

**Town of Lincolnville
Planning Board Meeting Minutes
April 24, 2019
7:00 PM**

1. Call to Order:

The meeting of the Planning Board convened at 7:00pm. These minutes are a summary of the Board's discussions. A video recording of this meeting is available at the Town Office.

Members present: ◇ Dorothy Havey, Chair
 ◇ Sandy Delano
 ◇ Janis Kay
 ◇ Michael Cummons
 ◇ Jay Foster, alternate
 ◇ Scott Harrison

Others: David Kinney, Town Manager
Jack Kelly, representative for Michael
Farquharson, CEO Therio,
Mrs. Harrison
PB Clerk, Nancy Weser

Absent: Barb Biscone, alternate

2. Public Hearing:

- a. Notice of public hearing on proposed amendments to the Town of Lincolnville Land Use Ordinance to update the Shoreland zoning provisions.
- b. A letter from Colin Clark of Department of Environmental Protection.
- c. Department Order letter from DEP

Chair Havey opened the meeting to D. Kinney, Town Manager to explain why there is a need for public hearing on this subject. D. Kinney proceeded to explain that as of June 12, 2018 the Town voted on the amendments to update the Ordinances in the Shoreland Zoning to be consistent with the State of Maine DEP's Chapter 1000. An adopted copy was then sent to the State for review. Based on the Finding of Facts, the Commissioner makes the following conclusion. An order letter with the list of changes the Town must make was received in October 2018. D. Kinney stated on June 13, he will bring this issue to the Town to vote on the necessary changes the State is requiring. Time will be 6:30 in the Walsh Common at the Lincolnville School. J. Foster asked D. Kinney, does the Planning Board go by the amended LUO of June 12, 2018? D. Kinney answered by saying apply the ordinance you have except for the Timber Harvesting.

3. Shoreland Zone:

Owner: Michael Farquharson
Location: Pitcher Pond
 Map 8 Lot 26
 52 Sixth Ave

Remove existing 24x24 cottage, construct 24x40 frost wall& build 24x40 wood frame cottage

Exhibits:

1. Permission letter from Michael Farquharson to be represented by Jack Kelly

2. Letter from Jack Kelly
3. Land Use Application & site plan
4. Map of lots on Pitcher, lot 26 highlighted
5. Architectural design of lakeside exterior
6. Architectural design of side view on 52 sixth ave
7. Photo of existing cottage

J, Kelly introduced the Board to the propose plan stating the changes and additions are allowable under current shoreland zoning laws. The new height will be 20 feet maximum, the lot size is ample to allow for the additional ground cover without exceeding the allowable amount. M. Cummons questioned the existing Septic System? The CEO Therio responded by saying, M. Farquharson can use the existing one until it fails but a new registered design must be recorded and filed for a 4 bedroom system.

S. Harrison made a motion that the Board approves the application with the contingency that a new septic system design for 4 bedroom cottage be on to put in a frost wall approved under 12.1.c. and, seconded by S. Delano.

4. Review of Minutes from November 28. 2018.

Chair Havey moved to accept the minutes of November 28, 2018 as read. Vote of 5

5. The Mylar for Sharon Corbett was passed around for those members who approved the boundary shift, on November 14, 2018. M. Cummons did questioned the time frame on which it took to complete the recording.

Chair Havey asked the CEO if anything soon was coming before the Board. CEO Therio did update the Board that the Deerwood Meadows subdivision was having a dispute over the original covenants. The subdivision after five years the covenants go away. Now the subdivision wants them to be reinstated. After the Board discussed this, the opinion of the Board is what M. Cummons stated, "We aren't in the business to approve covenants."

M. Cummons moved to adjourn, seconded by S. Delano. Meeting adjourned at 7:30 PM.

Respectfully submitted,

Nancy Weser, PB Clerk