

**Town of Mount Desert Planning Board  
Planning Board Meeting Minutes  
Meeting Room, Town Hall  
6:00 pm, January 11, 2017**

**Public Present**

John MacDuffie, Elizabeth Roberts, Dorothea Eiben, Ted Bromage, Abigail Curless, Sean Thiess (CES), Matt Morehouse, Vickie Vandenburg, Jim Russell

**Board Members Present**

Chairman Bill Hanley, Beth Renault, Meredith Randolph, Lili Andrews

Also present were CEO Kimberly Keene and Recording Secretary Heidi Smallidge

**I. Call to Order**

Chairman Hanley called the meeting to order at 6:00 pm. Voting members were noted.

**II. Approval of Minutes**

**October 18, 2016:** Ms. Andrews requested replacing the words “due diligence” with “intent” on Page 1 of the Minutes. CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO APPROVE THE MINUTES AS AMENDED. MOTION APPROVED 4-0.

**October 26, 2016:** Minutes were tabled for lack of a quorum.

**November 2, 2016:** Minutes were tabled for lack of a quorum.

**November 30, 2016:** Minutes were tabled for lack of a quorum.

**December 14, 2016:** MS. RENAULT MOVED, WITH MS. RANDOLPH SECONDING, TO APPROVE THE MINUTES AS PRESENTED. MOTION APPROVED 4-0.

**III. Subdivision Application(s):**

**Sketch Plan:**

**OWNER(S):** Richard Davis Irvin Jr.

**APPLICANT:** Matthew A. Morehouse

**AGENT:** Civil Engineering Services (CES), Inc.

**LOCATION:** Off Woods Road, Mount Desert

**TAX MAP:** 012      **LOT:** 013-029      **ZONING DISTRICT:** Rural Woodland 3 (RW3) & Shoreland Residential 5 (SR5)

**PURPOSE:** 7-lot Residential Subdivision

**SITE VISIT:** 3:00 PM

It was noted there was no need for public notice or abutter notification.

1  
2 No conflict of interest was found.

3  
4 Ms. Randolph reported on the site visit. The divisions for the lots and the cul de sac  
5 area were pointed out. The area where the road is planned has been flagged out.

6  
7 Matt Morehouse presented a plan with the wetland boundaries and contouring  
8 included.

9  
10 Sean Thiess of CES explained that the project is a seven-lot subdivision off the Woods  
11 Road. The Boucher driveway will be widened into a road leading into the subdivision.  
12 The utilities are above-ground on Woods Road, become underground to the Boucher  
13 house, and will then be put above ground for three poles in the subdivision. The test  
14 pits show the houses can be as large as three bedrooms. Some areas can handle four  
15 bedrooms. There is a zone change in the subdivision, the zones go from Shoreland  
16 Residential 5 to Rural Woodland 3.

17  
18 It was clarified that this was a new subdivision. However, it would join the Woods  
19 Road Road Association.

20  
21 Mr. Morehouse stated that there is some ledge in the area, making underground  
22 utilities expensive.

23  
24 Resident Ted Bromage hoped the road would be of the same construction materials as  
25 the Woods Road.

26  
27 Ms. Randolph asked about the remaining ten acres Mr. Irvin held. That would remain  
28 retained land within the subdivision.

29  
30 Discussion ensued regarding whether the above-ground power lines proposed would  
31 put the Bouchers at a greater risk of loss of power during weather events. There may  
32 be a transformer at that corner.

33  
34 **IV. Conditional Use Approval Application(s):**

35 **A. Conditional Use Approval Application # 018-2016**

36 **NAME:** Union Meeting House Society

37 **AGENT:** Elizabeth Roberts and John MacDuffie

38 **LOCATION:** 1138 Main Street, Somesville

39 **TAX MAP:** 020 **LOT:** 019 **ZONE(S):** Village Residential Two (VR2)

40 **PURPOSE:** Section – 3.4 Community Building Addition – Pastor’s Office

41 **SITE INSPECTION:** 4:00 PM

42  
43 Ms. Renault confirmed adequate public notice and abutters were notified. There  
44 was no conflict of interest.

45  
46 Ms. Andrews reported on the site visit. Neighbors were present as well as the

1 Agents for the project. The back of the building is proposed to be expanded. A  
2 tree will have to be removed.

3  
4 CEO Keene noted the setback in the area is ten feet, however due to the non-  
5 conforming status, the building can be expanded as long as it moves no closer to  
6 the property line.

7  
8 CHAIRMAN HANLEY MOVED, WITH MS. ANDREWS SECONDING, TO USE  
9 THE SHORT FORM. MOTION APPROVED 4-0.

10  
11 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO FIND  
12 THE APPLICATION COMPLETE. MOTION APPROVED 4-0.

13  
14 MS. RANDOLPH MOVED, WITH MS. ANDREWS SECONDING, TO APPROVE  
15 THE APPLICATION.

16  
17 There was no public comment.

18  
19 A review of the checklist was made and is attached to these Minutes.

20  
21 MOTION TO APPROVE THE APPLICATION WAS APPROVED 4-0.

22  
23 **V. Adjournment**

24  
25 MS. RANDOLPH MOVED, WITH MS. RENAULT SECONDING, TO ADJOURN THE  
26 MEETING. MOTION APPROVED 4-0.

27  
28 Meeting was adjourned at 6:45 pm.  
29