

**Town of Mount Desert Planning Board
Planning Board Meeting Minutes
Meeting Room, Town Hall
6:00 PM, March 6, 2019**

Public Present:

Public Works Director Tony Smith, CES Representative Travis Noyes, Kathy Miller, Thomas T. Brown, Mia Thompson, Tracy Keller, Howard Lawrence, Stephanie Reece, Rita Redfield, Benjamin Moore, Melissa Moore, Chuck Bucklin, Katrina Carter, Mark Middleton

Board Members Present:

Joanne Eaton, Meredith Randolph, Christie Anastasia, Beth Renault, and Chairman Bill Hanley

I. Call to Order 6:00 PM

Chairman Hanley called the meeting to order at 6:05PM. Board members present were noted.

II. Approval of Minutes:

February 27, 2019: MS. EATON MOVED, WITH MS. RANDOLPH SECONDING, APPROVAL OF THE FEBRUARY 27, 2019 MINUTES AS PRESENTED. MOTION APPROVED 5-0.

III. Conditional Use Approval Application(s):

A. Conditional Use Approval Application# 010-2018

OWNER NAME(S): Town of Mount Desert

AGENT: Tony Smith, Public Works Director

LOCATION: Main Street, Northeast Harbor

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

PURPOSE: Section 3.4 – Municipal Activities/Public Utilities – The Northeast Harbor Village Improvement Project

SITE INSPECTION: 4:30 PM

Ms. Eaton confirmed adequate public notice. The Abutters were notified.

Ms. Eaton reported on the Site Inspection. There were a number of people in attendance. The project starts above the Bar Harbor Banking and Trust and spans the length of Main Street to the Neighborhood House. The triangle of land on Main Street in front of the Neighborhood House will remain. The area will be given granite curbing and watered to keep the vegetation there green.

New utility poles will be installed on the East side of the road. To provide power to the West side of the road, lines will either cross the road underground, or be fed from behind the buildings. There will be no overhead wires crossing the road.

1 Water and wastewater lines will be replaced, and two new fire hydrants will be installed on
2 each end of Main Street.

3
4 Public Works Director Tony Smith reported that water, wastewater, and stormwater will all
5 be replaced. Wastewater will be replaced starting at Sea Street and up Summit Road.
6 Sidewalks will be replaced and expanded. Granite curbing will be re-used. The sidewalk on
7 the West side will be widened, and on the East side of Main St. the sidewalk will be
8 extended further South than it currently is. The parking spots in the downtown area will
9 remain the same in number, however the Main St. parking spots may lower in number,
10 while the North End Parking Lot parking spots may increase. Director Smith is hoping for
11 fewer utility poles on Main St. The pole in front of the garage will be moved to the front of
12 the Great Harbor Museum. The parking lot near the Knowles Company at the North end of
13 the road will be improved. This will result in more parking spots.

14
15 Chairman Hanley opened the discussion for public comment.

16
17 Resident Mia Thompson asked how many poles there were now, and how many poles
18 would there be at the end of the project. Director Smith noted there were approximately
19 ten poles now. He hoped the number of poles would be decreased by two. The utility poles
20 will be three inches larger in diameter, fifteen inches in diameter total and made of
21 fiberglass. The poles will hold both the utility lines and streetlights. The poles will be gray in
22 color.

23
24 Resident Rita Redfield asked about the buried lines, and the impact to her gardens in the
25 alleyway next to her building. Director Smith promised to look at the alley and discuss it
26 with her. The underground utility lines would cross the road, then branch to serve four to
27 five buildings. This would allow for fewer trenches. Ms. Redfield asked to see exactly where
28 the crossings and connections would be.

29
30 Ms. Eaton inquired about internet connections. Travis Noyes of CES reiterated what
31 Director Smith said about the utilities crossing under the road then branching to service
32 several properties at once. The poles on the street will switch: a utility pole, then a pole
33 with telephone and cable. The poles with telephone and cable will also extend underground
34 and then branch off to serve properties. Telephone and cable will connect to a box. The
35 boxes are 18 to 24 inches by three feet. Engineers are currently looking for unobtrusive
36 places on Main Street for approximately 4 or 5 of these boxes. The intent is to get the boxes
37 out of the travel way. Some boxes might be on private property, and some might be on
38 public. Easements will be required for any use of, or connection to private property.

39
40 Director Smith confirmed the stormwater lines on Main St. would be replaced. There are no
41 wastewater lines running the entire length of Main St., but the wastewater lines running up
42 Sea St., crossing Main St., and running up Summit Rd. will be replaced.

1 Resident Ben Moore asked about the impact to private property. Mr. Noyes noted
2 easements would be required to connect the lines to the property. Not all easements were
3 currently in place. Ms. Eaton asked how the work would proceed if an easement were not
4 in place. Director Smith noted an area would be bypassed if an easement was not obtained
5 at the time the work occurred. He added that the easement would allow the Town to
6 connect the utility to the property at the Town's cost.

7
8 Resident Stephanie Reece asked about blasting. Director Smith noted there could be
9 blasting, but most of the new pipes will go where the current pipes are currently located.
10 There will be blasting at the North end parking lot area.

11
12 The North end of the project will begin Spring of 2019. The work will stop during the
13 summer months. The South end of the project will begin in Fall of 2019. The center portion
14 of the work will begin in Fall of 2020.

15
16 Resident Kathy Miller inquired who would be connecting the utilities. Director Smith noted
17 Hamden Electric was subcontracted for the work. Property owners will have to do nothing.

18
19 Ms. Thompson asked about the sidewalk widths. Director Smith noted the sidewalks would
20 be two feet wider on the West side. They would be no narrower than three feet on the East
21 side, as required by the Americans with Disabilities Act.

22
23 The cost of the project was not available. Director Smith noted the Town would not sign off
24 on the project until the cost was clear.

25
26 Resident Tom Brown noted there was one pop-up park left. Director Smith affirmed there
27 was. Resident Chuck Bucklin asked whether there was a final set of plans available. Director
28 Smith affirmed there was. Mr. Smith hoped the Town would have an additional
29 informational meeting.

30
31 Mr. Moore asked for confirmation that contractor RF Jordan can't begin the project until the
32 Town signs off on the work. Director Smith agreed.

33
34 There was no further public comment.

35
36 MS. EATON MOVED, WITH MS. RENAULT SECONDING, TO FIND THE APPLICATION
37 COMPLETE. MOTION APPROVED 5-0.

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39 MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO APPROVE THE APPLICATION.

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41 MS. EATON MOVED, WITH MS. RENAULT SECONDING, TO USE THE SHORT FORM. MOTION
42 APPROVED 5-0.

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44 Chairman Hanley asked if there was any conflict of interest on the Board. There was none.

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

MS. RANDOLPH MOVED, WITH MS. RENAULT SECONDING, THAT SECTION 5.9 OF THE
CHECKLIST WAS NOT NECESSARY, AS THE PROPERTY WAS OUTSIDE THE SHORELAND ZONE.
MOTION APPROVED 5-0.

MOTION TO APPROVE THE APPLICATION APPROVED 5-0.

IV. Other

There was no other business.

V. Adjournment

MS. ANASTASIA MOVED, WITH MS. EATON SECONDING, ADJOURNING THE MEETING.
MOTION APPROVED 5-0.

The Meeting adjourned at 7:02PM.