1 2 3 4 5	Town of Mount Desert Planning Board Planning Board Meeting Minutes Meeting Room, Town Hall 6:00 pm, September 28, 2016
6 7 8	<u>Public Present</u> Sam Shaw, Leanne H. Greene, Story Litchfield, Chuck Bucklin
9 10 11	<u>Board Members Present</u> Beth Renault, Meredith Randolph, Joanne Eaton, Dave Ashmore
12 13	Also present was CEO Kimberly Keene, and Recording Secretary Heidi Smallidge
14 15 16	I. Call to Order Ms. Randolph called the meeting to order at 6:04 pm. Voting members were noted.
17 18 19 20	MS. EATON MOVED, WITH MR. ASHMORE SECONDING, MS. RANDOLPH AS ACTING CHAIR FOR THE MEETING. MOTION APPROVED 4-0. Ms. Reneault was confirmed as a voting member.
20 21 22 23 24	II. Approval of Minutes <u>September 14, 2016:</u> MS. EATON MOVED, WITH MR. ASHMORE SECONDING, TO APPROVE THE MINUTES AS PRESENTED. MOTION APPROVED 4-0.
25 26	Ms. Eaton confirmed abutters had been notified. Public Notice was not necessary to the Completeness Review. No conflict of interest was found.
27 28 29 30 31 32 33 34 35 36 37 38 39 40	III. Subdivision Application(s) – Completeness Review: Subdivision (#002-2016) OWNER(S): NEH Marketplace, LLC LOCATION: 131 Main Street, Northeast Harbor TAX MAP: 024 LOT(S): 081-001 ZONE(S): Village Commercial (VC) PURPOSE: A division accomplished by sale, lease, <u>development</u> , <u>buildings</u> or otherwise. The term "subdivision" also includes the division of a new structure or structures on a tract or parcel of land into 3 or more dwelling units within a 5-year period, <u>the construction or placement of 3 or more dwelling units on a single tract or parcel of land</u> and the division of an existing structure or structures previously used for commercial or industrial use into 3 or more dwelling units <u>within</u> <u>a 5-year period</u> .
41 42	A review of the application was made.
43 44	4.2.1.1 – Name of applicant – The information included was deemed acceptable
45 46	4.2.1.2 – Name of Agent - The information included was deemed acceptable

 4.2.1.4 - Authorized Representative - The information included was deemed acceptable 4.2.1.5 - Engineer, Land Surveyor, or Planner - The information included was deemed acceptable 4.2.1.6 - Address - The information included was deemed acceptable 4.2.1.7 - Applicant Interest - The information included was deemed acceptable 4.2.1.8 - Interest in Abutting Parcel - The information included was deemed acceptable 4.2.1.9 - Plat Plan - The information included was deemed acceptable 4.2.1.9 - Plat Plan - The information included was deemed acceptable 4.2.2.1 - Location of Property - The information included was deemed acceptable 4.2.2.2 - Survey maps - The information included was deemed acceptable 4.2.2.3 - Current Zoning - The information included was deemed acceptable 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 	1	4.2.1.3 – Corporation Status - The information included was deemed acceptable
acceptable 4.2.1.5 - Engineer, Land Surveyor, or Planner - The information included was deemed acceptable 9 4.2.1.6 - Address - The information included was deemed acceptable 11 4.2.1.7 - Applicant Interest - The information included was deemed acceptable 12 4.2.1.8 - Interest in Abutting Parcel - The information included was deemed acceptable 13 4.2.1.9 - Plat Plan - The information included was deemed acceptable 14 acceptable 15 4.2.1.9 - Plat Plan - The information included was deemed acceptable 16 4.2.1.9 - Plat Plan - The information included was deemed acceptable 17 4.2.2.1 - Location of Property - The information included was deemed acceptable 18 4.2.2.2 - Survey maps - The information included was deemed acceptable 19 4.2.2.3 - Current Zoning - The information included was deemed acceptable 24 4.2.2.4 - Acreage - The information included was deemed acceptable 25 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 26 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 26 4.2.2.7 - Restrictive Covenants - The information will have to be revised to read 27 Acceptable 28 4.2.2.9 - Water		
4.2.1.5 - Engineer, Land Surveyor, or Planner - The information included was deemed acceptable 4.2.1.6 - Address - The information included was deemed acceptable 4.2.1.7 - Applicant Interest - The information included was deemed acceptable 4.2.1.8 - Interest in Abutting Parcel - The information included was deemed acceptable 4.2.1.9 - Plat Plan - The information included was deemed acceptable 4.2.2.1 - Location of Property - The information included was deemed acceptable 4.2.2.2 - Survey maps - The information included was deemed acceptable 4.2.2.3 - Current Zoning - The information included was deemed acceptable 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read 'Mount Desert Water District''. The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information		•
4.2.1.5 - Engineer, Land Surveyor, or Planner - The information included was deemed acceptable 9 4.2.1.6 - Address - The information included was deemed acceptable 11 4.2.1.7 - Applicant Interest - The information included was deemed acceptable 12 4.2.1.8 - Interest in Abutting Parcel - The information included was deemed acceptable 13 4.2.1.9 - Plat Plan - The information included was deemed acceptable 14 acceptable 15 4.2.2.1 - Location of Property - The information included was deemed acceptable 16 4.2.2.1 - Location of Property - The information included was deemed acceptable 17 4.2.2.3 - Current Zoning - The information included was deemed acceptable 18 4.2.2.4 - Acreage - The information included was deemed acceptable 19 4.2.2.5 - SSWD – It was noted the proposed site is on Town sewer. The information included was deemed acceptable 10 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 11 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 12 4.2.2.6 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 13 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 14 4.2.2.9 - Water Supply - It w	4	acceptable
deemed acceptable 9 4.2.1.6 - Address - The information included was deemed acceptable 11 4.2.1.7 - Applicant Interest - The information included was deemed acceptable 12 4.2.1.8 - Interest in Abutting Parcel - The information included was deemed acceptable 13 4.2.1.9 - Plat Plan - The information included was deemed acceptable 14 acceptable 15 4.2.1.9 - Plat Plan - The information included was deemed acceptable 16 4.2.2.1 - Location of Property - The information included was deemed acceptable 17 4.2.2.2 - Survey maps - The information included was deemed acceptable 18 4.2.2.3 - Current Zoning - The information included was deemed acceptable 19 4.2.2.4 - Acreage - The information included was deemed acceptable 10 4.2.2.5 - SSWD – It was noted the proposed site is on Town sewer. The information included was deemed acceptable 11 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 11 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 12 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 13 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 14 4.2.2.9 - Water Supply - It was noted the app	5	
4.2.1.6 - Address - The information included was deemed acceptable 4.2.1.7 - Applicant Interest - The information included was deemed acceptable 4.2.1.8 - Interest in Abutting Parcel - The information included was deemed acceptable 4.2.1.9 - Plat Plan - The information included was deemed acceptable 4.2.2.1 - Location of Property - The information included was deemed acceptable 4.2.2.2 - Survey maps - The information included was deemed acceptable 4.2.2.3 - Current Zoning - The information included was deemed acceptable 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable	6	4.2.1.5 - Engineer, Land Surveyor, or Planner - The information included was
4.2.1.6 - Address - The information included was deemed acceptable 4.2.1.7 - Applicant Interest - The information included was deemed acceptable 4.2.1.8 - Interest in Abutting Parcel - The information included was deemed acceptable 4.2.1.9 - Plat Plan - The information included was deemed acceptable 4.2.2.1 - Location of Property - The information included was deemed acceptable 4.2.2.2 - Survey maps - The information included was deemed acceptable 4.2.2.3 - Current Zoning - The information included was deemed acceptable 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable	7	deemed acceptable
 4.2.1.6 - Address - The information included was deemed acceptable 4.2.1.7 - Applicant Interest - The information included was deemed acceptable 4.2.1.8 - Interest in Abutting Parcel - The information included was deemed acceptable 4.2.1.9 - Plat Plan - The information included was deemed acceptable 4.2.2.1 - Location of Property - The information included was deemed acceptable 4.2.2.2 - Survey maps - The information included was deemed acceptable 4.2.2.3 - Current Zoning - The information included was deemed acceptable 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 	8	
10 4.2.1.7 - Applicant Interest - The information included was deemed acceptable 12 4.2.1.8 - Interest in Abutting Parcel - The information included was deemed acceptable 16 4.2.1.9 - Plat Plan - The information included was deemed acceptable 17 4.2.2.1 - Location of Property - The information included was deemed acceptable 18 4.2.2.2 - Survey maps - The information included was deemed acceptable 19 4.2.2.3 - Current Zoning - The information included was deemed acceptable 12 4.2.2.4 - Acreage - The information included was deemed acceptable 12 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 12 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 13 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 14 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read 16 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read 17 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 18 4.2.3.1 - Name of Lots - The information included was deemed acceptable 19 4.2.3.2 - Number of Lots - The information included was deemed acceptable 12 4.2.3.2		4.2.1.6 – Address - The information included was deemed acceptable
11 4.2.1.7 – Applicant Interest - The information included was deemed acceptable 12 4.2.1.8 – Interest in Abutting Parcel - The information included was deemed acceptable 13 4.2.1.9 – Plat Plan - The information included was deemed acceptable 16 4.2.1.9 – Plat Plan - The information included was deemed acceptable 17 4.2.2.1 – Location of Property - The information included was deemed acceptable 18 4.2.2.2 – Survey maps - The information included was deemed acceptable 19 4.2.2.3 – Current Zoning - The information included was deemed acceptable 20 4.2.2.4 – Acreage - The information included was deemed acceptable 21 4.2.2.5 – SSWD – It was noted the proposed site is on Town sewer. The information included was deemed acceptable 22 4.2.2.6 – Property Owners within 1000 feet - The information included was deemed acceptable 23 4.2.2.7 – Restrictive Covenants - The information included was deemed acceptable 24 4.2.2.8 – Soil Erosion and Sedimentation Control - The information included was deemed acceptable 25 4.2.2.9 – Water Supply – It was noted the application will have to be revised to read 26 4.2.2.9 – Water Supply – It was noted the application will have to be revised to read 27 Hount Desert Water District". The information included was deemed acceptable 28		·
12 4.2.1.8 - Interest in Abutting Parcel - The information included was deemed acceptable 13 4.2.1.9 - Plat Plan - The information included was deemed acceptable 16 4.2.1.9 - Plat Plan - The information included was deemed acceptable 17 4.2.2.1 - Location of Property - The information included was deemed acceptable 18 4.2.2.2 - Survey maps - The information included was deemed acceptable 19 4.2.2.3 - Current Zoning - The information included was deemed acceptable 12 4.2.2.4 - Acreage - The information included was deemed acceptable 14 4.2.2.5 - SSWD – It was noted the proposed site is on Town sewer. The information included was deemed acceptable 12 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 13 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 14 4.2.2.9 - Water Supply – It was noted the application will have to be revised to read 15 4.2.2.9 - Water Supply – It was noted the application will have to be revised to read 16 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 16 4.2.3.2 - Number of Lots - The information included was deemed acceptable 17 4.2.3.3 - Information on Plat - The information included was deemed acceptable		4.2.1.7 – Applicant Interest - The information included was deemed acceptable
13 4.2.1.8 - Interest in Abutting Parcel - The information included was deemed acceptable 15 4.2.1.9 - Plat Plan - The information included was deemed acceptable 16 4.2.2.1 - Location of Property - The information included was deemed acceptable 17 4.2.2.2 - Survey maps - The information included was deemed acceptable 18 4.2.2.3 - Current Zoning - The information included was deemed acceptable 19 4.2.2.4 - Acreage - The information included was deemed acceptable 24 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 26 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 29 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 21 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 23 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read 23 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read 24 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 25 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 26 4.2.3.2 - Number of Lots - The information included was deemed acceptable <td< th=""><td></td><td></td></td<>		
14 acceptable 15 4.2.1.9 - Plat Plan - The information included was deemed acceptable 16 4.2.1.9 - Location of Property - The information included was deemed acceptable 17 4.2.2.1 - Location of Property - The information included was deemed acceptable 18 4.2.2.2 - Survey maps - The information included was deemed acceptable 12 4.2.2.3 - Current Zoning - The information included was deemed acceptable 14 4.2.2.4 - Acreage - The information included was deemed acceptable 15 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 16 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 17 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 18 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 18 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read 18 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 19 4.2.3.2 - Number of Lots - The information included was deemed acceptable 10 4.2.3.2 - Number of Lots - The information included was deemed acceptable 10 4.2.3.2 - Number of Lots - The information included was deemed accep		4.2.1.8 – Interast in Abutting Parcel - The information included was deemed
 4.2.1.9 - Plat Plan - The information included was deemed acceptable 4.2.2.1 - Location of Property - The information included was deemed acceptable 4.2.2.2 - Survey maps - The information included was deemed acceptable 4.2.2.3 - Current Zoning - The information included was deemed acceptable 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 		-
16 4.2.1.9 – Plat Plan - The information included was deemed acceptable 17 4.2.2.1 – Location of Property - The information included was deemed acceptable 19 4.2.2.2 – Survey maps - The information included was deemed acceptable 20 4.2.2.3 – Current Zoning - The information included was deemed acceptable 21 4.2.2.4 – Acreage - The information included was deemed acceptable 22 4.2.2.5 – SSWD – It was noted the proposed site is on Town sewer. The information included was deemed acceptable 25 4.2.2.6 – Property Owners within 1000 feet - The information included was deemed acceptable 23 4.2.2.7 – Restrictive Covenants - The information included was deemed acceptable 24 4.2.2.8 – Soil Erosion and Sedimentation Control - The information included was deemed acceptable 24 4.2.2.9 – Water Supply – It was noted the application will have to be revised to read 25 4.2.2.9 – Water District". The information included was deemed acceptable 26 4.2.3.1 – Name of Subdivision - The information included was deemed acceptable 27 4.2.3.2 – Number of Lots - The information included was deemed acceptable 28 4.2.3.2 – Number of Lots - The information included was deemed acceptable 29 4.2.3.3 – Information on Plat - The information included was deemed acceptable		acceptable
17 4.2.2.1 - Location of Property - The information included was deemed acceptable 19 4.2.2.2 - Survey maps - The information included was deemed acceptable 12 4.2.2.3 - Current Zoning - The information included was deemed acceptable 13 4.2.2.4 - Acreage - The information included was deemed acceptable 14 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 16 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 17 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 18 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 18 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 19 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 11 4.2.3.2 - Number of Lots - The information included was deemed acceptable 12 4.2.3.3 - Information on Plat - The information included was deemed acceptable		A O A O Dist Diss. The left weather had been shown a base of the
18 4.2.2.1 – Location of Property - The information included was deemed acceptable 19 4.2.2.2 – Survey maps - The information included was deemed acceptable 22 4.2.2.3 – Current Zoning - The information included was deemed acceptable 23 4.2.2.4 – Acreage - The information included was deemed acceptable 24 4.2.2.5 – SSWD – It was noted the proposed site is on Town sewer. The information included was deemed acceptable 26 4.2.2.6 – Property Owners within 1000 feet - The information included was deemed acceptable 29 4.2.2.7 – Restrictive Covenants - The information included was deemed acceptable 31 4.2.2.8 – Soil Erosion and Sedimentation Control - The information included was deemed acceptable 32 4.2.2.9 – Water Supply – It was noted the application will have to be revised to read 36 4.2.3.1 – Name of Subdivision - The information included was deemed acceptable 39 4.2.3.2 – Number of Lots - The information included was deemed acceptable 41 4.2.3.2 – Number of Lots - The information included was deemed acceptable 42 4.2.3.3 – Information on Plat - The information included was deemed acceptable		4.2.1.9 – Plat Plan - The information included was deemed acceptable
 4.2.2.2 - Survey maps - The information included was deemed acceptable 4.2.2.3 - Current Zoning - The information included was deemed acceptable 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 		
 4.2.2 Survey maps - The information included was deemed acceptable 4.2.2.3 - Current Zoning - The information included was deemed acceptable 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 	18	4.2.2.1 – Location of Property - The information included was deemed acceptable
 4.2.2.3 - Current Zoning - The information included was deemed acceptable 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 	19	
 4.2.2.3 - Current Zoning - The information included was deemed acceptable 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 	20	4.2.2.2 – Survey maps - The information included was deemed acceptable
 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 	21	
 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 	22	4.2.2.3 – Current Zoning - The information included was deemed acceptable
 4.2.2.4 - Acreage - The information included was deemed acceptable 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 	23	
 4.2.2.5 - SSWD – It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply – It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 		4.2.2.4 – Acreage - The information included was deemed acceptable
 4.2.2.5 - SSWD - It was noted the proposed site is on Town sewer. The information included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 		
 included was deemed acceptable 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply – It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 		4225 – SSWD – It was noted the proposed site is on Town sewer. The information
 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 		
 4.2.2.6 - Property Owners within 1000 feet - The information included was deemed acceptable 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 		included was deemed acceptable
30acceptable314.2.2.7 - Restrictive Covenants - The information included was deemed acceptable334.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable364.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable394.2.3.1 - Name of Subdivision - The information included was deemed acceptable414.2.3.2 - Number of Lots - The information included was deemed acceptable434.2.3.3 - Information on Plat - The information included was deemed acceptable		4.2.2.6 Property Owners within 1000 feet . The information included was deemed
 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply – It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 		
 4.2.2.7 - Restrictive Covenants - The information included was deemed acceptable 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 		acceptable
 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply – It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 		
 4.2.2.8 - Soil Erosion and Sedimentation Control - The information included was deemed acceptable 4.2.2.9 - Water Supply – It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 		4.2.2.7 – Restrictive Covenants - The information included was deemed acceptable
35deemed acceptable364.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable394.2.3.1 - Name of Subdivision - The information included was deemed acceptable404.2.3.1 - Name of Subdivision - The information included was deemed acceptable414.2.3.2 - Number of Lots - The information included was deemed acceptable434.2.3.3 - Information on Plat - The information included was deemed acceptable		
 4.2.2.9 – Water Supply – It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 – Name of Subdivision - The information included was deemed acceptable 4.2.3.2 – Number of Lots - The information included was deemed acceptable 4.2.3.3 – Information on Plat - The information included was deemed acceptable 		
 4.2.2.9 - Water Supply - It was noted the application will have to be revised to read "Mount Desert Water District". The information included was deemed acceptable 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 	35	deemed acceptable
 Mount Desert Water District". The information included was deemed acceptable 40 4.2.3.1 – Name of Subdivision - The information included was deemed acceptable 41 42 4.2.3.2 – Number of Lots - The information included was deemed acceptable 43 44 4.2.3.3 – Information on Plat - The information included was deemed acceptable 	36	
 40 41. 42 42.3.1 – Name of Subdivision - The information included was deemed acceptable 43. 44. 42.3.3 – Information on Plat - The information included was deemed acceptable 45. 	37	4.2.2.9 – Water Supply – It was noted the application will have to be revised to read
 40 41. 42 42.3.1 – Name of Subdivision - The information included was deemed acceptable 43. 44. 42.3.3 – Information on Plat - The information included was deemed acceptable 45. 	38	"Mount Desert Water District". The information included was deemed acceptable
 40 4.2.3.1 - Name of Subdivision - The information included was deemed acceptable 41 42 4.2.3.2 - Number of Lots - The information included was deemed acceptable 43 44 4.2.3.3 - Information on Plat - The information included was deemed acceptable 	39	·
 41 42 4.2.3.2 - Number of Lots - The information included was deemed acceptable 43 44 4.2.3.3 - Information on Plat - The information included was deemed acceptable 45 		4.2.3.1 - Name of Subdivision - The information included was deemed acceptable
 4.2.3.2 - Number of Lots - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 4.2.3.3 - Information on Plat - The information included was deemed acceptable 		
 43 44 4.2.3.3 – Information on Plat - The information included was deemed acceptable 45 		4.2.3.2 - Number of Lots - The information included was deemed accentable
 4.2.3.3 – Information on Plat - The information included was deemed acceptable 4.5 		
45		4233 – Information on Plat - The information included was deemed accortable
		1224 Drepaged Lat Lines There were no prepaged Lat Lines. The Here was
40 4.2.3.4 – Proposed Lot Lines – There were no proposed Lot Lines. The item was	46	4.2.3.4 – Proposed Lot Lines – There were no proposed Lot Lines. The Item was

1	deemed Not Applicable.
2	
3	4.2.3.5 – Location of Temporary Markers - The information included was deemed
4	acceptable
5	4.2.2.6 Public Lice Percele . The information included was deemed acceptable
6 7	4.2.3.6 – Public Use Parcels - The information included was deemed acceptable
8	4.2.3.7 – Location Map - The information included was deemed acceptable
9	4.2.3.7 – Eocation Map - The information included was deemed acceptable
10	4.2.3.8 - Location of Existing Buildings – Ms. Randolph noted various pieces of the
11	application are shown on different maps and surveys. CEO Keene clarified that a final
12	plan showing all the pertinent information on one survey would be required at the Public
13	Hearing. The information included was deemed acceptable
14	
15	4.2.3.9 – Location of Wetlands - The information included was deemed acceptable
16	
17	4.2.3.10 - Location of Drains - Grading to allow water to flow to the drains was
18	discussed. Mr. Shaw agreed he had to research the issue further, but his plan was to
19	grade the area so the water flowed to the drains. It was agreed a better stormdrain plan
20	was required.
21	
22	4.2.3.11 - Location of Sewers and Water Mains - It was noted the sewers and water
23	mains would have to be on the plan.
24	
25	4.2.3.12 – Locations of Streets, Highways, Etc The information included was
26	deemed acceptable
27	
28	4.2.3.13 – Names of Abutters - The information included was deemed acceptable
29	
30	4.2.3.14 – Flood Prone Determination – This item was determined to be Not
31	Applicable.
32	4.2.2.15 Other Information Specified by the Beard There was no additional
33	4.2.3.15 – Other Information Specified by the Board – There was no additional information.
34 35	
36	5.1 – Buffer Strip – Fencing was discussed. CEO Keene warned Mr. Shaw that
37	fencing over the sewer line may not be allowed. Public Works Director Tony Smith
38	would have to make a determination. Mr. Shaw agreed to discuss the matter with
39	Public Works. Mr. Shaw stated he would have a small fenced area for a dumpster, and
40	propane tanks. CEO Keene informed Mr. Shaw that a fence taller than 6 feet would
41	have to be approved by the Planning Board.
42	
43	5.2 - Conformance with other Laws, Regulations - The information included was
44	deemed acceptable
45	
46	5.3 – Construction Prohibited - The information included was deemed acceptable

5.3 - Construction Prohibited - The information included was deemed acceptable

1	
1 2	5.4 – Ditches, Catch Basins – This item was discussed earlier.
3	5.4 – Diches, Calch Basins – This item was discussed earlier.
	5.5 – Easements - The information included was deemed acceptable
4	5.5 – Easements - The information included was deemed acceptable
5	5.6 Dedication for Veer Dound Housing Mr. Show noted the exertments over the
6	5.6 – Dedication for Year-Round Housing – Mr. Shaw noted the apartments over the
7	proposed restaurant would be for year-round housing. The restaurant would also be
8	year-round. The information included was deemed acceptable
9	5.7 Late and Density Mr. Show noted that as of this time, none of the proposed
10	5.7 – Lots and Density – Mr. Shaw noted that as of this time, none of the proposed
11	housing would be dedicated workforce housing. The information included was deemed
12	acceptable
13	5.9 Sources Dispessel . The information included was deemed acceptable
14	5.8 – Sewage Disposal - The information included was deemed acceptable
15	5.0 Land not Suitable for Development. The information included was deemed
16	5.9 – Land not Suitable for Development - The information included was deemed
17	acceptable
18	5.10 Open Space Provisions Mr. Show pointed out the open space proposed
19	5.10 – Open Space Provisions – Mr. Shaw pointed out the open space proposed.
20	The information included was deemed acceptable
21	Edd Welle This item was deemed Net Applicable
22	5.11 – Wells – This item was deemed Not Applicable.
23	542 Derfermence Dend It was deemed accessory for Mr. Chow to obtain a letter
24	5.12 – Performance Bond – It was deemed necessary for Mr. Shaw to obtain a letter
25	from the bank verifying resources available to complete the work.
26	5.12 Dien Devisione ofter Annreval. The information included was deemed
27	5.13 – Plan Revisions after Approval - The information included was deemed
28	acceptable
29	5.1.4 Street Design and Construction This item was deemed Nat Applicable
30	5.14 – Street Design and Construction – This item was deemed Not Applicable
31 32	5.15 – Access to Direct Sunlight - The information included was deemed acceptable
33	5.15 - Access to Direct Sumight - The information included was deemed acceptable
34	5.16 – Cluster and Workforce Subdivision – This item was previously discussed.
35	5.10 – Clustel and Workforce Subdivision – This item was previously discussed.
36	6A.1 – Compatibility - The information included was deemed acceptable
37	OA.1 – Compatibility - The information included was deemed acceptable
38	6A.2 – Erosion and Sedimentation Control – This item was previously discussed.
39	GA.2 – LIUSION and Sedimentation Control – This item was previously discussed.
40	6A.3 – Highway Safety - The information included was deemed acceptable
40	OA.3 - Highway Salety - The information included was deemed acceptable
42	6A.4 – Impact on Town Services - The information included was deemed acceptable
43	The month of the second of the month and month and was deemed acceptable
44	6A.5 – Land Suitability - The information included was deemed acceptable
45	
46	6A.6 – Lighting – Outdoor – It was noted there would be no parking lot lighting. The
1 🗸	

1	information included was deemed acceptable
2	
3	6A.7 – Stormwater – This item was previously discussed.
4	
5	6A.8 – Vegetation – Mr. Shaw stated the vegetation to be used would be ferns and
6	mosses between stone pavers. While the various phases occurred, some of the area
7	would be kept grass. The information included was deemed acceptable
8	
9	6A.9 – Dust, Fumes, Vapors, Odors, Gases - The information included was deemed
10	acceptable
11	
12	6B.1 – Agriculture – This item was deemed Not Applicable.
13	
14	6B.2 – Air Landing Sites – This item was deemed Not Applicable.
15	
16	6B.3 – Excavation or Filling – This item was deemed Not Applicable
17	
18	6B.8 – Fences and Walls – This item was previous discussed. It was noted there are
19	no scenic vistas.
20	
21	6B.10 – Lots – This item was previously discussed.
22	
23	6B.11 – Manufactured Homes - This item was deemed Not Applicable
24	
25	6B.12 – Mineral Exploration and Extraction – This item was deemed Not Applicable.
26	
27	6B.13 – Mobile Homes, Campers, Trailers - This item was deemed Not Applicable.
28	
29	6B.14 – Sanitary Standards - This item was deemed Not Applicable.
30	
31	6B.15 – Sign Regulations – This item was deemed Not Applicable at this time. Signs
32	would eventually be planned, and the item would have to be revisited then.
33	
34	6B.16 – Vehicles, Unregistered - This item was deemed Not Applicable.
35	
36	6B.17 – Wireless Communication Facilities – This item was deemed Not Applicable
37	
38	6B.18 – Animal Husbandry – This item was deemed Not Applicable.
39	
40	6C – Shoreland Zone – This item was deemed Not Applicable.
41	
42	In summary, the Planning Board has requested from Mr. Shaw:
43	- A stormwater management plan
44	- A bank letter verifying financial suitability for the project
45	- A diagrams of the various phases, or a timeline clarified
46	- Check with Public Works Director Tony Smith with regard to the fence proposed for
- ~	eneer, marriable trende bilotter rony emilin marrogard to the folloo proposed for

1	over the sewer line
2	 Clarification with regard to vegetation
3	 Clarification with regard to exterior lighting
4	- An engineered plan for stormwater
5	
6	MS. EATON MOVED, WITH MR. RENAULT SECONDING, TO FIND THE APPLICATION
7	INCOMPLETE. MOTION APPROVED 4-0.
8	
9	VI. OTHER
10	
11	V. Adjournment
12	
13	MS. EATON MOVED, WITH MS. RENAULT SECONDING, TO ADJOURN THE MEETING.
14	MOTION APPROVED 4-0.
15	
16	Meeting was adjourned at 7:30 pm.
17	