

**TOWN OF MOUNT DESERT
PLANNING BOARD MEETING
Meeting Room, Town Hall
Sea Street Northeast Harbor
Date: August 9, 2017**

- I. Call to order 6:00 p.m.
- II. Approval of Minutes
- III. **Section 4.4.2 Resumption Prohibited.** A lot, building or structure located within the shoreland zone, in or on which a non-conforming use is discontinued for a period exceeding one year, or which is superseded by a conforming use, may not again be devoted to a non-conforming use except that the Planning Board may, for good cause shown by the applicant, grant up to a one year extension to that time period. This provision shall not apply to the resumption of a use of a residential structure provided that the structure has been used or maintained for residential purposes during the preceding five (5) year period.

OWNER(S): Henry R. Abel Co., LLC
LOCATION: 13 Abels Lane, Mount Desert
TAX MAP: 008 **LOT:** 078-002 **ZONE(S):** Shoreland Commercial (SC)
PURPOSE: Requesting a one year extension for an existing Non-Conforming Use of Abel's Lobster Pound Restaurant Use.
- IV. Old Business
Preliminary Informational Discussion regarding a proposed amendment to a previously approved subdivision

OWNER(S): Richard Davis Irvin Jr.
APPLICANT: Matthew A. Morehouse
AGENT: Civil Engineering Services (CES), Inc.
LOCATION: Off Woods Road, Mount Desert
TAX MAP: 012 **PORTION OF LOT:** 013-029
ZONING DISTRICT: Rural Woodland 3 (RW3) & Shoreland Residential 5 (SR5)
PURPOSE: 6 Lot Residential Subdivision.
- V. Other
- VI. 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, August 23, 2017