

Town of Lincolnville
Planning Board Meeting Minutes
October 27, 2021
7:00 PM

1. Call to order: The meeting of the Planning Board convened at 7:00 pm in the Selectmen’s Room at the Town office. These minutes are a summary of the of the Board’s discussions. A video of the meeting is available at the Town office.

Members present: ◇ Jay Foster, alternate others: CEO Frank Therio
 ◇ Sandy Delano, Vice-Chair James & Susan Cook
 ◇ Dick Vermeulen James Landi
 ◇ Scott Harrison Michael Casby
 ◇ Bill Norfleet, alternate Nancy Weser, Scribe

Absent: Janis Kay
 Elizabeth Eudy, Chair

Before the opening of the meeting, Jay Foster asked for approval by the Board to act as Facilitator, approval was granted by the Board. Scott Harrison made a motion to have Alternates Foster and Norfleet vote during the meeting, seconded by Dick Vermeulen. Motion passed by a vote of 5.

1. Agenda:

Owners: James & Susan Cook

Location: 22 North Second Ave

Map 10 Lot 42

Project: Review of a request for an addition and renovations to a non-conforming camp.

References: Section 12.C. 1. & 12. C.2 & C. 4

Exhibits submitted:

1. Land Use Application
2. Site Plan document
3. Site Plan drawing
4. Property deed showing ownership by applicant
5. Project overview
6. Demolition First Floor Plan
7. First Floor Plan showing proposed addition
8. Exterior Elevation East
9. Exterior Elevation South
10. Exterior Elevation West

James Cook presented his request to the Board, stating his brother, a retired building contracting and family will be doing most of the construction, with certified contractors as required. Two trees are proposed to be removed in the rear of the camp. The addition is proposed to be constructed where the trees were removed. Existing bedroom will become the bathroom, and the bathroom will become storage room. Cement pillars will be used as foundation, erosion control measures will be required. CEO Therio said a certified erosion specialist will oversee that this is

addressed and clarification on the mitigation of the two trees. J. Cook would like to start the proposed project in early December, 2021. Vice-Chair Delano made a motion that the application for the proposed addition under 12. C is approved, seconded by S. Harrison. Motion passed by a vote of 5, 0 opposed.

CEO Therio will be making out all the necessary permits.

2. Agenda:

Owner: James Landi

Location: 72 Norton Pond Rd

Map 003 Lot 111

Project: addition (mud room) to a non-conforming camp

Reference: 12.C.1 & 12.C. 2. & 12.C. 4

Exhibits submitted:

1. Land Use Application
2. Site Plan

J. Landi requesting approval on adding a 48 sq. foot mud room to an existing wrap round deck. S. Harrison made a motion that the proposed project be approved, seconded by D. Vermeulen. Motion passed by a vote of 5, 0 opposed.

3. Agenda:

Owner: Michael Casby

Location: 28 Hall Dr.

Map 007 Lot 53

Project: a wooden deck to cover on an existing concrete patio 14"x 30", extending an additional 6 feet, (West) to accommodate a hot tub. Total 180n sq. feet proposed expansion of existing Footprint.

Exhibits submitted:

1. Land Use Application
2. Site Plan

Reference: 12. C.1 & 12. C.2 & 12.C.4

M Casby requesting approval to add a wooden deck to cover the existing concrete patio 14' x 30' and add an additional 6 feet (west side of property to accommodate a hot tub. No digging will needed. CEO Therio adding there was nothing non-conforming. S. Harrison made a motion to approve the proposed expansion of the patio, seconded by D. Vermeulen. Motion passed by a vote of 5, 0 opposed.

2. Review of Meeting Minutes of August 25, 2021

Minutes were tabled until the Board hears from the Town Attorney. Motion made by J. Foster to table the minutes, seconded by D. Vermeulen. Motion passed by a vote of 5, 0 opposed.

Adjournment: S. Harrison made a motion to adjourn the meeting at 7:15 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 to approve the minutes of October 27, 2021 at the November 24, 2021 meeting, seconded by Bill Norfleet. Motion passed by a vote of 3, 0 opposed.