

Town of Lincolnville
Planning Board Meeting Minutes
August 8, 2018
7:00PM

1. Call to Order:

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

Members Present:	◇Michael Cummons, acting Chair	Others: Will Gartley,
	◇Sandy Delano	from Gartley & Dorsky
	◇Jay Foster, alternate	Erik Durbas from erik
Absent:	◇Dorothy Havey	durbas Designs
	◇Scott Harrison	
	◇Janis Kay	
	◇Barb Biscone, alternate	

2. Agenda: Shoreland Zone

Heather Hearst, owner/ represented by Will Gartley
62 Norton Pond Rd
Map 3 Lot 117

Demolish existing camp and rebuild

LUO Ordinances references: Section 12 C. a & b and Section 16. S.4

Exhibits furnished by Gartley & Dorsky;

1. Summary Letter
2. Land Use Application
3. Original Subsurface Wastewater Disposal System Application
4. Subsurface Wastewater Disposal Variance Request
5. Site Photographs
6. Existing Conditions & Topographic Survey V1
7. Site Plan C1

Exhibits furnished by erikdurbasDesigns;

1. First Floor Plan (A1.1)
2. Exterior Elevations (A2.0)

Acting Chair, M. Cummons asked Mr. Gartley to give the Planning Board the presentation for this application. Mr. Gartley explained from his summary letter that this proposed cottage foot print would be relocated in order to comply with the

waterbody setbacks to the greatest practical extent. There would be a couple of large trees that must be removed to accommodate this proposed project. Mr. Gartley stated that Heather Hearst has expressed that she would over compensate in re-vegetating the project site due to the loss of these trees. Mr. Gartley referred to Section 12- Non-Conformance, and agreed that this existing structure is considered a non-conforming structure. Section 12.C.4 applies to this application and justifies the replacement of a proposed cottage as well as expanding the cottage by the allowed 30%. The completed proposed project will be 25 feet back from the pond, compared to the 8 feet from the existing structure. There is documentation that has been submitted to each of the Planning Board on the original wastewater disposal system and a new variance request which was issued by the Site Evaluator, Natalie Marceau on 07/10/18. The design of the cottage meets the height elevation of 21.7 feet that is permitted.

As a result of the extensive exhibits presented to the Board, Chair Cummons asked the Board if the application has met all the site requirements. J. Foster stated that the Board should move to approve the application from the information presented by Mr. Gartley, in combination with exhibits that supports LUO Section 12C. a & b. It was seconded by S. Delano. Chair Cummons moved the Board to vote. Motion to approve passed by a vote of 3.

3. Review of minutes: Meeting minutes of April 30, 2018 & May 11, 2018, couldn't be approved due to the lack of Board Members present to vote on them. They will be reintroduced at the next meeting.

4. Acting Chair Cummons opened the discussion on having the Board Members serve on the Land Use committee. It was M. Cummons opinion that as a current Planning Board Member, the Board would make recommendations or changes with the new Shoreland Zoning Ordinance as an issue or changes need to be addressed. M. Cummons didn't feel that the entire LUO needed to be reinvented. J. Foster & S. Delano agreed with the same opinion. Simply work with the LUO model Lincolnville has at present and critique areas that might need to be revised.

J. Foster moved to adjourn, seconded by S. Delano. Acting Chair Cummons moved to adjourn at 7:35, motion passed by a vote of 3.

Respectfully submitted,

Nancy Weser, Planning Board Clerk

A motion was made to approve minutes for August 8, 2018 on September 12, 2018, and seconded. Motion passed by a vote of 5.