

**Town of Mount Desert Planning Board
Regular Meeting Minutes
Meeting Room, Town Hall
6:00 PM, March 11, 2020**

Public Present:

Roger St. Amand, Frank Blair, Barry Stratton, Kathy Miller

Board Members Present: Meredith Randolph, Tracy Loftus Keller, Chair Bill Hanley, Christie Anastasia

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

Chair Hanley called the Meeting to order at 6:00PM.

Board Members were noted. Tracy Loftus Keller is a non-voting member.

MS. RANDOLPH MOVED, WITH MS. ANASTASIA SECONDING, TO MAKE MS. LOFTUS KELLER A VOTING MEMBER. MOTION APPROVED 3-0-1 (LOFTUS KELLER IN ABSTENTION).

II. Approval of Minutes

February 26, 2020: MS. RANDOLPH MOVED, WITH MS. LOFTUS KELLER SECONDING, APPROVAL OF THE FEBRUARY 26, 2020 MINUTES AS PRESENTED. MOTION APPROVED 4-0.

Conditional Use Approval Application(s):

A. Conditional Use Approval Application #001-2020

OWNER(S) NAME(S): Charles C. Butt

AGENT: Roger St. Amand, Atlantic Resource Co., LLC

LOCATION: 74 Manchester Road, Northeast Harbor

TAX MAP: 027 **LOT:** 006 **ZONE(S):** Shoreland Residential 2 (SR2)

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

Shoreline Stabilization.

SITE INSPECTION: 4:00 PM

Adequate Public Notice was confirmed. Abutters were notified.

No conflict of interest was found.

Ms. Randolph reported on the Site Visit. A knoll extends over a sandy beach with large rocks. Erosion is evident. A large rock sits at the end of the knoll that the owners hope they can maintain in place. The Applicant plans to add boulders on the beach to the area to help with reinforcement, working their way up the embankment with rocks

1 creating an increasingly gentler slope as it rises from the beach.

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3 Ms. Anastasia added that prior stabilization efforts are evident.

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5 Chair Hanley noted the Applicant pointed out the area where stabilization efforts would
6 occur. The base will be edged out and stabilization will level out as it comes up the hill,
7 and the area will be vegetated to help fight erosion. A temporary road may be built to
8 the shore for trucks used for the work, and some work materials will be brought in with
9 a barge. The Applicant will try to make the work look natural and a gradual slope as
10 opposed to a wall is planned. Rocks will be placed starting below the high-tide line.

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12 It was noted other properties in the area had retaining walls and riprap visible.

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14 Agent Roger St. Amand and property manager Barry Stratton were on hand for the
15 discussion. The area requiring stabilization is approximately 600 feet in length. Mr. St.
16 Amand noted large stone from previous erosion control efforts are visible. Vegetation is
17 planned and will be used to stop erosion. Mr. St. Amand presented the site plan to the
18 Board and pointed out where work would occur. The project consists of large boulders
19 starting below the high-tide line and pockets of plantings will be added as the boulders
20 are placed closer to the shore. Efforts to reduce the visual impact will be made. The
21 work is scheduled to occur outside the summer season - either this spring, or fall if the
22 work can't be done this spring. Spring work will cease by the end of May. The DEP and
23 the Army Corps of Engineers have approved the project and their permits were
24 submitted to the Town. The MDIFW has reviewed the project.

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26 Chair Hanley asked for public comment. There was none.

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28 MS. RANDOLPH MOVED, WITH MS. LOFTUS KELLER SECONDDING, TO FIND THE
29 APPLICATION COMPLETE. MOTION APPROVED 4-0.

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31 MS. RANDOLPH MOVED, WITH MS. LOFTUS KELLER SECONDDING, TO USE THE SHORT
32 FORM. MOTION APPROVED 4-0.

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34 MS. ANASTASIA MOVED, WITH MS. LOFTUS KELLER SECONDDING, TO APPROVE THE
35 APPLICATION.

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37 A review of the Checklist ensued and is attached to these Minutes.

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39 MOTION TO APPROVE THE APPLICATION APPROVED, 4-0.

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41 **IV. Other**

42 **Discussion with James Whitehead, regarding potential mixed use (yoga,**
43 **crafting classes and bike rentals and kayak rentals). Location: 18 Main Street,**
44 **Seal Harbor. Tax Map 030 Lot 008. Zoned Village Commercial District.**

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This Item was withdrawn from the Agenda by Mr. Whitehead.

V. Adjournment

MS. RANDOLPH MOVED, WITH MS. LOFTUS KELLER SECONDING, ADJOURNING THE MEETING. MOTION APPROVED 4-0.

The Meeting was adjourned at 7:46PM.