

Town of Lincolnville
Planning Board Meeting Minutes
September 11, 2024
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 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: ◇ Dick Butler, Chair
 ◇ Sandy Delano, Vice-Chair
 ◇ Earle Brown
 ◇ Dick Vermeulen

Others: CEO Frank Therio
Brian Richards, DBA BR
Development, LLC
Nancy Weser, Scribe

Absent: Janis Kay
 Andrew Shapiro, alternate

Chair Butler opened the meeting with introduction from the Board. The application on the agenda will reference Section 12.C.1.c.i.

Owner: Brian Richards DBA DR Development, LLC
83 Old Farm Rd
Westbrook, Maine 04092

Location: 40 6th Ave.
Map 8 Lot 22

- Exhibits: a. Letter to CEO with explanation on the proposed plan to square off an existing cottage
b. Land Use Application/site plan
c. Photos of camp and tree that needs to be removed.
d. Diagram of the extra three feet needed in the height of the roof line
e. Diagrams with calculation on the proposed addition and relocation of stairs
f. Diagram of the existing driveway detail
g. Diagram of existing setbacks
h. Diagrams of water side & side view with elevation (20 feet)
i. Diagrams of floor plans, floor and loft

Brian Richards presented the information on the proposed addition to increase the cottage to the 30% allowed. The stairs are to be relocated to right side, there are several trees that need to be removed in order to add the 30% addition to that side of the cottage. The cottage will not be expanded toward the pond.

Chair Butler asked CEO Therio if there were any issues with the proposed application. CEO Therio stated there were no issues. Chair asked the Board if there were any questions, having heard none. Chair asked for a motion to approve. Earl Brown made a motion to approve the application to expand the existing cottage to the 30% allowed, seconded by Vice-Chair Delano. Motion passed by a vote of 4, 0 opposed.

Review of Minutes: Vice-Chair Delano made a motion to approve the meeting minutes of August 28, 2024 with corrections, seconded by Chair Butler. Motion passed by a vote of 4, 0 opposed at the September 11, 2024 planning Board meeting.

3. Adjournment: Chair Butler made a motion to adjourn at 6:17, seconded by Dick Vermeulen. Motion passed by a vote of 4, 0 opposed.

Respectfully submitted,

Nancy Weser, Scribe

Chair Butler made a motion to approve the minutes for September 11, 2024 as written, seconded by D. Vermeulen. Motion passed by a vote 4, 1 abstain on September 25, 2024.