

**TOWN OF MOUNT DESERT  
PLANNING BOARD MEETING  
Meeting Room, Town Hall  
Sea Street Northeast Harbor  
June 8, 2016**

- I. Call to order 6:00 p.m.
- II. Approval of Minutes
- III. Other

**5.4 Review Procedures**

Pre-Application Procedures – Prior to submitting a Conditional Use Approval Application an applicant or authorized agent may request to appear at a regular meeting of the Planning Board to discuss the proposed project. The pre-application review shall not be construed as representing either the pendency or the commencement of the application process per se.

- A. Review of Applicant's request for a preliminary ruling on whether the revised plan meets setbacks.

**Conditional Use Approval Application #032-2014**

**OWNER(S):** James Owen Parker Harris c/o Shepard Harris

**APPLICANT(S):** Parker Harris

**AGENT(S):** Jules Opton-Himmel and Erick Swanson

**LOCATION:** Lakeside Road/Echo Lake Road, Mount Desert

**TAX MAP:** 009 **LOT(S):** 120-009 **ZONE(S):** Shoreland Residential 2 (SR2)

**PURPOSE:** Sections 3.4 & 6.C.7 – Marine and Freshwater Structure  
Performance Standards

- B. The Colonel's Restaurant – 143 Main Street, Northeast Harbor, Tax Map 024 Lot 077, Village Commercial District.

**6B.15 Sign Regulations**

- 5. **Signs Permitted: Permanent Signs: Directional.** Directional signs at intersections of two or more state roads within the Town of Mount Desert are permitted with the approval of the Board of Selectmen and the prior recommendation of the Planning Board, which shall be forwarded to the Selectmen by the applicant with their application for a directional sign

IV. **Conditional Use Approval Application(s):**

- A. Conditional Use Approval Application #006-2016**  
**OWNER(S):** Nelson F. & Kristen L. Goodwin, Jr.  
**APPLICANT(S):** Nelson F. Goodwin, Jr.  
**LOCATION:** 5 Lower Dunbar Road, Seal Harbor  
**TAX MAP:** 031 **LOT(S):** 092-002 **ZONE(S):** Village Residential 1 (VR1)  
**PURPOSE:** Section – 3.4 – Services 3 (Not Wholly Enclosed)  
**SITE INSPECTION:** 3:45PM
- B. Conditional Use Approval Application # 007-2016**  
**OWNER(S):** George Sayen & Mary A. Teeling  
**APPLICANT(S):** Mary A. Teeling  
**LOCATION:** 2 Keewaydin Way, Mount Desert  
**TAX MAP:** 009 **LOT(S):** 061 **ZONE(S):** Rural or Woodland 3 (RW3)  
**PURPOSE:** Section 3.4 – Retail Stores: Art Gallery  
**SITE INSPECTION:** 3:00PM
- C. Conditional Use Approval Application #008-2016**  
**OWNER(S):** Craig G. Coleman, *et als*  
**APPLICANT(S):** Anne Coleman  
**AGENT:** Peter Bucklin  
**LOCATION:** 4 Clifton Dock Road, Northeast Harbor  
**TAX MAP:** 024 **LOT(S):** 140 **ZONE(S):** Village Residential 2 (VR2) & Shoreland Residential 1 (SR1)  
**PURPOSE:** Section–6B.8 Fences and Walls- Exceeding CEO Authority  
**SITE INSPECTION:** 4:30PM

V. Adjournment

The next scheduled meeting/public hearing(s) is in the Meeting Room, Town Hall, Sea Street, Northeast Harbor at 6:00 p.m., Wednesday, June 22, 2016