

Town of Glenburn
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Planning Board Minutes
Tuesday, January 9, 2024

1. ROLL CALL

Present were regular members Brenda Moody, Sharon Nason, Theresa Porter, Wayne McClay, and associate member Thomas Wolf. Ed Goodwin was absent. Mrs. Moody requested that Mr. Wolf sit in as a regular member for tonight's meeting in place of Mr. Goodwin.

2. Approval of the October 10, 2023 Planning Board Minutes

Wayne McClay motioned to approve the October 10, 2023 minutes as written. The motion was seconded by Theresa Porter and unanimously approved with a 4-0 vote. Sharon Nason abstained.

3. [PB024-01] Frank and Krystal Lavigueur request to raze existing cottage and rebuild a new cottage on same footprint. The property is located at 67 Luckey's Landing Road, Glenburn Tax Map 25 Lot 117. Shoreland Zoning

Frank Lavigueur stated that he and his wife purchased this property just three months ago. It was a foreclosure and they did not get a chance to preview the property prior to purchasing it. Once they purchased it and were able to get in the house, they noticed some major flaws. They had a contractor access the house and quickly learned that the house had been a camp that had been added on to twice with a lot of substandard building practices used. There is a block foundation that is in very good shape. However; there is some rot in the sills and likely in the doors and windows. The existing house is 23 feet high, and they will not be building to exceed the existing height. The deck will stay the same. There is an existing patio in the front of the home.

Mr. McClay asked about the existing shed. The checklist states that it will be repaired and maintained, and Mr. Lavigueur stated that is correct. It will be the same shed. Mr. Falvey stated that if they were to tear down and replace the shed, it would need to be set back to the greatest practical extent, or 100 feet from the normal high water mark if possible, in order to satisfy the setback requirement of the Shoreland Zoning Ordinance.

Mr. Lavigueur stated that the upstairs is one large room. The ceiling will be elevated to normal height.

Brenda Moody asked Mr. Falvey if this is a complete application, and he stated that this application is complete.

Theresa Porter motioned to accept this application as complete. The motion was seconded by Sharon Nason and unanimously approved with a 5-0 vote.

Brenda Moody read the following criteria from the Shoreland Zoning Ordinance Board for positive findings:

1. Will maintain safe and healthful conditions;
Positive Finding

Motioned for approval by Theresa Porter, seconded by Wayne McClay and unanimously approved with a 5-0 vote.

2. Will not result in water pollution, erosion, or sedimentation to surface waters;
Positive Finding
Motioned for approval by Sharon Nason with a condition for erosion control, seconded by Wayne McClay and unanimously approved with a 5-0 vote.
3. Will adequately provide for the disposal of all wastewater;
Positive Finding
Motioned for approval by Sharon Nason, seconded by Wayne McClay and unanimously approved with a 5-0 vote.
4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
Positive Finding
Motioned for approval by Sharon Nason, seconded by Wayne McClay and unanimously approved with a 5-0 vote.
5. Will conserve shore cover and visual as well as actual, points of access to inland waters;
Positive Finding
Motioned for approval by Sharon Nason, seconded by Wayne McClay and unanimously approved with a 5-0 vote.
6. Will protect archaeological and historic resources as designated in the Comprehensive Plan;
Positive Finding
Motioned for approval by Sharon Nason, seconded by Wayne McClay and unanimously approved with a 5-0 vote.
7. Will avoid problems associated with flood plain development and use;
Positive Finding
Motioned for approval by Sharon Nason, seconded by Wayne McClay and unanimously approved with a 5-0 vote.
8. Is in conformance with the provisions of Section 15, Land Use Standards;
Positive Finding
Motioned for approval by Sharon Nason, seconded by Wayne McClay and unanimously approved with a 5-0 vote.
9. Meets the intent of the Comprehensive Plan, as amended.
Positive Finding
Motioned for approval by Sharon Nason, seconded by Wayne McClay and unanimously approved with a 5-0 vote.

Conditions:

1. Not to exceed the height of the existing original structure
2. Erosion control measures must be put into place

Theresa Porter motioned to grant a Land Use Permit for this application. The motion was seconded by Sharon Nason and unanimously approved with a 5-0 vote.

PLANNING BOARD ITEMS

There were no Planning Board items.

CEO ITEMS

Mr. Falvey introduced the new deputy code enforcement officer, Jordan McLaughlin.

ADJOURNMENT

Theresa Porter motioned to adjourn. The motion was seconded by Thomas Wolf and unanimously approved with a 5-0 vote, and the January 9, 2024 Planning Board Meeting was closed at 7 PM.