

Town of Mount Desert Planning Board  
Planning Board Meeting Minutes  
Meeting Room, Town Hall  
6:00 pm, March 23, 2016

**Public Present**

Tracey Aberman, Rebecca Dow, Beth Renault, Margaret Lerner

**Board Members Present**

Chairman Bill Hanley, Lili Andrews, Joanne Eaton, Meredith Randolph

Also present were CEO Kimberly Keene and Recording Secretary Heidi Smallidge

**I. Call to Order**

Chairman Hanley called the meeting to order at 6:00 pm. Voting members were noted.

**II. Approval of Minutes**

March 9, 2016: Minutes were tabled for lack of a quorum.

MS. EATON MOVED, WITH MS. ANDREWS SECONDING, TO CHANGE THE ORDER OF THE AGENDA ITEMS. MOTION APPROVED 4-0.

**III. Conditional Use Approval Application(s):**

**A. Conditional Use Approval Application #003-2016**

**OWNER(S):** 123 Main Street, LLC

**AGENT(S):** William Hanley, WMH Architects

**LOCATION:** 123 Main St., Northeast Harbor

**TAX MAP(S):** 024      **LOT(S):** 085      **ZONE(S):** Village Commercial (VC)

**PURPOSE:** Section 5.6 Amendment to a Previously Approved CUA (#002-2014)

CHAIRMAN HANLEY MOVED, WITH MS. ANDREWS SECONDING, TO APPROVE MS. RANDOLPH THE SECRETARY PRO TEM. MOTION APPROVED 4-0.

Chairman Hanley stated he had a conflict of interest.

MS. ANDREWS MOVED, WITH MS. EATON SECONDING, TO RECUSE CHAIRMAN HANLEY FROM THE MEETING. MOTION APPROVED 3-0.

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

Mr. Hanley reported that this was an amendment to a previously approved application. The applicant hopes to expand their hours of operation to 7:00am to 11:00pm. The applicant is proposing open-flame cooking and a vented hood. The hood extends above the building. "Open flame" means a gas stove with a flame.

Owner Tracy Aberman stated she would like to see a full-day restaurant with coffee in

1 the morning, sandwiches at lunch, and a family dinner in the evening. From 8:00 to  
2 11:00pm the restaurant would be reserved for parties, either private dinner parties or  
3 other Town events. There would be no outdoor dining. The restaurant was proposed  
4 to be open June to October.

5  
6 Ms. Aberman noted the vent would have fire prevention measures.

7  
8 MS. EATON MOVED, WITH MS. ANDREWS SECONDING, TO AMEND THE  
9 ORIGINAL PERMIT TO INCLUDE THE PROPOSED CHANGES. MOTION  
10 APPROVED 3-0.

11  
12 A review of the checklist was made and is attached to these Minutes.

13  
14 MS. ANDREWS MOVED, WITH MS. RANDOLPH SECONDING, TO APPROVE THE  
15 AMENDED APPLICATION AS PRESENTED. MOTION APPROVED 3-0.

16  
17 MS. ANDREWS MOVED TO APPROVE CHAIRMAN HANLEY'S RETURN TO THE  
18 PLANNING BOARD. MS. RANDOLPH SECONDED THE MOTION. MOTION  
19 APPROVED 3-0.

20  
21 Chairman Hanley returned to the Planning Board.

22  
23 **B. Conditional Use Approval Application #002-2016**

24 **OWNER(S):** Christopher P. Blanchard & Elizabeth A. Lauer

25 **APPLICANT(S):** Rebecca Dow & Jim Jordan

26 **LOCATION:** Blanchard Road, Mount Desert

27 **TAX MAP(S):** 009 **LOT(S):** 019-001 **ZONE(S):** Residential 1 (R1)

28 **PURPOSE:** Section 3.4 – Non-Commercial - Livestock (Hoofed)

29  
30 This item was continued from the March 9, 2016 Planning Board Meeting.

31  
32 Ms. Randolph confirmed there was adequate public notice. Abutters were notified. No  
33 conflict of interest was found.

34  
35 Chairman Hanley reported on the site visit. He attended with the applicants and a  
36 neighbor. The area is off Beech Hill Road on an elevated open field. The applicant  
37 proposes to enclose and divide the field. He was shown where a shed and a manure  
38 pile would be located. There would be no public interaction with the horses. There  
39 would be an electric fence.

40  
41 The Public Hearing was opened.

42  
43 Applicant Rebecca Dow and neighbor Margaret Lerner discussed the fences and the  
44 shed and manure storage would be. It was noted the manure would be stored at a  
45 stone wall near Blanchard Road, and not near any neighbors. The manure would be  
46 kept composted. The horses would be ridden year-round, weather permitting. It was

1 agreed to have a three-foot walking corridor. It was pointed out that the type of electric  
2 fence would allow for animals like deer to travel through the area. The applicant  
3 intends to bring water to the horses, so no water system would be installed. Electricity  
4 would come from the pole already in the nearby area. There was no need for a septic  
5 system.

6  
7 The Public Hearing was closed.

8  
9 CHAIRMAN HANLEY MOVED, WITH MS. ANDREWS SECONDING, TO USE THE  
10 SHORT FORM. MOTION APPROVED 4-0. A review of the short form was made and  
11 is attached to these Minutes.

12  
13 MS. ANDREWS MOVED, WITH MS. EATON SECONDING, TO APPROVE THE  
14 APPLICATION AS AMENDED. MOTION APPROVED 4-0.

15  
16 Due to a scheduling conflict, Ms. Andrews left the meeting.

17  
18 **C. Conditional Use Approval Application #001-2016**

19 **OWNER(S):** Lewis W. & Cathy L. Waters

20 **LOCATION:** 118 Northern Neck Road, Mount Desert

21 **TAX MAP(S):** 015 **LOT(S):** 006 **ZONE(S):** Shoreland Residential 2 (SR2)

22 **PURPOSE:** Sections 3.4 & 6C.7 Marine and Freshwater Structure Performance  
23 Standards

24  
25 This item was continued from the March 9, 2016 Planning Board Meeting.

26  
27 Ms. Randolph confirmed there was adequate public notice. Abutters were notified. No  
28 conflict of interest was found.

29  
30 It was noted that the owner was unable to attend the meeting.

31  
32 Chairman Hanley reported on the site visit. The applicant wants to add a section of  
33 floating dock to an existing floating dock, creating an "L" shape. There are other docks  
34 in the area of similar size. The docks are removed seasonally.

35  
36 MS. EATON MOVED, WITH MS. RANDOLPH SECONDING, TO FIND THE  
37 APPLICATION COMPLETE. MOTION APPROVED 3-0

38  
39 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO USE THE  
40 SHORT FORM. MOTION APPROVED 3-0.

41  
42 There was no comment from the public.

43  
44 A review of the checklist was made and is attached to these Minutes.

45  
46 It was noted the dimensional limits specified under Section 6C.7.13 are met. The

1 dimension of the dock will be 216 sf.  
2

3 MS. EATON MOVED, WITH MS. RANDOLPH SECONDING, TO APPROVE THE  
4 APPLICATION. MOTION APPROVED 3-0.  
5

6 **IV. OTHER**

7 Beth Renault has applied for an Alternate Planning Board position. After a short  
8 discussion, MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO  
9 RECOMMEND BETH RENAULT TO THE PLANNING BOARD AS AN ALTERNATE  
10 MEMBER. MOTION APPROVED 3-0.  
11

12 **V. Adjournment**

13  
14 MS. EATON MOVED WITH CHAIRMAN HANLEY SECONDING, TO ADJOURN THE  
15 MEETING. MOTION APPROVED 3-0.  
16

17 Meeting was adjourned at 7:33 pm.  
18  
19  
20  
21  
22  
23  
24  
25