

**TOWN OF MOUNT DESERT
PLANNING BOARD MEETING
Meeting Room, Town Hall
21 Sea Street Northeast Harbor
January 8, 2020**

- I. Call to order 6:00 p.m.
- II. Approval of Minutes
- III. **Subdivision Approval Application(s):**

Public Hearing: 6:05PM

- A. **OWNER NAME(S):** David J. Ashmore & Ann M. Ashmore
LOCATION: 16 Ashmore Way, Mount Desert
TAX MAP: 019 **LOT(S):** 014-004 **ZONE(S):** Rural Woodland 2 (RW2)
PURPOSE: Divide a lot, in a previously approved Subdivision (Phase II Sound View Estates File 42 No. 80)

- IV. Continued from December 11, 2019.

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): Rye Field Partners, LP
AGENT: Thomas B. Wheatley, Esq.
PROPERTY LOCATION: Off Gatehouse Road
TAX MAP: 005 **Lot:** 009-004 **Zone(s):** Residential 2 (R2)
PURPOSE: Land Division, off a Non-compliant Private Road.

- VI. Other
- VII. 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, January 22, 2020.