

**TOWN OF MOUNT DESERT
PLANNING BOARD MEETING
Meeting Room, Town Hall
21 Sea Street Northeast Harbor
Date: June 12, 2019**

- I. Call to order 6:00 p.m.
- II. Approval of Minutes
- III. Kreg McCune - MDOT Signage Request.

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. 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.
SITE INSPECTION: 5:30PM

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

A. **Conditional Use Approval Application #005-2019**
OWNER(S): Deep Cove Holdings II, LLC
AGENT: Greg Johnston of G.F. Johnston & Associates
LOCATION: 685 Indian Point Road, Mount Desert
TAX MAP: 012 **LOT:** 005 **ZONE(S):** Shoreland Residential 3 (SR3)
PURPOSE: Section 6B.8 Fences and walls, exceeding CEO Authority.
SITE INSPECTION: 4:45PM

B. **Conditional Use Approval Application #006-2019**
OWNER(S): Deep Cove Holdings, LLC
AGENT: Greg Johnston of G.F. Johnston & Associates
LOCATION: Off Indian Point Road, Mount Desert
TAX MAP: 012 **LOT:** 007 **ZONE(S):** Rural Woodland 3 (RW3)
PURPOSE: Section 6B.8 Fences and walls, exceeding CEO Authority.
SITE INSPECTION: 5:00PM

VI. **7. SALE OF APPROVED SUBDIVISION AND/OR LOTS**

7.1 For Development by New Owner No subdivision approval granted by the Board after October 1, 1988 may be transferred to another developer or subdivider without the prior approval of the Board. Any developer or subdivider wishing to acquire the development rights to a property to which a subdivision approval has already been granted must first demonstrate to the Board that he is properly qualified both technically and financially to complete the project. To that end, any acquiring subdivider must provide the Board with all of the information set forth in Section 4.2.1 plus such other data as the Board may request.

Elaho Subdivision (File 36 No. 177) off Indian Point Road. Tax Map 011 Lot(s) 094-001-001-094-001-009.

VII. **Subdivision Approval Application(s):**

Completeness Review:

A. **Subdivision Application #001-2019**
OWNER(S) NAME(S): Carmen A. Sanford
AGENT: Tom Benson, T.W. Benson Land Surveying, Inc.
LOCATION: 13 Cider Ridge Road, Mount Desert
TAX MAP: 010 **LOT(S):** 011 **ZONE(S):** Rural Woodland 2 (RW2)
PURPOSE: Divide lot from previously approved subdivision – Blaine W. Haynes *et als.* (File 13 Number 76).

VIII. Other

IX. 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 26, 2019