

**TOWN OF MOUNT DESERT
PLANNING BOARD MEETING
Meeting Room, Town Hall
Sea Street Northeast Harbor
Date: June 26, 2019**

- I. Call to order 6:00 p.m.
- II. Approval of Minutes
- III. **Conditional Use Approval Application(s):**
 - A. **Conditional Use Approval Application #007-2019**
NAME: Northeast Harbor Library and Reading Room
APPLICANT: Eleanor B. Andrews
LOCATION: 1 Joy Road, Northeast Harbor
TAX MAP: 026 **LOT:** 001 **ZONE(S):** Village Residential 1 (VR1)
PURPOSE: Section 5.6 Amendment to a previously approved Conditional Use Permit/Approval. Construct second story addition over “Mellon Room” section, or convert existing storage space in basement to Library use.
SITE INSPECTION: 5:35PM
- IV. **Nonconformity – Sections - 4.3.6, 4.3.5 & 4.3.2 – Reconstruction or Replacement and 30% Expansion of a Non-Conforming Structure.**

OWNER(S): John B. Thomas
AGENT(S): William Hanley, WMH Architects
LOCATION: 382 Sound Drive, Mount Desert
TAX MAP: 008 **LOT(S):** 077 **ZONE(S):** Shoreland Residential Five (SR5)
PURPOSE: To demolish, reconstruct and expand, an existing Non-Conforming Structure.
SITE INSPECTION: 4:30PM
- V. Land Use Zoning Ordinance **Section 6B.11 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): Robert A. & Marjorie I. Taylor

APPLICANT: Sylvia & Gordon Whitman

AGENT: Greg Johnston, G.F. Johnston & Associates

PROPERTY LOCATION: 4 Taylor Way, Northeast Harbor

TAX MAP: 025 **Lot:** 038-001 **Zone(s):** Village Residential One (VR1)

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

SITE INSPECTION: 5:15PM

VI. Other

Harbor Watch Yacht Club, LLC – (Tax Map 024 Lot(s) 130 & 133-002) Fence Screening Discussion.

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, July 10, 2019.