

1 **Town of Mount Desert Planning Board**
2 **Meeting Minutes**
3 **6:00 PM, July 22, 2020**

4
5 This meeting was held virtually and was recorded.

6
7 **Public Present:**

8 Mary McCall, Strick Heilman, Cathy Waters, Eben Salvatore

9
10 **Board Members Present:**

11 Meredith Randolph, Chair Bill Hanley, Tracy Loftus Keller, Joanne Eaton, Dave Ashmore, Christie Anastasia

12
13 Tracy Loftus Keller is an Alternate, non-voting member.

14
15 **I. Call to order 6:00 p.m.**

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

17
18 **II. Approval of Minutes**

19 **June 24, 2020:**

20 MS. EATON MOVED, WITH MS. RANDOLPH SECONDING, APPROVAL OF THE JUNE 24, 2020
21 MINUTES AS PRESENTED.

22 VOTE:

23 JOANNE EATON: AYE

24 MEREDITH RANDOLPH: AYE

25 DAVE ASHMORE: AYE

26 CHRISTIE ANASTASIA: AYE

27 CHAIR BILL HANLEY: AYE

28 MOTION APPROVED 5-0.

29
30 CEO Keene requested Board Members to come to the Town Offices to sign off on the decision
31 made at the June 24, 2020 Meeting.

32
33 **III. Nonconformity – Section - 4.3 Non-conforming Structures – A non-conforming structure in the
34 shoreland zone may be added to or expanded if such addition or expansion does not increase
35 the non-conformity of the structure and is in accordance with the subsections of Section
36 4.3.2.(d)(i) & (ii).**

37 **OWNER(S):** Mary M. McCall

38 **AGENT(S):** William M. Hanley, WMH Architects

39 **LOCATION:** 122 Northern Neck Road, Mount Desert

40 **TAX MAP:** 015 **LOT(S):** 007 **ZONE(S):** Shoreland Residential Two

41 **PURPOSE:** Section 4.3 Non-conforming Structures – Subsection 4.3.2 (d)(i) & (ii) Expansions(s).
42 Main Camp.

43 **SITE INSPECTION:** 4:45PM (Masks Required During Site Inspection.)

44
45 CEO Keene confirmed adequate public notice. Abutters were notified. No comments or calls
46 were received. It was noted an Abutter was in attendance at the meeting.

47

1 Chair Hanley stated he had a Conflict of Interest, being the Agent for the Applicant. He requested
2 recusal.

3
4 MS. EATON MOVED, WITH MS. ANASTASIA SECONDING, ACCEPTANCE OF CHAIR HANLEY'S
5 RECUSAL FROM THE BOARD FOR THE DISCUSSION.

6 VOTE:

7 JOANNE EATON: AYE

8 CHRISTIE ANASTASIA: AYE

9 MEREDITH RANDOLPH: AYE

10 DAVE ASHMORE: AYE

11 CHAIR BILL HANLEY: AYE

12 MOTION APPROVED 5-0.

13

14 MS. EATON MOVED, WITH MS. ANASTASIA SECONDING, MAKING MEREDITH RANDOLPH ACTING
15 CHAIR FOR THE DISCUSSION.

16 VOTE:

17 JOANNE EATON: AYE

18 CHRISTIE ANASTASIA: AYE

19 DAVE ASHMORE: AYE

20 MEREDITH RANDOLPH: AYE

21 MOTION APPROVED 4-0.

22

23 MS. ANASTASIA MOVED, WITH MS. EATON SECONDING, MAKING TRACY LOFTUS KELLER A
24 VOTING BOARD MEMBER FOR THE DISCUSSION.

25 VOTE:

26 JOANNE EATON: AYE

27 CHRISTIE ANASTASIA: AYE

28 DAVE ASHMORE: AYE

29 ACTING CHAIR MEREDITH RANDOLPH: AYE

30 MOTION APPROVED 4-0.

31

32 Ms. Anastasia reported on the Site Visit. The Owner and the Agent were present. They were
33 shown the area where the Master Bedroom addition would be, in relation to the adjacent
34 property. The entire property was walked, the shore and driveway were noted.

35

36 Ms. Eaton reported that the height of the building was discussed. Some trees would have to be
37 cut.

38

39 Ms. Anastasia noted the addition will be slightly higher than the building, due to the grade of the
40 ground.

41

42 Agent Bill Hanley stated the approach to the shorefront camp is from the driveway. The addition
43 to the camp is on the south side of the building, angled off the building and looking down the
44 pond. It consists of a master bedroom, master bathroom, and connecting hall. In 2010, the
45 building was permitted for a 576 square feet expansion. The actual expansion built at that time
46 came to approximately 30 square feet. This expansion will use the balance of that previously
47 permitted expansion. The expansion requested is 541 square feet.

48

1 Mr. Hanley shared the site plan. The existing footprint upon which the calculation of expansion
2 is based on was shown as well as the footprint of the proposed expansion. The proposed
3 reconfiguration results in losing an existing bedroom. There is an upstairs bedroom proposed
4 within the existing footprint. A shed dormer is proposed on the driveway side for the new upstairs
5 bedroom that will be no taller than the existing height. The proposed Master Bedroom ridge
6 height is less than the existing ridge height. There is a covered entry proposed that is part of the
7 541 square feet expansion.

8
9 Mr. Hanley showed where the 75-foot setback was in relation to the house. The building is
10 completely within the setback. Additionally, there is the 25-foot side yard setback. The proposed
11 addition is outside of the side yard setback, and outside of the 25-foot setback to the water. The
12 proposed addition is no closer to the non-conformity than is already existing. Within the
13 Shoreland Zone driveway counts of lot coverage.

14
15 Ms. Eaton asked if this was considered an amendment to the 2010 permit previously referenced.
16 Is the Board granting approval to finish the expansion previously approved?

17
18 CEO Keene clarified that it was a new review. The expansion proposed is completely different
19 from what was proposed in 2010. This project will use the majority of the expansion amount
20 calculated in 2010.

21
22 A review of Section 4.3.2 was made and is attached to these Minutes.

23
24 CEO Keene stated the DEP has advised that because of the development already on the lake, the
25 building is not required to meet the 100-foot setback requirements. The Proposal is only required
26 to meet the Standards of Section 4.3.2.(d)(i).(ii.).

27
28 Acting Chair Randolph stated the total existing footprint was 1949 square feet, excluding the
29 garage and boathouse. Based on the balance of what was not used in 2010 of the 30% allowed
30 expansion, The Applicant has 541 square feet to use for the proposed expansion. The proposed
31 expansion will expand the existing structure by 540 square feet. The Board concurred.

32
33 It was added that the proposed expansion's ridge height is 16'11". The existing camp's ridge
34 height is 18'11". The proposed ridge height is not taller than the existing.

35
36 Mr. Hanley reported that the Applicant has filed for the DEP Permit by Rule. A copy of the Permit
37 by Rule was submitted to the Town.

38
39 Acting Chair Randolph asked for Public Comment. There was no comment.

40
41 MS. ANASTASIA MOVED, WITH MR. ASHMORE SECONDDING, TO APPROVE THE APPLICATION AS
42 PRESENTED.

43 VOTE:

44 CHRISTIE ANASTASIA: AYE

45 DAVE ASHMORE: AYE

46 TRACY LOFTUS KELLER: AYE

47 JOANNE EATON: AYE

48 ACTING CHAIR MEREDITH RANDOLPH: AYE

1 MOTION APPROVED 5-0.

2

3 **VIII. Other**

4 CEO Keene informed the Board that the next Planning Board Meeting is August 26, 2020. The
5 August 12, 2020 Meeting has been cancelled, due to Town Meeting being scheduled for that
6 week. She explained the logistics of the meeting and Site Visits in relation to the August 26, 2020
7 Meeting.

8

9 Ms. Eaton suggested the Planning Board Chair and the CEO perhaps could figure out scheduling
10 logistics.

11

12 CEO Keene reported the planning involved in scheduling a Special Meeting to address the Quarry
13 Meeting is ongoing.

14

15 **IV. Adjournment**

16 MS. EATON MOVED, WITH MR. ASHMORE SECONDING, ADJOURNMENT.

17

18 VOTE:

19

20 JOANNE EATON: AYE

21

22 DAVE ASHMORE: AYE

23

24 TRACY LOFTUS KELLER: AYE

25

26 CHRISTIE ANASTASIA: AYE

ACTING CHAIR MEREDITH RANDOLPH: AYE

MOTION APPROVED 5-0

The Meeting adjourned at 6:49PM.