

Town of Lincolnville
Planning Board Meeting Minutes
November 12, 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 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, acting Vice-Chair
 ◇ Dick Vermeulen
 ◇ Joan Richardson, alternate

Others: Greg Imus
 Dale Turk
 CEO Frank Therio
 Nancy Weser, Scribe

Absent: Earle Brown, Vice-Chair
 Janis Kay, alternate

Chair Butler opened the meeting at 6:00 pm with introductions from the Board. Chair Butler appointed Joan to be a voting member for the meeting.

Review of Minutes: Chair Butler asked for a motion to approve the minutes for September 10, 2025. Joan made the motion to approve the minutes, Dick seconded the motion. Motion passed by a vote of 4, 0 opposed.

Agenda: 1. Project to remove the roof and windows and construct an addition on an existing camp.

Reference: Lincolnville Land Use Ordinance Section 12, subsection 12.C.c.

Owner: Mr. Blair Graber
 4646 Polar Ave. # 245
 Memphis, TN. 38117

Project location: 34 South 3rd Ave.
 Map 9 lot 34
 Pitcher Pond

- Exhibits: A. Land Use Application (2709 A& B)
 B. Lot, proposed cottage and existing cottage calculations
 C. Architectural plans
 a. page 1 Plot plan
 b. page 2 Interior Floor and Foundation plan
 c. page 3 Addition Area for Floor plan
 d. page 4 Framing Cross Sections
 e. page 5 Framing for Floor and Roof
 f. page 6 Elevations all for sides of building

Greg Imus presented to the Board the proposed project.

Greg stated he is Mr. Graber's neighbor and the Real Estate broker who sold the camp.

He continued to explain the plot plan, stating the CEO Therio had been very involved with assisting to create this plot plan. There was an authorized letter from Mr. Graber to have Greg

present this proposed application. CEO Therio stated a replacement system for septic is required by the property owner. Chair Butler asked the Board if there was any more discussion on the proposed application, hearing none, asked for a motion to approve the project plan. Dick made a motion to approve the proposed application as presented, seconded by Joan. Motion passed by a vote of 4, 0 opposed.

2. Agenda: Proposed application to convert the old King David's Lodge into 2 apartments.

Reference: Lincolnville Land Use Ordinance Section 15.A and 15.d. 3

Owner: Dale Turk

2060 Atlantic Hwy

Project location: 8 Howe Pt. Rd

Map 17 Lot 101

Exhibits: A. Land Use Application (2702 A& B)

B. Photos of front and back of existing building

C. Drawings of proposed changes for;

a. front side

b. back side

c. interior design floor plan for first floor apartment

d. interior design floor plan for second floor apartment

Dale Turk presented to the Board, his love in restoring old buildings. The outhouse in the back of the lodge is going to be removed. CEO Therio has been assisting Dale on the requirements to install a new proposed septic tank and proposed septic field. The location borders 156 feet along the Duck Trap river and ocean tidal pool. Chair Butler inquired about the egress from the second floor apt. Dale stated there is a metal stair system which is hard to see from Howe Rd due to the overgrown shrubbery. There will be a heated floor system to heat the apts., Dale said to replace the roof is a question at this time. Chair Butler asked the Board if there was more discussion, hearing none, he asked for a motion to approve. Dick made the motion to approve the proposed application for 2 apartments at the old King David Lodge with all the permits required, seconded by Joan. Motion passed by a vote of 4, 0 opposed.

Chair Butler wanted to inform the Board on a few important points which needed to be discussed.

1. Comprehensive workshop for November 19, 2025 at 6:00 at the school.

2. The new Town Attorney would like to meet with the Planning Board and to help the Attorney with the existing LUO. Board agreed Dec. 3 would be OK.

3. Chair Butler would like to present the Select Board and David Kinney with a letter requesting CEO Therio to handle all future inconsequential small scale applications. This proposed change in the LUO would require a Town citizen vote, but after the previous applications for 2025, the Board has been subjected to short meetings which can be expensive and poor timing for all.

Adjournment: Chair made a motion to adjourn at 6:25 pm, seconded by Sandy. Motion passed by a vote of 4, 0 opposed.

Respectfully submitted,
Nancy Weser, Scribe

Sandy Delano made a motion to accept the Planning Board minutes for November 12, 2025 as written, seconded by Joan Richardson. Motion passed by a vote of 5, 0 opposed at the Planning Board meeting on January 14, 2026.