

**Town of Mount Desert Planning Board
Regular Meeting Minutes
Meeting Room, Town Hall
6:00 PM, August 28, 2019**

Public Present:

Tom Benson

Board Members Present:

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

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

Chairman Hanley called the meeting to order at 6:00PM. Board Members were noted. Ms. Loftus Keller is an Alternate Non-voting Board Member.

II. Approval of Minutes

August 14, 2019:

MS. EATON MOVED, WITH MS. LOFTUS KELLER SECONDING, APPROVAL OF THE AUGUST 14, 2019 MINUTES AS PRESENTED. MOTION APPROVED 5-0.

III. Subdivision

5.13 Plan Revisions after Approval

OWNER(S) NAME: Bruce L. & Susan Y. Tripp & Melanie Mace

AGENT(S): Thomas W. Benson, PLS

LOCATION: Off Beech Hill Road and Beech Hill Cross Road
93 Beech Hill Cross Road

TAX MAP: 010 **LOT:** 020 & 020-001 **ZONE(S):** Residential One (R1)

PURPOSE: Divide a lot in a previously approved Subdivision (File 14 Page 176)

CEO Keene summarized the situation for the Board; Mr. Tripp wanted to divide his lot, to give land to a daughter. 1.1 acres were previously conveyed to daughter Melanie Mace in 2004 without Planning Board Approval. Conveying land to a family member is usually exempt from Planning Board approval, however the land in question is in a previously approved subdivision and therefore must adhere to the rules in the Subdivision Ordinance. Currently Ms. Mace's house is the only house on the property.

Mr. Ashmore moved, with Ms. Eaton seconding, to make Tracy Loftus Keller a voting member for tonight's meeting. Motion approved 4-0-1 (Ms. Loftus Keller in Abstention).

Ms. Eaton moved, with Ms. Loftus Keller seconding, to find the change creates additional lot, and therefore requires a hearing per the Subdivision Ordinance. Motion approved 5-0.

CEO Keene noted the next step would be a site visit and meeting to discuss the sketch plan. No driveway will be proposed, and no road. There are no known subdivision restrictions or covenants.

IV. Other

There was no Other Business.

V. Adjournment

MS. EATON MOVED, WITH MS. LOFTUS KELLER SECONDING, ADJOURNMENT. MOTION
APPROVED 5-0.

Meeting adjourned at 6:18PM.