

Town of Lincolnville
Planning Board Meeting Minutes
September 25, 2025
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 Others: CEO Frank Therio
 ◇ Sandy Delano, Vice-Chair Ramiro De Acevedo Ramos
 ◇ Earle Brown Nancy Weser, Scribe
 ◇ Dick Vermilion
 ◇ Janis Kay
 ◇ Andrew Shapiro, alternate

2. Chair Butler opened the meeting with introductions from the Board. The application on the Agenda is Shore land Zone and the Board will reference Section 12.C.1.c.i.

Owners: Ramiro & Nicole De Acevedo Ramos
 PO Box H
 Camden, Maine 04843

Location: 14 Billings Rd
 Map 3 Lot 21

Exhibits: a. C-1 Schematic lot plans and notes
 b. A1.1 First Floor Plan

Project: According to application a request to remove or demo the existing structure and build a new one.

Ramiro presented to the Board that their plans have changed. The De Acevedo Ramos's are under contract with another lot and hope to move the existing cottage to that lot. The Board did discuss the request for the new proposed design cottage for lot 21 and there were no issues on the design and site plan.

CEO Therio stopped the proceedings due to this alteration in plans. The Board can approve the Application only if a motion includes a contingency for a valid septic design for the second Lot, and the vote is for approval with a contingency. The De Acevedo Ramos's must bring three copies of the valid design to CEO Therio.

Chair Butler noted that an estimate of cost for the proposed cottage is missing on the Application.

Ramiro stated an estimate of \$350,000 should be added to the application.

E. Brown made a motion to approve the proposed application contingent to include a valid Septic Design for the second lot which is under contract, seconded by D. Vermeulen. Motion passed by a vote of 5, 0 opposed.

3. Review of minutes: Chair Butler made a motion to approve the minutes for September 11, 2024 as written, seconded by D. Vermeulen. Motion passed by a vote of 4, 1 abstain on September 25, 2024.
4. Adjournment: E. Brown made a motion to adjourn the meeting at 6:16 pm, seconded by D. Vermeulen. Motion passed by a vote of 5, 0 opposed.

Respectfully submitted,

Nancy Weser, Scribe

Vice-Chair Delano made a motion approve the minutes of September 25, 2024, seconded by J. Kay. Motion passed by a vote of 5, 0 opposed at the October 9, 2024 Planning Board meeting.