

**TOWN OF MOUNT DESERT
PLANNING BOARD MEETING**

Date: January 11, 2023

**IN-PERSON LOCATION: Town Hall Meeting Room,
21 Sea Street, Northeast Harbor (Masks may be 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

Continued from December 14, 2022

III. **Section 4.3 Non-conforming Structures:**

4.3.7 Change of Use of a Non-conforming Structure. The use of a non-conforming structure may not be changed to another use unless the Planning Board, after receiving a written application, determines that the new use will have no greater adverse impact than the existing use on:

- a. the subject or adjacent properties and resources;
or
- b. water body, tributary stream, or wetland

In determining that no greater adverse impact will occur, the Planning Board shall require written documentation from the applicant, regarding the probable effects on public health and safety, erosion and sedimentation, water quality, fish and wildlife habitat, vegetative cover, visual and actual points of public access to waters, natural beauty, floodplain management, archaeological and historic resources, and commercial fishing and maritime activities, and other functionally water-dependent uses.

NAME: Cecily G. Belford

AGENT: Michael Leslie

LOCATION: 5 Spruce Road, Northeast Harbor

TAX MAP: 025 **LOT(S):** 055 **ZONE(S):** Village Commercial (VC)

PURPOSE: To convert an existing garage into a private art studio.

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

A. Conditional Use Approval Application #017-2022

OWNER(S): The Community School of Mount Desert

AGENT(S): Nick Jenei & Jasmine W. Smith

LOCATION: 585 Sound Drive, Mount Desert

TAX MAP: 010 **LOT(S):** 161 **ZONE(S):** Shoreland Residential Three (SR3),
Rural or Woodland Three (RW3) and
Resource Protection (RP)

PURPOSE: Section- 5.6 – Amendment to previously approved
Conditional Use Approval Applications - Independent School.
(CUA#10-2016 & 012-2020)

SITE INSPECTION: 3:45PM

- B. Conditional Use Approval Application #018-2022**
NAME: Rhea D. Lawrence, Rev. Living Trust and James Lawrence
 (James D. Lawrence Rev. Living Trust)
AGENT: Roger St. Amand, Atlantic Resource Co, LLC
LOCATION: 320 Sound Drive, Mount Desert
TAX MAP: 008 **LOT(S):** 067-001
ZONE(S): Shoreland Residential Five (SR-5)
PURPOSE: Sections 3.4 and 6C.7 Marine Structure- Seasonal 3-foot wide
 by 40-foot-long ramp, with a seasonal 20-foot wide by 20-foot
 long float on the shore.
SITE INSPECTION: 3:15PM
- C. Conditional Use Approval Application #019-2022**
OWNER(S) NAME(S): Five Crabs Realty Trust
AGENT(S) NAME(S): Greg Johnston, G.F. Johnston & Associates
LOCATION: 125 Peabody Drive, Seal Harbor
TAX MAP: 003 **LOT:** 035 **ZONE(S):** Shoreland Residential 2 (SR2)
PURPOSE: Section 3.4 – Non-Commercial – Outdoor Recreational
 Facility – 14’ X 10’ hot tub.
SITE INSPECTION: 2:50PM
- D. Conditional Use Approval Application #020-2022**
OWNER(S) NAME(S): Town of Mount Desert – Seal Harbor Beach
AGENT(S) NAME(S): Tony Smith, Consultant
LOCATION: 309 Peabody Drive, Seal Harbor
TAX MAP: 030 **LOT:** 001 **ZONE(S):** Resource Protection (RP)
PURPOSE: Section 3.4 – Excavation or Filling. Shoreline Stabilization.
SITE INSPECTION: 2:30PM

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, January 25, 2023

The Town of Mount Desert is inviting you to a scheduled Zoom meeting. To use the “live” link to the meeting, go to www.mtidesert.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:

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

