

Town of Lincolnville
Planning Board Meeting Minutes
August 31, 2022
7:00 PM

1. Call to order: The meeting of the Planning board convened at 7:00 pm in the Selectmen's Room in the Town Office. These minutes 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: ◇ Sandy Delano, Vice-Chair
◇ Dick Butler
◇ Janis Kay
◇ Dick Vermeulen
◇ Bill Norfleet, alternate

Others: CEO Frank Therio
David Njja, Heather Storlazzi
George Knutson, Earl Brown
Nancy Weser, Scribe

Absent: Jay Foster, alternate

Vice-Chair Delano opened the meeting welcoming participants and by introduction of the Board Members. He stated the Site Walk meeting on 36 Norton Pond Rd at 6:00pm had been completed and the Board approved the new proposed footprint plan. Vice-Chair Delano asked David Njja, owner of cottage at 36 Norton Pond Rd to present the new footprint of plan.

Agenda 1. Shoreland Zone: Request to demolish and then rebuild the camp.

Location: 36 Norton Pond Rd Map 4 Lot 22

Owner: David Njja

Reference: Non-Conforming: Section 12.C.1., 12.C.2, 12.C.3

David Njja gave the Board, history on the existing cottage, and why the family chose to have a new proposed footprint plan.

1. Age of cottage is 55 years
2. Discovered more rot with the existing cottage
3. New footprint plan will conform to the existing square footage, and when completed will be Below the current existing figures.
4. Height of proposed plan will be no more than the 20 foot limit.

David Njja worked the new proposed plan following the requirements of Section 12.C. I. Waste Water System is in place across the Pond Rd, information on system has met the Requirements of the ordinance and Board is satisfied.

Vice-Chair Delano ask for a motion to approve. D. Butler made the motion that Board approve the proposed plan to demolish existing cottage and rebuild within the requirements of Section 12.C, seconded by D. Vermeulen. Motion passed by a vote 4 and 1 opposed.

Agenda 3. Subdivision: Minor amendment to the William R. and Anna S. Hardy subdivision

Location: Heather Hill Rd

Owner: Earl Brown

Earl Brown came to the podium and explained his proposed plan to eliminate one interior boundary line.

CEO Therio committed, "State Law states if any line is moved in an existing subdivision, owner must come before the Planning Board. CEO Therio stated this minor amendment, an interior property line is simple. E. Brown wants to move a boundary line not creating a new lot. Vice-Chair Delano read from Article 9- revisions to approved plans, 9.1.1 minor subdivision: " If the Board determines that the revision or amendment in the previously approved plan involves only a minor adjustment of boundary lines for a lot or lots, then the Board may, at its discretion, decide to approve the revision or amendment without requiring the procedures for final plan approval." J. Kay made a motion to approve plan which will have no impact on waterbody or stream and meets the requirements of Article 9, seconded by D. Butler. Motion passed by a vote 5, 0 opposed.

Agenda 2. Commercial: Lincolnville PV, LLC, Lincolnville Solar Project

Location: Map 28 Lot 24

Slab City Rd

Owner: George Knutson

Project: Major

Presenting: TRC Consulting Company/ Heather Storlazzi

6 Ashley Drive

Scarborough, ME. 04074

Reference: Commercial Site Plan Review Ordinance: Section 18

CEO Therio introduced Heather & Board with the time line and requirements for the completion on a commercial site plan. CEO Therio stated the \$200.00 site review fee has been paid and there will not be voting on this commercial pre-application at this meeting. Each Board member received an extensive booklet of 14 Attachments:

1. Commercial Site Plan Review Application
2. Location Figure
3. Aerial Map Protected Natural Resources
4. Constraints Map
5. Issued for Permitting (IFP) Civil Drawing Set
6. Site Photos
7. Financial Capability Statement
8. Technical Capacity
9. Landowner Lease Agreement Memo
10. Agency Consultation
11. Noise Assessment
12. Decommissioning Plan
13. Natural Resource Survey Report
14. Tax Map, List of Abutters, Abutters Notice, Certified Abutter Mail Receipts

CEO Therio explained to Heather about the procedures, starting with reviewing plan for completeness. CEO Therio asked if there would be any waivers. If any waivers are needed, this meeting is when to ask. Heather answered many questions the Board asked. The access road is 16 wide and 200 feet into the area for the panels. There is a 100 foot setback from Slab City Rd. There has been some logging. No wetlands within the proposed site. There will be a safety fence around the complete proposed area. Grasses under the panels will be mowed twice a year. The proposed project will have a limit disturbance area under 20 acres. The proposed project will require stormwater permitting from the Maine Department of Environmental Protection. Next

meeting scheduled on September 14, 2022 will cover Section 18- Commercial Site Plan- Submissions: Section 7.3 Application Submission and Review Procedures.

Lincolnton Planning Board needs to elect a new Chair, Vice-Chair Delano asked for nominations. D. Vermeulen made a motion to nominate Dick Butler, seconded by Janis Kay. Motion passed by a vote of 4, 0 opposed, Chair Dick Butler has been elected.

Review of Minutes: Minutes for June 29, 2022, were tabled.

Adjournment: J. Kay made a motion to adjourn the meeting at 8:00 pm, seconded by D. Butler. Motion passed by a vote 4, 0 opposed.

Respectfully submitted,
Nancy Weser, Scribe

Sandy Delano made a motion to approve the minutes of August 31, 2022 with a correction, seconded by Dick Vermeulen. Motion passed by a vote 5, 0 opposed on September 14, 2022.