

**Town of Mount Desert Planning Board
Meeting Minutes
6:00 PM, June 9, 2021**

Public Present: Kartrina Carter, Greg Johnston, Chuck Bucklin, Jennifer Richardson, Katherine Bucklin, Michael Bucklin

Board Members Present: Chair William Hanley, Tracy Loftus Keller, David Ashmore, Meredith Randolph

I. Call to order 6:00 p.m.

Chair Hanley called the Meeting to order at 6:09PM. Board Members were noted.

Member Christie Anastasia was not in attendance.

II. Approval of Minutes

May 26, 2021:

MS. RANDOLPH MOVED, WITH MR. ASHMORE SECONDING, APPROVAL OF THE MAY 26, 2021 MINUTES AS PRESENTED.

VOTE:

MEREDITH RANDOLPH: AYE

DAVID ASHMORE: AYE

TRACY LOFTUS KELLER: AYE

CHAIR WILLIAM HANLEY: AYE

MOTION APPROVED 4-0.

III. Conditional Use Approval Application(s):

A. Conditional Use Approval Application # 014-2021

NAME: FMAC, LLC

AGENT: Gregory Johnston, G.F. Johnston and Associates

LOCATION: 1 Rock End Road, Northeast Harbor

TAX MAP: 024 **LOT:** 026 **ZONE(S):** Village Commercial (VC)

PURPOSE: Section 6B.6 Fences & Walls – Exceeding CEO Authority

SITE INSPECTION: 5:00PM Masks Required During Site Inspection.

CEO Keene confirmed adequate Public Notice. Abutters were notified.

No Conflict of Interest was found among the Board Members.

Chair Hanley reported on the Site Visit. The site is at the intersection of Neighborhood Road and Rock End Way. A 7-foot cedar fence is proposed. The structure side will be facing the owner. A planter will be along the owner's side of the fence. There is a slight dog leg return on the Neighborhood Road end.

Agent Greg Johnston reported the fence will be like the fence along the west line of the property. The fence will provide structure and background to the planter proposed, and also clarity for abutter parking.

Chair Hanley invited Public Comment.

It was noted the fence will be at least three feet off the property line.

Resident Michael Bucklin asked about the dog leg. Mr. Johnston reported the dog leg comes in approximately five feet from the crosswalk, and ten feet from the window. The fence will be approximately six feet from the corner.

Chair Hanley asked for further public comment. There was none.

Public Comment was closed.

MS. RANDOLPH MOVED, WITH MS. LOFTUS KELLER SECONDING, TO FIND THE APPLICATION COMPLETE.

VOTE:

MEREDITH RANDOLPH: AYE

TRACY LOFTUS KELLER: AYE

DAVID ASHMORE: AYE

CHAIR WILLIAM HANLEY: AYE

MOTION APPROVED 4-0.

MS. RANDOLPH MOVED, WITH MS. LOFTUS KELLER SECONDING, TO USE THE SHORT FORM.

VOTE:

MEREDITH RANDOLPH: AYE

TRACY LOFTUS KELLER: AYE

DAVID ASHMORE: AYE

CHAIR WILLIAM HANLEY: AYE

MOTION APPROVED 4-0.

MS. RANDOLPH MOVED, WITH MS. LOFTUS KELLER SECONDING, TO APPROVE THE APPLICATION.

A review of the Section 6 Checklist was made and is attached to these Minutes.

VOTE:

MEREDITH RANDOLPH: AYE

TRACY LOFTUS KELLER: AYE

DAVID ASHMORE: AYE

CHAIR WILLIAM HANLEY: AYE

MOTION APPROVED 4-0

IV. Other

Ms. Randolph mentioned her receipt of an email from the Maine Municipal Association regarding Proposed Bill LD-1312. The Bill appeared to propose allowing accessory dwellings to be built on all single lots.

CEO Keene had seen the email. It was still in the public hearing process. She believed the Town's Ordinance was protected. Chair Hanley agreed; the Town's Ordinance has been tested,

1 and the Town should have some say.

2
3 Ms. Randolph felt the Bill's wording appears to override Town Ordinance.

4
5 CEO Keene reported the SelectBoard has voted to reinstate in-person meetings, with Zoom
6 available for those who prefer to stay away from public gatherings. Discussion ensued on
7 Planning Board venue.

8
9 **V. Adjournment**

10 MS. LOFTUS KELLER MOVED, WITH MR. ASHMORE SECONDING, TO ADJOURN THE MEETING.

11 VOTE:

12 TRACY LOFTUS KELLER: AYE

13 MEREDITH RANDOLPH: AYE

14 DAVID ASHMORE: AYE

15 CHAIR WILLIAM HANLEY: AYE

16 MOTION APPROVED 4-0.

17
18 The Meeting adjourned at 6:53PM.