

Town of Lincolnville
Planning Board Meeting Minutes
May 12, 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	Others: CEO Frank Therio
◇ Sandy Delano, Vice-Chair	Bill Lane & Marshall Cole (Gartley & Dorsky).
◇ Scott Harrison	Bryan Austin (2A architects,llc)
◇ Janis Kay	Renato Kriste
◇ Dick Vermeulen	Nancy Weser, Scribe
◇ Jay Foster, alternate	

Absent: Bill Norfleet

Chair Eudy called the meeting to order at 7:00, stating the Planning Board meeting can be seen on Cable TV channel 22 and/ or remotely by connecting to (www.zoom.us). There is a quorum of five members present, Chair Eudy asked alternate Foster to participate in the discussions of the meeting but his vote will not be required tonight. Chair Eudy stated tonight were to be three amendments on the agenda, agenda 2. Jon Yandell will reschedule at a later date. Chair welcomed Bill Lane to speak on agenda 1.

1. Commercial Site Plan – Glenmoor By the Sea
Owner - Pen Bay Hospitality LLC
Location - 2143 Atlantic Hwy
Map – 13 Lot – 85

Exhibits: 1. Cover Letter
2. Site Plan Review Application
3. Written Statement
4. Deeds
5. Site Location Map
6. FIRMETTE (FEMA)
7. Certified Mail Receipts
8. Aerial Photo
9. Lincolnville Tax Maps 12 &13
10. Abutters Map
11. Site Plan, Sheet 1
12. Standard Boundary Survey for Barry Jobson
13. Site Plan C1
14. Civil Details, C2

Reference: Section 18 Subsection 18

Bill Lane presenting the proposed project to the Board. Pen Bay Hospitality proposes to acquire 6 acres of the adjacent lot owned by Cedarholm LLC, this portion of the property has 4 existing rental cabins. A gravel drive would be constructed to connect the cabins to the Glenmoor By the Sea parcel. The project only involves new driveway construction, the project can be classified as a minor per ordinance section 6.1. This only involves installation of impervious surface. Chair Eudy suggested review Sections 11, 12, & 13 to see if there is any submissions that could be waived due to this existing commercial site. J. Foster said the Board needs to focus on any changes from the original plan.

CEO Therio recommended DEP to response to this application, under 11.1 b. environmentally sensitive areas, wetlands, flood plains, etc. natural drainage areas must be preserved to maximum extent. Road construction should include 2 drainage dams and at least 3 culverts. This would be for erosion control if needed.

The Board reviewed the exhibit 13. C-1 which highlighted the issues being discussed. The Board will enter in the record these CEO recommendations as contingencies for approval. R. Kriste stated the current gate will be closed and replaced with vegetation.

Review of the Submissions:

11.2 No changes Traffic Access & Parking

11.2 a. no change

11.2.b. no change

11.2.b.2 no change

11.2b.3 public way

11.4 No increase in traffic

11.5. Non-applicable

11.6 Not effective

11.7 existing entrance

11.8 Non-applicable

11.9 Non-applicable

11.c. No concerns

11.d. Vegetation removal impactful

11.e. Non-applicable

11.3 Storm Water Management

C-1 and C-2 exhibits address the sediment barriers and construction of gravel road, drainage

11.4 Erosion Control

Must be maintained by the requirements of the Soil erosion and sedimentation of

Watercourses of the Maine erosion. CEO recommendations contingent on the approval.

11.5 Water Supply Provisions- NFPA, CEO will permit the design, no change

11.6 Sewage/ Wastewater Disposal- CEO Therio stated a new septic design by James Marple has been submitted

11.7 Utilities- No effective in application

11.8 Natural Features- No change

11.9 Groundwater Protection- Waiting on the DEP response

11.10 Hazardous- No change

11.11 Shoreland – No change

11.12 Solid Waste Management- No change

11.13 Historic & Archaeological – No change

11.14 Floodplain- gravel road not in a flood zone

11.15 General Fire Protection- On file at office

Section 12

12. 1 Exterior Lighting- No change

12.2 Buffering- No change

12.2 Noise- construction will be performed during regular business hours

Section 13

Design Standards- 13

1. Landscaping- No change

2. Business signs- No change

3. Roadside Buffering- No change

4. Site considerations- No change

5. Canopies & Drive through Facilities- No change

6. View Protection-No change

7. Ridgeline, Hillside & Shoreland – Non-applicable

S. Harrison made a motion to approve the application with contingencies, 1. DEP letter, 2.Design to the Town office on the drainage dams & culverts, CEO to address sections 11.3, 11.4 and 11.6, seconded by Vice-Chair seconded. Motion passed by a roll call vote of 5, 0 opposed.

Agenda 3.

Amendment to shoreland zoning application

Location- 46 Norton Pond Road

Map 4 Lot 26

Owner- Mike & Mary Cummingham

Shoreland Zone- Norton Pond

Presenting – Bryan Austin, 2A architects, LLC

Project: proposed additions to an existing non-conforming structure & new deck

Exhibits –

1. Application

2. Cover & Architectural Site

3. Proposed Main & Upper Floor Plans

4. Concept Exterior Elevations

B. Austin presented the Board with the proposed site plan. The existing cottage is a vintage 1945 cottage, setback from shore is 75 feet with an attached deck. Narrow stairway to upstairs with 2 bedrooms, existing driveway and shed. Septic system installed in 2016 for a 3 bedroom cottage. Removal of 4 trees and looking for the 30% expansion. Removal of the old deck and move it to the west side of the cottage and add the proposed addition to the cottage. Combine structure equals 1200 sq. feet. Elevation will not be higher than 20.6 feet. No changes on the waterside. Three sides in concrete, lower right in concrete pier system. For the record, the Board needed to address 12.c II to determine the setbacks. S. Harrison made a motion the Board determined the new proposed structure meets the requirements of 12.c II, seconded by Vice-Chair Delano. Motion passed by a roll call vote of 4 yes, 1 abstained.

Vice-Chair Delano made a motion that 46 Norton Pond Rd application be approved by the Board, seconded S. Harrison. Motion passed by a roll call vote of 4 yes, 1 No.

Review of Minutes- April 28, 2021

S. Harrison made a motion to approve the amended minutes of April 28, 2021, seconded by Vice-Chair Delano. Motion passed on May 12, 2021 by a roll call vote of 5, 0 opposed.

J. Kay made a motion to adjourn the meeting at 7:55, seconded by S. Harrison. Motion passed by unanimous vote.

Respectfully submitted,

Nancy Weser, Scribe

S. Harrison made a motion to accept the minutes as read with corrections on the vote, seconded by Chair Eudy. Motion passed by a vote of 5, 0 opposed at the PB meeting on May 26, 2021.