

**Town of Mound Desert Planning Board
Planning Board Meeting Minutes
Meeting Room, Town Hall
6:00 PM, July 12, 2017**

Public Present

Tim Brochu – CES Inc., Jack Katz

Board Members Present

Joanne Eaton, Meredith Randolph, Beth Renault, Vice-Chairperson Lili Andrews

Also present were CEO Kimberly Keene, and Recording Secretary Heidi Smallidge.

Board Members present were noted.

I. Call to Order

Vice-Chairperson Andrews called the meeting to order at 6:00 PM. Voting members were noted.

MS. EATON MOVED, WITH MS. RANDOLPH SECONDING, NAMING VICE-CHAIRPERSON ANDREWS ACTING CHAIR FOR THE MEETING. MOTION APPROVED 4-0.

II. Approval of Minutes

June 28, 2017: MS. EATON MOVED, WITH MS. RANDOLPH SECONDING, APPROVAL OF THE MINUTES OF JUNE 28, 2017 AS PRESENTED. MOTION APPROVED 4-0.

III. Conditional Use Approval Application #008-2017

OWNER(S): Jack Katz

AGENT: CES, Inc. - Tim Brochu

LOCATION: 67 Harborside Road, Northeast Harbor

TAX MAP: 005 **LOT**: 014-002 **ZONE(S)**: Shoreland Residential 2 (SR2)

PURPOSE: Section – 6B.8 Fences and Walls, Exceeding CEO Authority.

SITE INSPECTION: 4:00PM

No conflicts of interest were found.

Ms. Eaton confirmed adequate public notice and abutters were notified.

Ms. Eaton reported on the site visit. The property is steep. The proposed wall will secure the land against erosion. There is a short cement wall currently in place. The Applicant is proposing the wall go another 90 feet. The wall can be anchored into ledge. Ms. Eaton viewed the current wall from the other side and noted it was nearly impossible to see with the current vegetation. Parts of the proposed wall will exceed six feet.

Mr. Brochu added that broken pieces of ledge were removed to prevent them rolling towards the water. The proposed changes will stabilize the area and prevent erosion.

MS. EATON MOVED, WITH MS. RANDOLPH SECONDING, FINDING THE APPLICATION COMPLETE. MOTION APPROVED 4-0.

MS. EATON MOVED, WITH MS. RANDOLPH SECONDING, USING THE SHORT FORM. MOTION APPROVED 4-0.

VICE-CHAIRPERSON ANDREWS MOVED, WITH MS. RANDOLPH SECONDING, TO APPROVE THE APPLICATION AS PRESENTED.

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

During review of the Checklist, lengthy discussion ensued regarding the visual impact. Most of the trees will be kept. Ms. Randolph suggested including more about the effort that would be made to minimize potential visual impact. Mr. Brochu noted that the wall will not be left simply as constructed. The Applicant will begin plans regarding landscaping, and efforts to minimize visual impact will be included with these plans. Ms. Eaton felt that until plans with the house and landscaping around the wall are made, intentions for the wall would have to remain general. Additionally, the wall was necessary for the driveway and to prevent erosion. It was agreed to set as a condition that the Applicant will maintain best efforts to maintain screening.

MOTION TO APPROVE THE APPLICATION WAS APPROVED 4-0.

IV. Adjournment

MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO ADJOURN. MOTION APPROVED 4-0.

The meeting was adjourned at 6:35PM.