

Town of Lincolnville
Planning Board Meeting Minutes
September 10, 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 Others: Tyler Durant
 ◇ Earle Brown, Vice-Chair Frank Therio, CEO
 ◇ Sandy Delano Nancy Weser, Scribe
 ◇ Dick Vermeulen
 ◇ Joan Richardson, alternate

Absent: Janis Kay, alternate

Chair Butler opened the meeting at 6:00 pm with introductions from the Board. Chair asked for a motion to make alternate Joan Richardson to be a voting member for the meeting. Sandy Delano made a motion for Joan to be a voting member, seconded by Vice-Chair Brown. Motion passed by a vote of 4, 0 opposed.

Review of minutes: Chair Butler made a motion to approve the minutes of July 30, 2025, seconded by Sandy Delano. Motion passed by a vote of 5, 0 opposed.

Agenda: Subdivision, Reference: Lincolnville Subdivision Article 4 in its entirety.
A pre-application for a proposed subdivision on the map 17 lot 64.

Tyler Durant will be presenting the pre-application for Deep Creek Grazing Association, Inc. proposed subdivision.

Exhibit: President David Hirschfeld signed the required Agent Authorization Memorandum.

Chair Butler explained that there will be no decisions or votes taken. The pre-application is to understand what is proposed and if all documentation is available to continue the process. Tyler tried to explain there are two lots within Lot 64 which the owner David Hirschfeld owns the former LOOK OUT (MBNA) is going to sell. The 2 lots are in Lincolnville. Lot 1 is in the upper area and has a grade of at least 15% and if sold becomes a buffer for the current property in Northport which was the Look Out. Tyler stated that it was doubtful a building could be built. Lot 2 in the lower area of Lot 64, as a conservation area restrictions could prevent building as well. There could be the need to have in the deed the restrictions and covenants of the property lots. CEO Therio than asked, "what about the 50 ft. access into each lot?" CEO Therio stopped to say the proposed property is land locked and with no way for an access roads to the property which starts in Northport, there is no way the Planning Board can legally continue with this pre-application as is. Tyler was in hopes the two towns can meet and discuss this issue. CEO Therio stated the Planning Board has no legal right to

do that because the existing road to the old Point Look Out is in Northport. CEO added that he has spoken to MMA and they stated the current pre-application is illegal. CEO Therio suggested to Tyler, to write a letter explaining with clarity the lots that are available, and what is proposed for them. CEO Therio will than submit the letter to the Town Attorney for further response. CEO Therio tried to explain what has been presented tonight, Tyler is asking for the Planning Board to do something that is illegal and they can't. The Planning Board can only act on what was written in the Lincolnville Land Use Ordinances. Chair Butler asking the Board if there was any more questions or discussions, hearing none until more information is available, this project is tabled. Sandy Delano made a motion to table the project, seconded by Joan Richardson. Motion passed by a vote of 5, 0 opposed.

Adjournment: Sandy Delano made a motion to adjourn at 6:35 pm, seconded by Vice-Chair Brown. Motion passed by a vote of 5, 0 opposed.

Respectfully submitted,

Nancy Weser, Scribe

Chair asked for a motion to approve the Planning Board minutes of September 10, 2025. Joan Richardson made a motion to approve the minutes as written, seconded by Dick Vermeulen. Motion passed by a vote of 4, 0 opposed at the November 12, 2025 meeting.