

Town of Lincolnville
Planning Board Meeting Minutes
June 30, 2021
7:00 PM

1. Call to order: The meeting of the Planning Board convened at 7:00pm in the Selectmen's room at the Town Office. These minutes are a summary of the Board's discussions. A video is available at the Town Office.

Members Present: ◇ Elizabeth Eudy, Chair
◇ Sandy Delano, Vice-Chair
◇ Dick Vermeulen
◇ Bill Norfleet, alternate
◇ Jay Foster, alternate

Others: CEO Frank Therio
Jason Stutheit
Nancy Weser, Scribe

Absent: Janis Kay
Scott Harrison

Chair Eudy welcomed all who are watching and appoint alternates, J. Foster and B. Norfleet as voting members for the evening.

Agenda: Subdivision Amendment

Review of a request to divide lot 20 (on the Town map 14) of the Penobscot Bay Views Subdivision, physical lot 10 on Old Stone Rd.

Owner: Jason Stutheit
144 Pond Hill Rd
Brooks, Maine 04921

Deed: Book – 4663 Page – 297

Reference: Article 9 of the Town's Subdivision Ordinance

- Exhibits: 1. Application for Subdivision- Minor
2. Town Map 14
3. Nine page listing of abutters, a checkmark by each name designating the abutter which has an interest in this application, according to the Land Use Ordinances.
4. Plat Plan- Penobscot Bay Views Amended Final Subdivision Plan

Jason Stutheit in the presentation informed the Board, the President of the Subdivision has been notified about the proposed project for lot 10. J. Stutheit stated he recently bought this large lot from a person who bought from the original owner of the subdivision. This is the last lot and Jason would like to divide the 118,273 sq. ft. lot into 2 spec. house lots. The Board needs to determine if reviewing the General Standards, 11, 12 & 13 are required. It has been determined there is nothing in the covenant & deed restrictions that prohibits this division. Changes at the Registry of Deeds will occur with a new approved, signed and amended plat plan. Discussion

ensued over the 9.1.1 Minor Subdivision and CEO Therio quoting from the State of Maine 2018 Planning & land Use Laws, Title 30-A § 4407. Revisions to existing plat or plan. J. Foster made a motion it has been determined by the Board, it doesn't constitute reviewing the General standards 11, 12, & 13, seconded B. Norfleet. Motion passed by vote of 5, 0 opposed. Chair Eudy made a motion to approve the application, seconded by J. Foster. Motion passed by a vote of 5, 0 opposed.

Review of Minutes:

B. Norfleet moved that the minutes of June 9, 2021 are approved as read, seconded by D. Vermeulen. Motion passed by a vote of 4, 0 opposed at the June 30, 2021 meeting.

Respectfully submitted,
Nancy Weser, Scribe

July 28, 2021, D. Vermeulen made a motion to approve the amended minutes of June 30, 2021, seconded by S. Harrison. Motion passed by a vote of 5, 0 opposed.