

**TOWN OF MOUNT DESERT  
PLANNING BOARD MEETING**

**Date: March 22, 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

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

**A. Conditional Use Approval Application #003-2023**

**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 & 017-2022)

**SITE INSPECTION:** 4:30PM

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

**Completeness Review:**

**Subdivision #001-2023**

**A. OWNER(S) NAME(S):** James F. Marcogliese Rev. Trust

**AGENT:** Jeff Teunisen, Haley Ward, Inc.

**LOCATION:** Off Quarry's Edge Road, Mount Desert

**TAX MAP:** 008 **LOT(S):** 134-003-001

**ZONING DISTRICT:** Rural Woodland 3 (RW3)

**PURPOSE:** Modifications to a previously approved and recorded  
Subdivision. (Amendment #1 of the 3.02 Acres Subdivision –  
File 45 Number 61 recorded October 25, 2018 & Amendment  
#2 File 48 Number 54 recorded March 10, 2021).

V. **Other**

**Section 2 General Provisions, Similar uses:**

Unspecified Uses which are substantially the same as, or having effects the same as, the uses listed in Section 3.4 shall be treated the same as those listed uses. Similarity shall be determined by the Planning Board in strict compliance with the standards set forth in Section 6 and with other pertinent provisions of this Ordinance. Any use or activity not listed in Section 3.4 shall be excluded unless the Planning Board, in accordance with Section 3.4, determines that it is similar to a specified use.

**OWNER(S):** Mount Desert Garden and Land Preserve  
**AGENT(S):** Noel Musson, The Musson Group  
**LOCATION:** 257 Peabody Drive, Seal Harbor  
**TAX MAP:** 003 **LOT(S):** 015  
**ZONE(S):** Residential Two (R2)  
**PURPOSE:** To have an informal discussion regarding “use”.

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, April 12, 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](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:

+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)