

Town of Lincolnville
Planning Board Meeting Minutes
April 14, 2021
7:00 pm

1. Call to order: The meeting of the Planning Board convened at 7:00pm. The meeting was held remotely with a video of the meeting available at the office.

Members: ◇ Elizabeth Eudy, Chair
 ◇ Sandy Delano, Vice-Chair
 ◇ Dick Vermeulen
 ◇ Scott Harrison
 ◇ Bill Norfleet, Alternate
 ◇ Jay Foster, Alternate

Others: CEO Frank Therio
Steven Case, Harbor Ridge Subdivision
Stephanie Martin, Lot owner in Moody Mt Subdivision
Michael Cummons, Representative for John Bias
lot owner in Mount Holly Subdivision

Absent: Janis Kay

Chair Eudy opening statement was the inclusive ability for those interested in the Planning Board meeting can participant or just view the meeting through viewing on the cable channel 22 or via Zoom. Chair added that this meeting will involve three pre-approved subdivisions amendments. Aware there was four members who could vote and complete a quorum, the Chair asked the Board, to consider having the 2 Alternates participant and vote during the meeting. Board gave their approval. Roll call votes will include 6 votes.

1. Agenda: Harbor Ridge Subdivision

Map 16 Lot 8 i

- Exhibits; a. letter from Steven Case on the proposed project
b. diagram where on Lot I the duplex will be located
c. Outline diagram of the entire subdivision
d. LaBranche Land Surveys preliminary Sketch Lot I
e. Application for revisions to approved subdivision plans
f. Harbor Ridge Subdivision, Declaration of Restrictive Covenants
g Hammond Lumber diagram of drawing for two story house

S. Case explained why the duplex is in the plan for the large 4.35 acre lot. This lot was approved for a single family dwelling. He would like to have two floors with one bedroom on each floor. There will be one driveway with just enough parking to accommodate the dwelling and as approved one septic system to service the duplex. S. Case said this lot I according to the covenants is exempt. Having 2 long term rentals should have the same impact as 1 very large home.

* CEO Therio referring to the State 30-A§ 4404 and Lincolnville Land Use Article 9 and 10 will be needed for the Board to aid in the discussion and cover the criteria to come to a conclusion to approve or not. CEO Therio wanted it noted, that the preapproval was on a single family dwelling at 40,000 sq. needs to be changed, for 2 dwellings, the sq. footage needs to be 80,000 sq. footage with 200/250 ft. frontage. Being that this lot is large the Board will have to determine if the change of use for the lot should be approved.

Article 10:

10.1 Pollution:

10.2 Sufficient water:

10.3 Municipal water supply

10.4 Erosion

Board determined no change or impact for the first four criteria

10.5 Traffic: one driveway, no change in original design

10.6 Sewage disposal: criteria has been addressed

10.7 Municipal solid waste disposal: criteria has been addressed

10.8 Cultural & natural values: No change from the original approved design

10.9 Conformity with local ordinances & plans: No change from the original approved design

10.10 Financial & technical capacity: Subdivision pre-approved

10.11 Surface waters: No impact

10.12 Ground water: No change

10.13 Flood areas: non/applicable- not in a flood zone

10.14 Freshwater wetlands: non/applicable- no wetlands on the lot

10.15 River, stream or brook: non/applicable-none on the lot

10.16 Storm water: non-applicable/ No change

10.17 Spaghetti lot: Lot I isn't a spaghetti lot

10.18 Lake Phosphorous: No change

10.19 Impact on adjoining municipality: No change:

J. Foster suggested that the Board cover Article 11- Development Standards

11.1 Purpose: A duplex, submitted design meets the review criteria set forth in Article 10.

11.2 Compliance: determined criteria has been met

11.3 Utilization of the site: Determined no change from original design

11.4 Preservation of natural, scenic and historic features: Approved

11.4.3. Scenic Resources: approved

11.4.4 Slopes: No Change

11.4.5 Historic & Archaeological Resources: No change

11.4.6 Exterior lighting: Non/applicable No design of lighting

11.5 Land suitable for development: Non/applicable, preapproved subdivision

11.6 Lots: Duly noted by the CEO Therio

11.7 Utilities: No change

11.8 Monuments: none planned

11.9 Sewage Disposal: No change

Bill Norfleet made a motion the amendment for change of use has met the criteria of articles 10 and 11, second by Vice-Chair Delano. Motion passed by a roll call vote of 6, 0 opposed.

11.10 – 11.14 Board determined there was no change.

Article 12 – Board gave a blanket review for Article 12

CEO Therio asked the Chair to come in and sign the Plat plan and spoke to advised S. Case to make sure this gets registered at the Registry of Deeds within 90 days.

J. Foster made a motion that 11 thru 11.16 sections are in compliance with the development standards and Article 12 was pre-approved by the Board, seconded by S. Harrison. Motion passed by a roll call vote of 6, 0 opposed.

2. Agenda: Moody Mountain subdivision

Map 38 Lot 20

- Exhibits: a. Letter from Stephanie Martin on the proposed request to make three lots into one
b. Application for revisions to approved subdivision plans
c. Diagram map on the Lot 20A, Lot 20C & Lot 20D on 6 Warbler Way
d. Diagram from Joseph LaBranche 9/16/19
Testimony of applicant a single deed was submitted

Stephanie Martin spoke for her Mother and herself on their request to dissolve the boundary lines within the three lots. S. Martin stated they have no interest in developing the other parcels. CEO Therio stated because it still is in a subdivision and there is lot lines, the Planning Board must review Article 10 and make a motion to allow the request.

Article 10

- 10.1 Pollution: Not effective
- 10.2 Sufficient water: Existing approved plan
- 10.3 Municipal water supply: Non/applicable- private well
- 10.4 Erosion: Existing approved plan
- 10.5 Traffic: Decrease in the traffic
- 10.6 Sewage disposal: Non/applicable
- 10.7 Municipal solid waste disposal: Non/applicable- private
- 10.8 Cultural and natural values: Approved plan, lot will be left in nature state
- 10.9. Conformity with local ordinances and plans: Approved subdivision
- 10.10 Financial and Technical capacity: Non-applicable
- 10.11 Surface waters: Non-applicable, no river
- 10.12 Ground water: Non-applicable, mature existing site
- 10.13 Flood areas: Non-applicable, not in a flood zone
- 10.14 Fresh water wetlands: Non-applicable, no wetlands
- 10.15 River, Stream & Brook: Non-applicable
- 10.16 Storm Water: Approved subdivision, issued addressed
- 10.17 Spaghetti lots: No spaghetti lots in approved subdivision
- 10.18 Lake Phosphorous: No development planned, no phosphorous created
- 10.19 Impact on adjoining municipality: No adjoining municipality
- 10.20 lands subject to Liquidation harvesting: No harvesting planned

S. Harrison made a motion the application has met the standards in article 10, and the three lots had been approved from the original application, seconded Vice-Chair Delano. Motion passed by a roll call vote of 6, 0 opposed.

CEO Therio asked the Chair to come to the office and sign the plat plan, and a copy needs to be recorded with the registry of deeds.

3. Agenda: Mount Holly Subdivision

Map 9 Lot 5

- Exhibits: a. Letter from Michael Cummons, Professional Land Surveyor

- b. Application for Subdivision
- c. List of abutters and property owners within 500 feet
- d. Reduces copy of plan
- e. Reduced tax map copies (Maps 9, 10, & 31)
- f. Current deed copy
- g. Previous approved septic design
- h. Reduced copies of previous approved and recorded subdivision plan (4 sheets)
- i. Full sized amendment plan

Michael Cummons will represent, the proposed subdivision amendment, for owner John Bias. M. Cummons explained to the Board, the purpose of the amendment is so that a portion of the Subdivision Parcel NO. 9 can be conveyed to the owners of Tax Map 9 Lot 7, (Sharon Brunette & Stanley Peterson) to provide additional area for the construction of a Subsurface Wastewater Disposal System resulting in a new boundary between Tax Map 9 Lots 5 & 7. Mr. Bias will sell to his abutter owner this part of his lot for this purpose. The Board will have to review and approve a change of boundary line within an approved subdivision. J. Foster asked does this diminish J. Bias's lot dimensions that will make his subdivision lot illegal? Answer was No. B. Norfleet asked for clarification on the area of the lot being discussed. S.W. corner.

Board will review article 10.

Article 10

- 10.1 Pollution: No effect
- 10.2 Sufficient water: yes sufficient water
- 10.3 Municipal water supply: N/A
- 10.4 Erosion: N/A
- 10.5 Traffic: N/A
- 10.6 Sewage disposal: The land being sold will have a licensed sewer plan.
- 10.7 Municipal solid waste disposal: N/A
- 10.8 Cultural & natural values: N/A
- 10.9 Conformity with local ordinances & plans: Not going below the Town of Lincolnville minimum lot size, new lot will be well in compliance.
- 10.10 Financial & Technical capacity: N/A
- 10.11 Surface waters: N/A
- 10.12 Ground water: No change on site
- 10.13 Flood areas: Been addressed, covered
- 10.14 Freshwater wetlands: Determined no effect
- 10.15 River, stream & brook: Pitcher Pond exists
- 10.16 Storm water: Determined no effect
- 10.17 Spaghetti Lot: N/A
- 10.18 Lake Phosphorous: Original approved subdivision
- 10.19 Impact on adjoining municipality: N/A
- 10.20 Lands subject to liquidation harvesting: N/A

Vice-Chair Delano made a motion that the Board approve the amendment which met the criteria of the Standards in Article 10, seconded by D. Vermeulen. Motion passed by a roll call vote of 6, 0 opposed.

Board needs to come to office for a signing of the 3 plat plans.

Review of Meeting Minutes: March 31, 2021

Vice-Chair Delano made a motion to accept the minutes as read, seconded by D. Vermeulen. Motion passed on the March 31, 2021 minutes by a roll call vote of 6, 0 opposed on April 14, 2021.

Next meeting April 28, 2021. Jay Foster, alternate has been asked to facilitate the meeting. He would like clarification, does a sitting alternate allowed to facilitate. The Board will need a vote.

Scott Harrison made a motion to adjourn the meeting at 8:05 pm, D. Vermeulen seconded. Motion passed by a vote of 6, 0 opposed.

Respectfully submitted,

Nancy Weser, Scribe

Vice-Chair Delano made a motion to approve the minutes of March 31, 2021 as read, seconded by S. Harrison. Motion passed by a roll call vote of 4, 0 opposed at the April 14, 2021 Planning Board Meeting.