

**Town of Mount Desert Planning Board
Planning Board Meeting Minutes
Meeting Room, Town Hall
6:00 pm, December 14, 2016**

Public Present

Dennis Damon, Noel Musson, Wes Beamer, Terrie Dunliffe Beamer, Chuck Bucklin

Board Members Present

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

Also present Recording Secretary Heidi Smallidge

I. Call to Order

Chairman Hanley called the meeting to order at 6:01 pm. Voting members were noted.

II. Approval of Minutes

October 12, 2016: MS. RANDOLPH MOVED, WITH MS. RENAULT SECONDING, TO APPROVE THE MINUTES AS PRESENTED. MOTION APPROVED 5-0.

October 18, 2016: Minutes were tabled till the Board had a chance to better review the Minutes.

October 26, 2016: Minutes were tabled till the Board had a chance to better review the Minutes.

November 2, 2016: Minutes were tabled till the Board had a chance to better review the Minutes.

November 9, 2016: CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO APPROVE THE MINUTES AS PRESENTED. MOTION APPROVED 5-0.

November 30, 2016: Minutes were tabled till the Board had a chance to better review the Minutes.

III. Conditional Use Approval Application(s):

A. Conditional Use Approval Application # 013-2016 (continued from November 09, 2016)

NAME: Peabody Land, LLC

AGENT: Noel Musson, The Musson Group

LOCATION: 137 Peabody Drive, Northeast Harbor

TAX MAP: 003 **LOT(S):** 033 **ZONE(S):** Shoreland Residential 2 (SR2)

PURPOSE: Section 6B.8 Fences and Walls. Proposed fence exceeds CEO Authority

1
2 It was noted the Application was continued from the November 9 meeting, therefore no public
3 notice was necessary and abutters were not notified.

4
5 Mr. Musson presented the information requested.

6
7 MS. EATON MOVED, WITH MS. ANDREWS SECONDING, TO FIND THE APPLICATION
8 COMPLETE. MOTION APPROVED 5-0.

9
10 MS. ANDREWS MOVED, WITH MS. RANDOLPH SECONDING, TO APPROVE THE
11 APPLICATION.

12
13 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO USE THE SHORT
14 FORM. MOTION APPROVED 5-0.

15
16 A review of the checklist was made and is attached to these Minutes.

17
18 MOTION TO APPROVE THE APPLICATION APPROVED 5-0.

19
20 **B. Conditional Use Approval Application # 015-2016**

21 **NAME:** Gray Holding, LLC

22 **AGENT:** C.E. Bucklin & Sons Inc.

23 **LOCATION:** 107 Manchester Road, Northeast Harbor

24 **TAX MAP:** 027 **LOT:** 012 **ZONE(S):** Residential Two (R2) and Shoreland
25 Residential Two (SR2)

26 **PURPOSE:** Section 6B.8 – Fences and Walls

27 **SITE INSPECTION:** 3:00 PM

28
29 Ms. Eaton confirmed adequate public notice. Abutters were notified.

30
31 Ms. Eaton reported on the site visit. The fence is proposed for one side. It is not planned for near
32 the road. It slopes down into the woods. There is a six-foot fence currently there. The Applicant
33 is asking for an additional two feet of lattice to the top to block the view of the neighbor's house.

34
35 Mr. Bucklin noted that due to the sloping, six feet is too low to block the view. Chairman Hanley
36 pointed out the fence is set below the grade of the driveway. The fence is staggered panels. The
37 fence is approximately 15 feet off the property line.

38
39 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO FIND THE
40 APPLICATION COMPLETE. MOTION APPROVED 5-0.

41
42 MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO APPROVE THE
43 APPLICATION.

44
45 MS. ANDREWS MOVED, WITH CHAIRMAN HANLEY SECONDING, TO USE THE SHORT
46 FORM. MOTION APPROVED 5-0.

1
2 Terrie Beamer inquired how the fence was measured to confirm the six-foot height. She noted
3 the fence looks to be well over six feet from her side. Some of the poles are even taller. The
4 Applicant did not have to come before the Board for the original six-foot fence because the height
5 was in conformity. Mr. Bucklin stated that the posts were left higher so the fence could be
6 adjusted if needed. The rules regarding height were discussed. Ms. Beamer stated there were
7 areas where there was a significant gap between the ground and the bottom level. It was
8 confirmed there is a permit for the fence currently there.

9
10 Ms. Beamer voiced concern regarding the steel posts on her side of the fence. Mr. Bucklin noted
11 the posts were there to support the fence. The panels are 16 feet long. It was noted the
12 structural portions of the fence must be on the side of the applicant.

13
14 A review of the Checklist was made and is attached to these Minutes.

15
16 MOTION TO APPROVE THE APPLICATION WAS APPROVED 5-0.

17
18 **C. Conditional Use Approval Application # 016-2016**

19 **NAME:** Charles E. and Martha Bucklin

20 **APPLICANT(S):** Charles E. Bucklin

21 **LOCATION:** 11 Manchester Road, Northeast Harbor

22 **TAX MAP:** 025 **LOT:** 010 **ZONE(S):** Village Residential One (VR1)

23 **PURPOSE:** Section 6B.8 – Fences and Walls

24 **SITE INSPECTION:** 3:30 PM

25
26 **D. Conditional Use Approval Application # 017-2016**

27 **NAME:** Charles E. Bucklin

28 **LOCATION:** 41 Neighborhood Road, Northeast Harbor

29 **TAX MAP:** 025 **LOT:** 011 **ZONE(S):** Village Residential One (VR1)

30 **PURPOSE:** Section 6B.8 – Fences and Walls

31 **SITE INSPECTION:** 3:45 PM

32
33 CHAIRMAN HANLEY MOVED, WITH MS. EATON SECONDING, REVIEWING THE
34 APPLICATION #016-2016 AND 017-2016 CONCURRENTLY. MOTION APPROVED 5-0.

35
36 Ms. Eaton confirmed adequate public notice. Abutters were notified.

37
38 Ms. Eaton reported on the site visit. The fences in the two applications connect. They lengthen
39 an existing fence and run along the tree line to the corner. The neighbor's house is quite close
40 from the applicant's deck.

41
42 Mr. Bucklin hoped to raise the fence to eight feet. The existing fence would be raised to eight
43 feet, and the new fence would be installed at eight feet. Mr. Bucklin planned to limb up the
44 cedars and may have to remove one.

45
46 There was no public comment.

1
2 CHAIRMAN HANLEY MOVED, WITH MS. ANDREWS SECONDING, TO FIND BOTH
3 APPLICATIONS COMPLETE. MOTION APPROVED 5-0.

4
5 CHAIRMAN HANLEY MOVED, WITH MS. ANDREWS SECONDING, TO USE THE SHORT
6 FORMS FOR BOTH APPLICATIONS. MOTION APPROVED 5-0.

7
8 MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO APPROVE BOTH
9 APPLICATIONS.

10
11 A review of the checklists was made and are attached to these Minutes.

12
13 MOTION TO APPROVE BOTH APPLICATIONS WAS APPROVED 5-0.

14
15 **VI. OTHER**

16
17 There was no other business.

18
19 **V. Adjournment**

20
21 MS. EATON MOVED, WITH CHAIRMAN HANLEY SECONDING, TO ADJOURN THE
22 MEETING. MOTION APPROVED 5-0.

23
24 Meeting was adjourned at 7:50 pm.
25