

Town of Lincolnville
Planning Board meeting Minutes
September 18, 2024
6:00 pm

Call to order: ◇ Dick Butler, Chair
◇ Sandy Delano, Vice-Chair
◇ Dick Vermeulen
◇ Earle Brown
◇ Janis Kay

Others: CE Frank Therio
Michael Hays, DBA Grant Hays
Associates, LLC.
Nancy Weser, Scribe

Absent: Andrew Shapiro, alternate

Chair Butler opened the meeting at 6:00 pm with introductions from the Board. Chair Butler stated this was a special meeting, due to the mix-up with communication from the previous meeting on September 11.

Agenda: Shoreland

Reference: Section 12.C.I.c.i.

Location: 62 South 3rd Avenue

Map 9 Lot 47

Pitcher Pond, Lincolnville

Owner: Kirk & Lisa Wolfinger

955 Shore Rd

Cape Elizabeth, ME. 04107

Presenting: Michael Hays, Architecture & Interior Design
Grant Hays Associates, Inc.

Exhibits: a. Land Use Application

b. S-1 Survey, Michael Cummons, licensed surveyor, dated December 7, 2023

c. AD-1 Existing Site Plan & Elevations

d. C-1 Proposed site layout

1. A-1 proposed floor & elevations (Interior)

2. A-2 proposed elevations (diagram on the four sides of proposed cabin)

3. A-3 proposed foundations, framing & building sections

4. A-4 proposed lighting plan, elevations & details

Project: Wolfingers are requesting the existing cabin be eliminated due to poor and unsafe conditions and to be replaced with new architecture plans.

Michael Hays explained to the Board each page of the packet plans before them. In the discussions, it was determined that the plans of the setback could be moved 11 feet., 7 feet closer to road and 4 feet back from the pond. New plans will have the proposed setback from water edge at 24 feet, road side 36 feet.

CEO Therio stated this application could be approved, if the Board is satisfied with accepting the 11 feet. The application needs an estimate of cost of proposed project, a signature on the building permit and the Chair can sign the approval of application.

Vice-Chair Delano made a motion to approve the application contingent upon corrections to documentation of the changes to proposed plans, start date, estimate cost of project and a signed building permit, seconded by E. Brown. Chair Butler reviewing the contingencies of the approval can sign for the Board. Motion passed by a vote of 5, 0 opposed.

Adjournment: No review of minutes due to this being a special meeting. Chair made a motion to adjourn the meeting at 6:30pm. Motion passed by unanimous vote.

Respectfully submitted,
Nancy Weser, Scribe

E. Brown made a motion to approve the minutes of September 18, as read, seconded by Vice-Chair Delano. Motion passed by vote of 5, 0 opposed at the October 9, 2024 Planning Board meeting.