

**Town of Mound Desert Planning Board  
Planning Board Meeting Minutes  
Meeting Room, Town Hall  
6:00 PM, August 9, 2017**

**Public Present**

Sean Thiess, Frank Gott, Matt Morehouse, Dick Broom, Unn Boucher, Thomas Boucher, Vicki VanDenburgh, Jim Russell, Dorothea Eiben

**Board Members Present**

Chairman Bill Hanley, Joanne Eaton, Meredith Randolph, Dave Ashmore, Beth Renault

Also present was Recording Secretary Heidi Smallidge.

Board Members present were noted.

**I. Call to Order**

Chairman Hanley called the meeting to order at 6:00 PM.

**II. Approval of Minutes**

**July 12, 2017**: Voting members were noted.

MS. RANDOLPH MOVED, WITH MS. RENAULT SECONDING, TO APPROVE THE MINUTES AS PRESENTED. MOTION APPROVED 3-0.

**III. Section 4.4.2 Resumption Prohibited**

**OWNER(S)**: Henry R. Abel Co., LLC

**LOCATION**: 13 Abels Lane, Mount Desert

**TAX MAP**: 008    **LOT**: 078-002    **ZONE(S)**: Shoreland Commercial (SC)

**PURPOSE**: Requesting a one-year extension for an existing Non-Conforming Use of Abel's Lobster Pound Restaurant Use.

Public Notice was confirmed.

Abel's Manager, Frank Gott, stated the family operating the restaurant resigned last year. The owners are looking for someone new to operate the restaurant for next year. They are requesting a one-year extension for the restaurant. They intend to be open next year.

Chairman Hanley asked for comments from the public. There were none.

MS. EATON MOVED, WITH MS. RANDOLPH SECONDING, TO GRANT TO OWNER HENRY R. ABEL CO., LLC, A ONE-YEAR EXTENSION FOR AN EXISTING NON-CONFORMING USE OF ABEL'S LOBSTER POUND RESTAURANT USE, AS PRESENTED. MOTION APPROVED 5-0.

**IV. Old Business**

**Preliminary Informational Discussion regarding a proposed amendment to a previously approved subdivision**

**OWNER(S):** Richard Davis Irvin Jr.

**APPLICANT:** Matthew A. Morehouse

**AGENT:** Civil Engineering Services (CES), Inc.

**LOCATION:** Off Woods Road, Mount Desert

**TAX MAP:** 012    **PORTION OF LOT:** 013-029

**ZONING DISTRICT:** Rural Woodland 3 (RW3) & Shoreland Residential 5 (SR5)

**PURPOSE:** 6-Lot Residential Subdivision

There was no conflict of interest found.

Matt Morehouse reported that the original subdivision plan called for underground electrical lines extending from the underground line at the Boucher residence. Emera has determined the underground line in place is private, owned by Boucher. Furthermore, Emera has determined the underground line does not meet the standards for expanding to include other residences. Improvements to the underground line would be costly. Owner Dave Irvin has agreed to install aerial lines, which Emera would then take over. Mr. Morehouse merely wanted to make the Planning Board aware, in case they felt a public hearing was necessary. He did not feel the change required a public hearing.

After discussion and public comment, the Board agreed to have the Board's legal Council review the question and offer an opinion. If a Public Hearing was deemed necessary, it would be scheduled as quickly as possible.

**V. Adjournment**

MS. EATON MOVED, WITH MR. ASHMORE SECONDING, TO ADJOURN. MOTION APPROVED 5-0.

The meeting was adjourned at 6:50PM.