

**Town of Mount Desert Planning Board
Regular Meeting Minutes
Meeting Room, Town Hall
6:00 PM, July 24, 2019**

Public Present:

Jean Travers

Board Members Present:

Chairman Bill Hanley, Joanne Eaton, Tracy Loftus Keller, Christie Anastasia, and Dave Ashmore

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

Chairman Hanley called the meeting to order at 6:05PM. Board Members were noted. Ms. Loftus Keller is an Alternate Non-voting Board Member.

II. Approval of Minutes

July 10, 2019: Voting Members were noted.

MS. EATON MOVED, WITH MR. ASHMORE SECONDING, APPROVAL OF THE JULY 10, 2019 MINUTES AS PRESENTED. MOTION APPROVED 4-0-1 (ANASTASIA IN ABSTENTION).

III. Section 4.3.7 Change of Use of a Non-conforming Structure. The use of a non-conforming structure may not be changed to another use unless the Planning Board, after receiving a written application, determines that the new use will have no greater adverse impact than the existing use on:

- a. The subject or adjacent properties and resources; or
- b. Water body, tributary stream, or wetland

OWNER(S) NAME: Barbara Shelley

LOCATION: 14 Wildwood Road, Seal Harbor

TAX MAP: 031 **LOT:** 051 **ZONE(S):** Village Residential One (VR1)

PURPOSE: To convert an existing garage slab into an open patio

SITE INSPECTION: 5:15PM

It was noted the Applicant is not in attendance at this meeting.

Ms. Eaton confirmed adequate Public Notice. Abutters were notified.

No conflicts of interest were found.

MS. EATON MOVED, WITH MS. ANASTASIA SECONDING, TO MAKE MS. LOFTUS KELLER A VOTING MEMBER FOR THIS MEETING. MOTION APPROVED 4-0-1 (LOFTUS KELLER IN ABSTENTION).

1 Ms. Loftus Keller reported on the site visit. There was no one at the site. The attending Board
2 Members looked at the slab, and its proximity to the stream and other buildings in the area. The
3 slab is relatively flat, with slight undulation on its surface. A structure was once on the slab but
4 has been removed.

5
6 It was noted the dimensions of the slab were on the site plan.
7

8 MS. EATON MOVED, WITH MR. ASHMORE SECONDING, THE FINDING OF FACT TO BE
9 THAT THE FOOTPRINT OF THE PROPOSED OPEN PATIO WAS THE SAME FOOTPRINT
10 AS THE PREVIOUS STRUCTURE. THERE IS NO PLAN FOR EXPANSION. THE
11 PROPOSED NEW USE WILL HAVE NO GREATER ADVERSE IMPACT THAN THE EXISTING
12 USE ON THE SUBJECT OR ADJACENT PROPERTIES AND RESOURCES; OR ANY WATER
13 BODY, TRIBUTARY STREAM, OR WETLAND.
14

15 THE CONCLUSION OF LAW IS THAT THE STANDARDS OF SECTION 4.3.7 HAVE BEEN
16 MET.
17

18 MOTION APPROVED 5-0.
19

20 **IV. Other**

21 There was no Other Business.
22

23 **V. Adjournment**

24 MS. LOFTUS KELLER MOVED, WITH MS. EATON SECONDING, TO ADJOURN THE
25 MEETING. MOTION APPROVED 5-0.
26

27 The Meeting adjourned at 6:13PM.
28
29