

**Town of Mount Desert Planning Board  
Regular Meeting Minutes  
Meeting Room, Town Hall  
6:00 PM, September 25, 2019**

**Public Present:**

Tom Benson, Bruce Tripp

**Board Members Present:**

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

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

Chairman Hanley called the meeting to order at 6:02PM. Board Members were noted. Ms. Loftus Keller is an Alternate Non-voting Board Member.

**II. Approval of Minutes**

**August 29, 2019:**

MS. RANDOLPH MOVED, WITH MR. ASHMORE SECONDING, APPROVAL OF THE AUGUST 29, 2019 MINUTES AS PRESENTED. MOTION APPROVED 5-0-1 (MS. LOFTUS KELLER IN ABSTENTION).

**September 11, 2019:**

MS. LOFTUS KELLER MOVED, WITH MR. ASHMORE SECONDING, APPROVAL OF THE SEPTEMBER 11, 2019 MINUTES AS PRESENTED. MOTION APPROVED 4-0-2 (MS. EATON AND MS. RANDOLPH IN ABSTENTION).

**III. Subdivision Approval Application(s):**

**Sketch Pan & Site Visit:**

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

**AGENT(S):** Thomas W. Benson, PLS

**LOCATION:** Corner of Beech Hill Road and Beech Hill Cross Road  
93 Beech Hill Cross Road, Mount Desert

**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)

**SITE VISIT:** 4:45PM

It was confirmed that adequate Public Notice was given, and Abutters were notified.

No Conflict of Interest was found.

Ms. Eaton reported on the Site Visit. Board Members walked near the brook and Beech Hill Cross Road. Behind the area, the proposed septic area has been staked out. From the Beech Hill Cross Road the area is lower, but surrounded by the brook, and then rises.

1 Mr. Benson noted that since the last meeting Roger St. Amand has added the wetlands to the  
2 plan. Mr. Benson felt the map was now complete. Mr. Benson inquired whether the Planning  
3 Board was satisfied with the contours on the site location map, or should they also be included  
4 on the Sketch Plan. CEO Keene felt the contours on the topographical map were sufficient,  
5 unless the Board required them on the Sketch Plan as well. The Board did not require contours  
6 on the Sketch Plan.

7  
8 Mr. Benson provided some background on the situation: a lot had been divided within a  
9 previously-approved subdivision but had not been before the Planning Board. It came to the  
10 CEO's attention when a second lot was requested to be divided off the original lot. A building is  
11 proposed near where the septic is staked out.

12  
13 Ms. Anastasia inquired about the driveway. The proposed lot will have its own driveway,  
14 entering from Beech Hill Road.

15  
16 There is a 25-foot setback for an intermittent stream. There is no setback from a forested  
17 wetland.

18  
19 Inclusion of setbacks for building envelopes are not required on the Sketch Plan and have not  
20 been requested in the past.

21  
22 It was noted this meeting was simply to review the Sketch Plan and provide feedback if the  
23 Board required more on the plan.

24  
25 Mr. Tripp assured the Board his daughter, who would own the lot, would be sensitive to the  
26 neighbors. The neighbors' driveway is close to the property line.

27  
28 Ms. Anastasia inquired about vernal pools. Are there no vernal pools, or is this the wrong time  
29 of year to identify a vernal pool? Mr. Benson agreed it was the wrong time to identify vernal  
30 pools. CEO Keene pointed out vernal pools are regulated by the DEP and not the Planning  
31 Board. Mr. Ashmore noted that the Planning Board is charged with reviewing wetlands, but not  
32 vernal pools. Mr. Benson added that DEP representative John Cullen has been over the  
33 property and did not identify any potential issues.

34  
35 There is an existing house on the Mace Lot with a well and driveway. Chairman Hanley felt the  
36 recorded Subdivision Plan should have the well sited on it.

37  
38 Ms. Benson noted that Mr. Tripp felt the well was approximately 50 feet southeasterly of the  
39 existing house. Mr. Benson can add the well in. CEO Keene noted the proposed septic area  
40 for the Tripp Lot is 135 feet from the Mace Well. The neighbor's well is far enough away it is not  
41 included on the plan.

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43 There were no further questions from the Board.

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45 Chairman Hanley asked for Public Comment. There was none.

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47 Discussion was closed.

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**IV. Other**

There was no Other Business.

**V. Adjournment**

MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, ADJOURNMENT. MOTION  
APPROVED 5-0-1 (MS. LOFTUS KELLER IN ABSTENTION). MEETING ADJOURNED AT  
6:35PM.