

Town of Lincolnton
Planning Board Meeting Minutes
December 8, 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 Board's discussions. A video of the meeting is available at the Town Office as well as the option to watch the meeting on Channel 22.

Members present: ◇ Elizabeth Eudy, Chair	Others: CEO Frank Therio
◇ Sandy Delano, Vice-Chair	Mario Abaldo
◇ Dick Vermeulen	Nancy Weser, Scribe
◇ Bill Norfleet, alternate	
◇ Janis Kay	
◇ Jay Foster, alternate	

Absent: ◇ Scott Harrison

After the introduction of the Board members, Chair Eudy read the agenda application that the Board would be discussing. Alternate B. Norfleet was asked to be a voting member for the meeting.

Agenda: Shoreland Zone:

Review of a request for the demolition and upgrade of a non-conforming camp.

Location: Map 9 Lot 45

58 Third Ave.

Owners: Kirk & Lisa Wolfinger

Presenting: Mario Abaldo

Reference: Section 12.C.1, 12.C. 2, C.3 & C. 4.

Exhibits: Email from Lisa Wolfinger authorizing M. Abaldo to submit the application and present the request to the Planning Board.

- a. Land Use Application
- b. Diagram of proposed camp (Abaldo Enterprises)
- c. Diagram of existing camp (Abaldo Enterprises)
- d. Diagram of elevation facing the water (Abaldo Enterprises)
- e. Diagram if elevation facing northwest existing camp (Abaldo Enterprises)
- f. Diagram of the interior design (Abaldo Enterprises)

M. Adaldo stated the existing foundation is caving in. The existing camp is 28 x 30, the proposed design is to make it 28 x 28 ft., new roof, with added dormer. Existing septic system that services this camp and a second one. Design to have a 4 foot crawl space with concrete pills. Peter

Overlock, State licensed will be doing the earthwork. No trees will be removed. The existing camp is 36 feet from the water's edge. The new proposed design moves the structure back 2 feet. Chair Eudy reading from Section 12, clarifying whether the application conforms to the requirements of C. 1 Expansion is within the greatest practical extent, 12.C 2 Foundations, 3. Relocation and 4. Reconstruction or Replacement.

B. Norfleet made a motion that the application meets the criteria of Section 12 C, seconded by D. Vermeulen. Motion passed by a vote of 4, 1 opposed.

Review of Minutes: Minutes of November 24, 2021 was questioned by Alternate, J. Foster. Chair Eudy, said she would go over her notes of the meeting. There was no vote for the minutes.

Minutes of August 25, a correction needed to be made, the minutes didn't need to be tabled the application needed to be tabled. Motion was made to make the correction and approve the Minutes of August 25, 2021, seconded by D. Vermeulen. Motion passed by a vote of 4.

Adjournment: Vice-Chair Delano made a motion to adjourn at 7:40 pm, seconded by d. Vermeulen. Motion passed by unanimous vote.

Respectfully submitted,

Nancy Weser, Scribe

B. Norfleet made a motion to approve the minutes of December 8, 2021 as written, seconded by D. Vermeulen. Motion passed by a vote of 5, 0 opposed on December 29, 2021.