

**Town of Mount Desert Planning Board
Planning Board Meeting Minutes
Meeting Room, Town Hall
6:00 pm, June 22, 2016**

Public Present

Greg Johnston, Noel Mussen, Jean Travers

Board Members Present

Joanne Eaton, Chairman Bill Hanley, Meredith Randolph, Lili Andrews, David Ashmore

Also present were CEO Kimberly Keene, and Recording Secretary Heidi Smallidge

I. Call to Order

Chairman Hanley called the meeting to order at 6:02 pm. Voting members were noted.

II. Approval of Minutes

June 8, 2016: Minutes were tabled for further review.

III. Subdivision (#001-2016) – Sketch Plan

OWNER(S): Richard D. Irvin, Jr.
APPLICANT(S): Greg Johnston
LOCATION: Woods Road/Off Ober Mills Road, Mount Desert
TAX MAP: 012 **LOT(S):** 013-029 **ZONE(S):** Rural Woodland 3
PURPOSE: 4-lot Residential Subdivision
SITE INSPECTION: 4:00 PM

It was determined that no public notice was necessary for the pre-application review. No conflict of interest was found.

Ms. Eaton reported on the site visit. There is a road crossing three of the lots off Ober Mill Road and should be easy to widen. The lots are long and narrow. The fourth lot is on the Woods Lot Road. The topography of the area looked even and there was no noticeable ledge.

Noel Musson stated there were four lots in question, each over four acres in size. There are a few potential no-cut buffer areas on Lots Two and Three, and part of Lot One. There are existing trails on the property which are not part of the lots.

It was noted there are other lots, but at the present time, there were no plans to develop them.

There are some forested wetlands in the area. Mr. Musson said permits would have to be obtained to develop those areas. Mr. Johnston felt it was not feasible to build in wetland areas.

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2 Mr. Johnston noted the 200-foot buffer area on lot Four was part of the developer's
3 stormwater system. It would not be practical to remove it; the stormwater would
4 have to be treated another way if it was removed.

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6 Chairman Hanley pointed out a 1.67 acre lot. Mr. Johnston said it was a smaller lot
7 that has been merged with another landowner's lot.

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9 CEO Keene stated the next steps would be to submit a Completeness Review and
10 Sections 4, 5, and 6, and a public hearing.

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12 Ms. Andrews inquired about the existing trail network.

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14 Mr. Musson reported the walking trail was not part of the subdivision. Mr. Johnston
15 said a right of way to the trails would be kept to maintain the trail loop. It was the
16 intention to keep a trail network in the area, however it was possible the trails may
17 need to be modified, depending on development patterns.

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19 Chairman Hanley asked about the 14-acre lot Maine Coast Heritage Trust owns,
20 with a right of way to Indian Point Road. Mr. Johnston said the lot created a buffer
21 around Little Round Pond.

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23 There were no other questions from the Planning Board.

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25 **IV. Adjournment**

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27 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO ADJOURN
28 THE MEETING. MOTION APPROVED 5-0.

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30 Meeting was adjourned at 6:25 pm.
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