

**TOWN OF MOUNT DESERT  
PLANNING BOARD MEETING  
Meeting Room, Town Hall  
Sea Street Northeast Harbor  
Date: January 26, 2022**

**IN-PERSON LOCATION: Town Hall Meeting Room,  
21 Sea Street, Northeast Harbor (MASKS REQUIRED)**

**Meetings will continue to be offered via Zoom see below for connection details**

- I. Call to order 6:00 p.m.
- II. Approval of Minutes
- III. **Conditional Use Approval Application(s):**
  - A. **Conditional Use Approval Application #001-2022**  
**OWNER(S) NAME(S):** Howard B. Johnson  
**AGENT/APPLICANT:** Dennis Bracale  
**LOCATION:** 20 Rock End Road, Northeast Harbor  
**TAX MAP:** 024 **LOT:** 045 **ZONE(S):** Village Residential One (VR1)  
**PURPOSE:** Section 6B.6 Fences and Walls, exceeding CEO Authority.  
**SITE INSPECTION:** 3:30PM
- IV. Continued from December 8, 2021.

*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.

- A. PROPERTY OWNER(S):** Robert Lamar Hardy, Jr.  
**APPLICANT(S):** Aldo Adriazola  
**AGENT(S):** Margaret T. Jeffery, Esq.  
**PROPERTY LOCATION:** Off Harborside Road, Northeast Harbor  
**TAX MAP:** 026 **Lot:** 025-002 **Zone(s):** Residential One (R1)  
**PURPOSE:** Request a waiver of the Street Design and Construction Standards of Section 5.14 of the Subdivision Ordinance for an existing private road.

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, February 9, 2022

The Town of Mount Desert is inviting you to a scheduled Zoom meeting. To use the “live” link to the meeting, go to [www.mtdesert.org](http://www.mtdesert.org), and search **Planning Board** under **Boards and Committees**. You can call in through any of the listed phone numbers or connect with a computer via the web link. You **will need to enter the meeting ID** to get access to the meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82850431734?pwd=azZvK0dOSTlzcStHSHpxaEtRVVZTZz09>

**Meeting ID: 828 5043 1734**

**Password: 016906**

Dial by your location:

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+1 312 626 6799 US (Chicago)  
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+1 669 900 6833 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)