

**TOWN OF MOUNT DESERT
PLANNING BOARD PUBLIC MEETING
Meeting Room, Town Hall
21 Sea Street, Northeast Harbor
Date: May 23, 2018**

- I. Call to order 6:00 p.m.
- II. Approval of Minutes
- III. **Section 4 Nonconformity – Section - 4.3.2 *Non-conforming Structure – Expansion(s) & 4.3.5 Stair Relocation in the Shoreland Zone.***

OWNER(S): Duane Jenkins

APPLICANT(S): Janet Myers & Robert Putman

AGENT(S): Tim Brochu, CES Inc.

LOCATION: 52 WI Pojereno, Mount Desert

TAX MAP: 009 LOT(S): 045 ZONE(S): Shoreland Residential Five (SR5)

PURPOSE: Section 4.3.2 Non-conforming Structure – Expansion(s) and
Section 4.3.5 stair relocation in the Shoreland Zone.

SITE INSPECTION: 3:30PM

- IV. Land Use Zoning Ordinance **Section 6B.10 Lots § (2) Access** - No lot may be built upon or otherwise developed unless it has a private road or driveway for access to a public way by a valid right of way benefiting the lot (or a combination of driveway and/or one of more private roads) or by ownership of land abutting the public way. **If more than 2 lots are accessed by the same private road, then it must meet the Street Design and Construction Standards of Section 5.14 of the Subdivision Ordinance.** If no more than 2 lots are accessed by the same private road or driveway, then it must meet either the said Street Design and Construction Standards or the Driveway Construction standards of Section 6B.6 of this Ordinance. A pre-existing primary access drive that serves up to 2 existing lots need not meet the requirements of Section 6B.6. All lots must maintain safe access for fire, police, and emergency vehicles, as determined by the Fire Chief.

Subdivision Ordinance **Section 6. Waiver and Modifications of this Ordinance § 6.1.1** Where the Board finds that a private road providing access to a lot or lots cannot meet the Street Design and Construction standards of Section 5.14 because (a) the application of land use restrictions would prevent the work required to bring an existing road into compliance or (b) physical conditions of the site render strict compliance impossible, then the Board may waive such standards. However, in all such cases, the Board must find that (a) the proposed plan brings the road into compliance as much as is feasible, (b) the proposed plan will provide safe access to and from the property, and (c) the proposed plan will allow for access to the site for emergency vehicles.

PROPERTY OWNER(S): Donald Stern

AGENT: Greg Johnston, G.F. Johnston Associates

PROPERTY LOCATION: Off W.I. Pojereno Road

TAX MAP: 009 **Lot:** 043-001 **Zone(s):** Shoreland Residential 5 (SR5)

PURPOSE: Land Division, off a Non-compliant Private Road.

SITE INSPECTION: 4:00PM

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, June 13, 2018.