

Town of Lincolnville
Planning Board Meeting Minutes
July 30, 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: Erik Durbas, Walter Lamont, Jr.
◇ Sandy Delano, Vice-Chair	CEO Frank Therio
◇ Earle Brown	Nancy Weser, Scribe
◇ Dick Vermeulen	
◇ Janis Kay, alternate	
◇ Joan Richardson, alternate	

Chair Butler opened the meeting at 6:00 pm with introduction from the Board. Chair appointed alternate, Joan Richardson to be a voting member for the meeting. Having reached a quorum, alternate Janis Kay's vote wasn't warranted for the meeting.

Review minutes: Chair Butler asked for a motion to approve the minutes of June 11, 2025. A motion from Earle Brown to approve the minutes, seconded by Dick Vermeulen. Motion passed by a vote of 4, 0 opposed.

Agenda: Shoreland /Reference: Section 12, subsection 12.C.1.a & b. and Section 16. P. 2. a.b.c. Project: To replace two demolished camps and rebuild two new cottages addressed at 17 and 21 Rosenberg Road.

Owner: Walter Lamont Jr.
Location: 17 & 21 Rosenberg Road
Map: 22 Lots: 28 and 30 Levenseller Pond

Exhibits: a. Summary of Land Use Violations / MDEP / Enforcement Case manager, Colin Clark
b. Schematic Lot Plans and notes
c. Interior diagram of floor plans for two cottages (A1.1)
d. Exterior Elevations diagram for two cottages (A.2.0)
e. Diagram set up by CEO Therio and Walter Lamont, Jr. to show the amount of trees needed to be added to develop the 24 points for a nature canopy.

Chair Butler welcomed Erik Durbas to the podium. Erik stated lot 30, cottage plans were developed with the 30% rule, its height is under the 20 max., no trees would be demolished, each design septic system for two cottages have an existing approved permits. The one well designed to accommodate both cottages. Lot 28, 30 % rule and the existing shed is incorporated into the garage plan attached to the new cottage design.

Chair Butler questioned the outline of the vegetated area for lots 28 and 30. The diagram setup with the four quadrants that CEO Therio submitted explains that 8 hardwood trees would be planted on the left quadrants and 8 softwood trees on the right quadrants to start the areas 24 point requirement for a future canopy. CEO Therio stated this would be accomplished nearer to September after heavy construction has been completed.

CEO Therio stressed to the Board no approval of construction on the new cottages can begin without all the Court ordered violations on Lots 28 and 30 are cleared. Chair Butler also would like in the contingencies the Applicant to create a buffer zone with the 24 points in each quadrant as defined in the LUO Section 16, P. 2. a.b.c.. Earle Brown made a motion to approval the application with contingencies, satisfying the court ordered violations on Lot 28 and 30 and the addition of the tree plan submitted by CEO Therio, seconded by Dick Vermeulen. Motion passed by a vote of 5, 0 opposed.

Election of Officers: Dick Butler, Chair, motion passed by a vote of 4, 0 opposed

Earle Brown, Vice-Chair, motion passed by a vote 4, 0 opposed.

Recording Secretary, Dick Vermeulen, motion passed by a vote of 4, 0 opposed.

A brief discussion on why alternates are important to the Planning Board.

Adjournment: Chair Butler made a motion to adjourn at 6:40 pm, seconded by Dick Vermeulen.

Motion passed by a vote of 5, 0 opposed.

Respectfully submitted,

Nancy Weser, Scribe

Chair Butler made a motion to approve the minutes of July 30, 2025, seconded by Sandy Delano. Motion passed by a vote of 5, 0 opposed at the Planning Board meeting on September 10, 2025.