed by a vote of 3, 0 opposed at the April 9, 2025 Planning Board Meeting.

Adjournment: Chair Butler made a motion to adjourn the meeting at 6:09 pm, motion unanimously passed.

Respectfully submitted,  
Nancy Weser, Scribe

Chair Butler made a motion to approve the meeting minutes of April 9 with corrections, seconded by Vice-Chair Sandy Delano. Motion passed by a quorum vote of 2, 0 opposed at the May 14, 2025 Planning Board Meeting.