

Town of Lincolnville
Planning Board Meeting Minutes
August 29, 2018
7:00 pm

1. Call to order:

The meeting of the Planning Board convened at 7:00 pm. 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
◇ Michael Cummons
◇ Scott Harrison
◇ Sandy Delano
◇ Janis Kay

Others: David & Betty Baker
CEO Frank Therio
PB Clerk, Nancy Weser

Absent: Jay Foster, Alternate
Barb Biscone, Alternate

2. Agenda: Shoreland Zone;

Remove existing trailer and build new camp at 70 First Ave.
Map 10 Lot 22

Ordinance References: Section 12.c.a.i

12 c. Non-conforming Structures/a. 30% rule after January 1, 1989. 1. Seasonal Conversion, owner must substantiate the existence of a sub-surface water disposal system

Exhibits:

- a. Land Use Application/ Site Plan
- b. Subsurface wastewater disposal system application/Site Evaluator Statement
05/19/17
LPI approval/ CEO Therio/ 08-3-18
- c. Current square footage/ proposed square footage
Calculations of 30% increase allowed
- d. Existing height 11' / proposed height 17'
- e. Map 10 Location of the lot 22 on Pitcher Pond- 1.4 acre
- f. Diagram of existing foot print/proposed new foot print
- g. Diagram of proposed structure of new building

Chair Havey opened the meeting by asking the Applicants and the CEO to explain the proposed project. Chair wanted to know what the CEO in his research of this application he discovered and what was needed to bring this application to the Board. CEO Therio stated that this was a very straight forward simple application. The proposed new structure wouldn't be any closer to the shore line. The new proposed structure foot print would be the same, height would come in under the new height ruling in shoreland zoning. The allowance of the 30% increase would total 364, the Bakers proposed project would come in at 360, building (280) & deck (80) square footage. David Baker told the Board, that they have own the property for 32 years and the trailer is 1954 model which is being removed. They thought it was time to

update. Chair Havey asked the Board members if there were any questions. Chair Havey stated if there were no questions she would entertain a motion to accept this application for approval. M. Cummons moved that the Board approve of this application, seconded by S. Harrison, the motion passed by vote of 5.

3. Review of Minutes: Meetings Minutes for April 11 and May 30 were approved by a Motion by S. Harrison, seconded by J.Kay. Motion passed to accept the minutes as read by a vote of 5. Meeting Minutes for August 8, 2018 were tabled till the members at that meeting are present.

Michael Cummons moved to adjourn the meeting at 7:25 pm, seconded by J. Kay, motion passed by a vote of 5.

Respectfully submitted,

Nancy Weser, Planning Board Clerk

Motion was made to accept the minutes of August 29, 2018 as read on September 12, 2018, motion was seconded and passed by a vote of 5.