

Town of Lincolnville
Planning Board Meeting Minutes
January 10, 2024
7:00 PM

1. Call to order: The meeting of the Planning Board convened at 6:59 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
 ◇ Sandy Delano
 ◇ Dick Vermeulen
 ◇ Janis Kay
 ◇ Earl Brown
 ◇ Bill Norfleet, alternate

Others: CEO Frank Therio, Karen Craig-Foley, applicant, Patrick Mellor, Esq.
Jill Gilbert, Nancy Weser, Scribe

Chair opened the meeting at 6:59pm and asked the Board to introduce themselves.

Agenda: Shoreline Zoning

Location: 25 Camden Rd

Map 18 Lot 66

Reference: Section 12C non-conforming structures, subsection 4. Reconstruction or Replacement

Exhibits: 1. Application

2. Site Plan

3. Registry of Probate, duly appointing Karen Craig-Foley as personal representative of the Estate of Frederick G. Greeley, Jr.

4. Photos of the site, including a photo taken in 2006 when site was revaluated.

It was determined that Attorney Mellor would speak on behalf of the applicant. Attorney Mellor came to the podium and explained about the history of the site and introduced a letter he sent in response to the letter that CEO Therio sent to Karen to stop work on the site. CEO Therio had to explain what the problem had been and how it could be resolved. The Applicant needed a building permit, but in order to receive one she needed to come to the Planning Board for approval. CEO Therio referencing the 50% rule with a non-conforming structure detailed the reasons why the Applicant had to have a building permit to continue the deck repair and installations of new windows project. Having come to a better understanding, discussions ceased. E. Brown made a motion to approval the application #2384 A, including the photo of the 2006 revaluation for work to be done only on the site, seconded by J. Kay. Motion passed by a vote of 4, 1 abstained.

2. Review of Minutes: Due to the Board not having the October 25, 2023 minutes it was determined to delay approval for the next meeting. S. Delano made motion to approve the

minutes of November 29, 2023 at the January 10, 2024 PB meeting and delay the approval of October 25, 2023 minutes, seconded by E. Brown. Motion passed by a vote of 5, 0 opposed. Bill Norfleet, alternate was present at the November 29, 2023 meeting but at this meeting it wasn't necessary for an alternate to vote. There was a quorum of five members available.

Adjournment: It was an unanimous decision by the Board to adjourn at 7:30 pm.

Respectfully submitted,
Nancy Weser, Scribe

Dick Vermeulen made a motion to approve the meeting minutes of January 10, 2024 as read, seconded by Earl Brown. Motion passed by a vote of 4, 0 opposed at the February 28, 2024 meeting.