

**TOWN OF MOUNT DESERT
PLANNING BOARD MEETING**

Date: January 25, 2023

**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. Proposed Land Use Zoning Ordinance and Land Use Map Amendments for the 2023 Annual Town Meeting on May 2, 2023.
- IV. **Conditional Use Approval Application(s):**
 - A. **Conditional Use Approval Application #001-2023**
OWNER(S) NAME(S): Union Meeting House Society
AGENT(S): Carmen Sanford & Robert Moore, Board of Trustees
LOCATION: 1132 Main Street, Somesville
TAX MAP: 020 **LOT:** 019 **ZONE(S):** Village Residential 2 (VR2) & Shoreland Residential 2 (SR2)
PURPOSE: Section 3.4 – Church - Expansion of a Physically Challenge Ramp and Deck on front of church.
SITE INSPECTION: 4:30PM
- V. Land Use Zoning Ordinance Section 6B.11 Lots § (2) Access - Lots created on or after June 6, 2015. No lot created on or after June 6, 2015, shall 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 or 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 such lots must maintain safe access for fire, police, and emergency vehicles, as determined by the Code Enforcement Officer. In determining whether lots maintain safe access, the Code Enforcement Office may seek guidance from the Fire Chief.

Subdivision Ordinance Sections **3.1.1 Road Standard Review**. When the development of a lot involves access over a private road that will serve more than 2 lots, such development may be submitted for approval as a Road Standard Review, provided that the development does not otherwise require approval as a Subdivision & **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): Jennifer & Brian Tamedl

AGENT(S): Paul Monyok, PE, Haley Ward, Inc.

PROPERTY LOCATION: Off Wetlands Way, Seal Harbor

TAX MAP: 031 **Lot:** 033 **Zone(s):** Village Residential 1 (VR1)

PURPOSE: Request a waiver of the Street Design and Construction Standards of Section 5.14 of the Subdivision Ordinance for an existing private road.

SITE INSPECTION: 3:45PM

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, February 8, 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.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:

+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)

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