

**TOWN OF MOUNT DESERT
PLANNING BOARD MINUTES
September 14, 2022**

Present were: Greg Johnston, Public Works Director Tony Smith

Board Members Present were: Chair William Hanley, Tracy Loftus Keller, David Ashmore, Christie Anastasia

Board Member Meredith Randolph, and Alternate Member Gloria Kunje were not in attendance.

I. Call to order 6:00 p.m.

Chair Hanley called the Meeting to order at 6:00PM. Board Members were identified.

II. Approval of Minutes

August 14, 2022

MS. LOFTUS KELLER MOVED, WITH MS. ANASTASIA SECONDING, APPROVAL OF THE AUGUST 14, 2022 MINUTES AS PRESENTED.

VOTE:

TRACY LOFTUS KELLER: AYE

CHRISTIE ANASTASIA: AYE

DAVID ASHMORE: AYE

CHAIR WILLIAM HANLEY: AYE

MOTION APPROVED 4-0.

III. Conditional Use Approval Application(s):

Continued from May 25, 2022.

A. Conditional Use Approval Application #007-2022

NAME: Town of Mount Desert

AGENT: Tony Smith, Public Works Director

LOCATION: Beech Hill Cross Road

TAX MAP: 010 **NEAR LOT(S):** 002, 009-103 & 009-104

ZONE(S): Shoreland Residential 2 (SR2)

PURPOSE: Section 3.4 – Excavation or Filling of > 150 cubic yards.

Culvert replacements within Beech Hill Cross Road. Slope stabilization along Beech Hill Cross Road.

CEO Keene stated this is a continuation of the May 25, 2022 Meeting and therefore Public Notice and Abutter notification were not necessary.

Director Tony Smith explained that two metal culverts will be replaced with a box culvert. This structure will create a passage for wildlife to use and reduce the risk of flooding. The area has flooded several times and maintenance has been costly.

The box culvert is in conformance with DEP StreamSmart standards. The box culvert interior is 8' x 14' and simulates a natural stream bed.

Chair Hanley opened the discussion for Public Comment.

Ms. Anastasia noted that there have been times when flooding has completely covered that area of road. She confirmed it is an area where mammals are crossing.

There was no further comment.

Chair Hanley closed the Public Comment.

No Conflict of Interest was found among the Board.

MS. LOFTUS KELLER MOVED, WITH MS. ANASTASIA SECONDING, TO FIND THE APPLICATION COMPLETE.

VOTE:

TRACY LOFTUS KELLER: AYE

CHRISTIE ANASTASIA: AYE

DAVID ASHMORE: AYE

CHAIR WILLIAM HANLEY: AYE

MOTION APPROVED 4-0.

MS. ANASTASIA MOVED, WITH MR. ASHMORE SECONDING, TO USE THE SHORT FORM.

VOTE:

TRACY LOFTUS KELLER: AYE

CHAIR WILLIAM HANLEY: AYE

DAVID ASHMORE: AYE

CHRISTIE ANASTASIA: AYE

MOTION APPROVED 4-0.

MS. LOFTUS KELLER MOVED, WITH MS. ANASTASIA SECONDING, TO APPROVE THE APPLICATION.

A review of the Checklist was made and is attached to these Minutes.

VOTE:

TRACY LOFTUS KELLER: AYE

CHRISTIE ANASTASIA: AYE

DAVID ASHMORE: AYE

CHAIR WILLIAM HANLEY: AYE

MOTION APPROVED 4-0.

B. Conditional Use Approval Application #010-2022

NAME: Town of Mount Desert, NEH Marina

AGENT: Greg Johnston, GF Johnston and Associates

LOCATION: 40 Harbor Drive, Northeast Harbor

TAX MAP: 024 **NEAR LOT(S):** 148

ZONE(S): Shoreland Commercial (SC)

PURPOSE: Sections 3.4 & 6C.7 – Marine Structure. Replace two existing 16' cantilevered concrete abutments with 10' stone veneer abutments. Replace existing 37' aluminum ramps with 60' aluminum ramps.

SITE INSPECTION: 4:00PM

CEO Keene confirmed adequate Public Notice. Abutters were notified.

Ms. Loftus Keller reported on the Site Visit. Current abutments are cantilevered and very weathered. Replacement would be occurring mostly over land. The replaced abutments would be covered in stone, and the hardware would be stainless steel. The ramps will be

lengthened to replace the area that is currently cantilevered.

Agent Greg Johnston reported the abutment was built in the 1940s. The Harbor Committee reviewed the options for repair and agreed on marine concrete. The abutment replacement will be more of a ramp than cantilever to assist with access. Army Corps of Engineers and DEP permits are in hand for the project. Most of the work will be done by November 2022, and final asphalt will be added in Spring 2023. It was agreed the current cantilevers were in bad shape.

Chair Hanley opened the meeting for Public Comment.

There was none.

Chair Hanley closed the Public Comment.

No Conflict of Interest was found among the Board.

MS. ANASTASIA MOVED, WITH MS. LOFTUS KELLER SECONDING, TO FIND THE APPLICATION COMPLETE.

VOTE:

CHRISTIE ANASTASIA: AYE
TRACY LOFTUS KELLER: AYE
DAVID ASHMORE: AYE
CHAIR WILLIAM HANLEY: AYE
MOTION APPROVED 4-0.

MS. ANASTASIA MOVED, WITH MS. LOFTUS KELLER SECONDING, TO USE THE SHORT FORM.

VOTE:

CHRISTIE ANASTASIA: AYE
TRACY LOFTUS KELLER: AYE
DAVID ASHMORE: AYE
CHAIR WILLIAM HANLEY: AYE
MOTION APPROVED 4-0.

MS. LOFTUS KELLER MOVED, WITH MS. ANASTASIA SECONDING, TO APPROVE THE APPLICATION.

A review of the Checklist was made and is attached to these Minutes.

VOTE:

TRACY LOFTUS KELLER: AYE
CHRISTIE ANASTASIA: AYE
DAVID ASHMORE: AYE
CHAIR WILLIAM HANLEY: AYE
MOTION APPROVED 4-0.

IV. Other

There was no Other Business.

V. Adjournment

MS. ANASTASIA MOVED, WITH MR. ASHMORE SECONDING, TO ADJOURN THE

MEETING.

VOTE:

CHRISTIE ANASTASIA: AYE

DAVID ASHMORE: AYE

TRACY LOFTUS KELLER: AYE

CHAIR WILLIAM HANLEY: AYE

MOTION APPROVED 4-0.

The Meeting adjourned at 6:44PM.