

**Town of Lincolnville**  
**Planning Board Meeting Minutes**  
**November 14, 2018**  
**7:00 pm**

1. Call to Order:

The meeting of the Planning Board convened at 7:00 pm. These Minutes are a summary of The Board's discussions. A video recording of this meeting is available at the Town Office.

Members Present: ◇ Dorothy Havey, Chair  
◇ Michael Cummons  
◇ Sandy Delano  
◇ Janis Kay

Others: Sharon Corbett  
CEO Frank Therio  
Nancy Weser, PB Clerk

2. Agenda: Major Subdivision – Revision to approved plans

Map 28 Lots 140 & 142 located at 27 & 36 True Rd

Owner, Sharon Corbett

Planning will reference: Ordinance Subdivision, Article 9 page 40 paragraph 9.1.2

Exhibits:

- a. Diagram of Granite Hill Subdivision (amended subdivision plan)
- b. Detailed diagram of the entire Subdivision, Lots 140 & 142 outlined in red
- c. Enlarged map indicating the sq. footage of the two lots, map from Lermond & Goodridge, PO Box 196 Lincolnville, ME. 04849
- d. Sketch Plan (Sharon Corbett, owner) register of Deeds- Book 4001 Page 445
- e. Boundary Line Agreement, September 2015- Register of Deeds- Book 4001 Page 43, signed by the neighbors, David Ray & Cristilita and Sharon Corbett

Chair Havey opened the meeting by asking CEO Therio to explain this proposed revision. CEO Therio said 15 feet inward of a boundary line on Sharon Corbett's property was sold to Ray & Cristilita on Sept. 2015. Board approval would be at the Board's discretion on this minor revision. Chair Havey asked Sharon Corbett for her explanation. S. Corbett stated when she sold the 15 feet of her property to accommodate the infringing neighbors' garage, she thought that taxable piece of property would be deducted from her taxes. Since 2015 to 2018 that deduction hasn't been reflected on her taxes. S. Corbett spoke to Town Manager, D. Kinney. He advised S. Corbett to go back to the Planning Board. S. Corbett was unaware that making changes within an approved Subdivision required approval of the Planning Board. S. Corbett would like a tax deduction on the property she sold.

Chair Havey asked the Board if there was any issue about the 15 feet, or any questions to S. Corbett. No questions were raised. Chair Havey stated that there would be required paperwork that the Tax Assessor will require. To expedite the process, Chair Havey suggested the Board approve the lot line. Chair Havey made a motion that the Board approve of the revision but requested that the CEO Therio do the investigation on the required documentation that is needed for the Planning Board to sign and complete this revision. M. Cummons added to the motion that the Board read and accept A 30-§ 4407, Planning & Land Use Laws page 142 - Revision to

existing plat or plan located in Subdivision, and go by **the recording requirements** to cover all the information that must be recorded in completing this revision. S. Delano accepted the motion and it was seconded by J. Kay. Motion passed by a vote of 4.

2. Review of Minutes: Meeting Minutes of September 12, 2018

Chair Havey, asked the Board if there were any errors, corrections or omissions to the minutes, There were none. Motion was made to accept the minutes as read. Motion passed by vote of 4.

Michael Cummons made a motion to adjourn the meeting at 7:30 pm, seconded by Janis Kay. Motion passed by a vote of 4.

Respectfully submitted,

Nancy Weser, Planning Board Clerk

S. Delano made a motion to accept the minutes of November 14, 2018 as read, seconded by M. Cummons. Motion passed by a vote of 5.