

**Town of Mound Desert Planning Board  
Planning Board Meeting Minutes  
Meeting Room, Town Hall  
6:00 PM, December 13, 2017**

**Public Present**

Terrie Cunliffe Beamer, Matt Hornberger, Chuck Bucklin, Dennis Shubert, Ronan McLoughlin, Shelagh McLoughlin, Haife McLoughlin, Fionn McLoughlin

**Board Members Present**

Chairman Bill Hanley, Meredith Randolph, Beth Renault, 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 6:08 PM. Board Members present were noted. All members were confirmed as voting members.

**II. Approval of Minutes**

**September 27, 2017:** CHAIRMAN HANLEY MOVED, WITH MS. RENAULT SECONDING APPROVAL OF THE SEPTEMBER 27, 2017 MINUTES AS PRESENTED. MOTION APPROVED 4-0.

**October 25, 2017:** MS. RENAULT MOVED, WITH MS. RANDOLPH SECONDING, APPROVAL OF THE OCTOBER 25, 2017 MINUTES AS PRESENTED. MOTION APPROVED 3-0-1 (ANDREWS IN ABSTENTION)

**III. Subdivision(s):**

**5.13 Plan Revisions After Approval**

Public Notice was not deemed necessary. No conflict of interest was found.

CEO Keene summarized that in 1999 the Kauffman Subdivision was created. The conditions set included a single access point for Lots 1, 2, and 3, and access shall be within the Right of Way. A permit was issued to the McLoughlins for a new driveway. Only after the driveway was built were the Subdivision conditions discovered. The Planning Board is tasked with reviewing the situation to see whether the issue requires a Public Hearing. Criteria for a Public Hearing include determination of whether the action creates additional lots or units, or extends the current Subdivision boundaries.

1 Owner Ronan McLoughlin stated he had attempted to contact other lot owners. The  
2 only permanent residents had no issue with his driveway. He heard from no others.

3  
4 After some discussion, CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH  
5 SECONDING, THAT THE NEW DRIVEWAY DOES NOT CREATE ADDITIONAL LOTS OR  
6 UNITS, OR EXTEND THE CURRENT SUBDIVISION BOUNDARIES, AND THEREFORE NO  
7 PUBLIC HEARING IS REQUIRED. MOTION APPROVED 4-0.

8  
9 MS. RANDOLPH MOVED, WITH MS. RENAULT SECONDING, TO AMEND THE MARCH  
10 22, 1999 SUBDIVISION CONDITION SO THAT IT NO LONGER REQUIRES ALL LOTS TO  
11 SHARE A SINGLE POINT OF ACCESS WITHIN THE RIGHT OF WAY. MOTION  
12 APPROVED 4-0.

13  
14 **IV. Conditional Use Approval Application(s):**

15 **A. Conditional Use Approval Application #010-2017**

16 **OWNER(S):** Gray Holding, LLC

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

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

19 **TAX MAP:** 027 **LOT:** 012 **ZONE(S):** Residential Two (R2)

20 & Shoreland Residential Two (R2)

21 **PURPOSE:** Section 6B.8 – Fences and Walls, Proposed fence exceeds CEO  
22 Authority

23 **SITE INSPECTION:** 3:30 PM

24  
25 CEO Keene confirmed adequate Public Notice. Abutters were notified. There  
26 was no conflict of interest found.

27  
28 Ms. Andrews reported on the site visit. The proposed work would extend a  
29 fence approved by the Planning Board earlier in 2017. This fence is in the woods  
30 to provide screening for cars moving along the driveway. The panels are  
31 staggered; animals can walk between each panel. The fence will not be visible  
32 from the road.

33  
34 Abutting Resident Terrie Cunliffe Beamer inquired how close to the fence would  
35 be to the property line. Mr. Bucklin estimated the fence would be 15 to 20 feet  
36 from the property line. Ms. Beamer requested the supporting poles be placed  
37 on the applicant's side. Mr. Bucklin agreed they could be put on the applicant's  
38 side.

39

1 Mr. Bucklin noted the fence panels are 16 feet long. Steel pipes are behind  
2 boards and covered to look like another picket. The base may still be visible.  
3 Mr. Bucklin suggested the bases could be painted green in an effort to render  
4 them less visible. Ms. Beamer noted the bases were four to six inches from the  
5 ground.

6  
7 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO FIND THE  
8 APPLICATION COMPLETE. MOTION APPROVED 4-0.

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

12  
13 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO USE THE  
14 SHORT FORM. MOTION APPROVED 4-0.

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

17  
18 MOTION TO APPROVE THE APPLICATION APPROVED 4-0.

19  
20 **B. Conditional Use Approval Application #011-2017**

21 **OWNER(S):** Woodshed, LLC

22 **AGENT:** Matthew Hornberger

23 **LOCATION:** 6 Village Park, Somesville/Mount Desert

24 **TAX MAP:** 010 **LOT:** 151-003 **ZONE(S):** Village Residential One (VR1)

25 **PURPOSE:** Section 6B.8 – Fences and Walls, Proposed Fence Exceeds CEO  
26 Authority

27 **SITE INSPECTION:** 2:00 PM

28  
29 CEO Keene confirmed adequate Public Notice. Abutters were notified. No  
30 Conflict of Interest was found.

31  
32 Ms. Randolph reported on the Site Inspection. The area where the fence will be  
33 is paved. The canvas structure previously there is gone. The Applicant proposes  
34 a three-sided fence with landscaping for screening.

35  
36 Agent Matthew Hornberger reported that he is proposing an eight-foot fence of  
37 red cedar, with two gates on each end and of the same type wood. The height of  
38 the fence is in order to keep equipment such as a boat or vehicle behind it out of  
39 sight.

1 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO FIND THE  
2 APPLICATION COMPLETE. MOTION APPROVED 4-0.

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4 CHAIRMAN HANLEY MOVED, WITH MS. RENAULT SECONDING, TO USE THE  
5 SHORT FORM. MOTION APPROVED 4-0.

6  
7 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO APPROVE  
8 THE APPLICATION.

9  
10 A review of the Checklist was made and it attached to these Minutes.

11  
12 MOTION TO APPROVE THE APPLICATION WAS APPROVED 4-0.

13  
14 **C. Conditional Use Approval Application #012-2017**

15 **OWNER(S):** Dennis L. & Jane R. Shubert

16 **LOCATION:** 2 Steamboat Wharf, Seal Harbor

17 **TAX MAP:** 030 **LOT:** 043 **ZONE(S):** Village Residential 2 (VR2)

18 **PURPOSE:** Section 6B.8 – Fences and Walls, exceeds CEO Authority

19 **SITE INSPECTION:** 2:45 PM

20  
21 CEO Keene confirmed adequate public notice. Abutters were notified. No  
22 conflict of interest was found.

23  
24 Chairman Hanley reported on the Site Visit. The proposed fence will be around  
25 an in-ground pool. This fence will replace an earlier one, so fixed post points are  
26 already in the ground. Heights of the fence vary; higher on sides to provide  
27 privacy from neighbors, and lower on sides to allow a view of the harbor.  
28 Neighbors have cut trees on their property, making the pool visible. Raising the  
29 fence will provide the privacy the Applicant previously had. It was noted the  
30 roses grow high enough to cover much of the fence.

31  
32 Mr. Shubert stated he had a letter in his receipt from his neighbors, the Fuchs, in  
33 support of the new fence. He provided some pictures of the site. He noted the  
34 fence will be seven feet, which will keep the posts better aligned to ensure the  
35 gate continues to work adequately.

36  
37 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO FIND THE  
38 APPLICATION COMPLETE. MOTION APPROVED 4-0.

39

1 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO USE THE  
2 SHORT FORM. MOTION APPROVED 4-0.

3  
4 CHAIRMAN HANLEY MOVED, WITH MS. RENAULT SECONDING, TO APPROVE THE  
5 APPLICATION.

6  
7 A review of the Checklist was made and is attached to these Minutes.

8  
9 MOTION TO APPROVE THE APPLICATION WAS APPROVED 4-0.

10  
11 **V. Adjournment**

12 CHARMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO ADJOURN THE  
13 MEETING. MOTION APPROVED 4-0.

14  
15 The meeting was adjourned at 7:15PM.