

Town of Mount Desert Planning Board
Planning Board Meeting Minutes
Meeting Room, Town Hall
6:00 pm, July 27, 2016

Public Present

Noel Musson, Greg Johnston, Dick Broom, Jean Travers, Jasmine Smith, Nick Jenei

Board Members Present

Chairman Bill Hanley, Beth Renault, Lili Andrews, Joanne Eaton

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

I. Call to Order

Chairman Hanley called the meeting to order at 6:02 pm. Voting members were noted.

II. Approval of Minutes

June 8, 2016: Chairman Hanley noted the voting members. CHAIRMAN HANLEY MOVED, WITH MS. EATON SECONDING, TO ACCEPT THE MINUTES AS AMENDED BY MS. ANDREWS. MOTION APPROVED 3-0.

June 14, 2016: Minutes were tabled for lack of a quorum.

III. Conditional Use Approval Application(s):

A. Conditional Use Approval Application: #010-2016

OWNER(S): The Community School of Mount Desert

AGENT(S): The Musson Group/GF Johnston & Associates

LOCATION: 585 Sound Drive, Mount Desert

TAX MAP: 010 **LOT(S):** 161 **ZONE(S):** Shoreland Residential Three (SR3), Rural Woodland Three (RW3), and Resource Protection (RP)

PURPOSE: Section – 3.4 Independent School

SITE INSPECTION: 4:30 PM

No conflict of interest was found. Ms. Eaton confirmed adequate public notice and abutters were notified.

Ms. Eaton reported on the site visit. There was a nice area for parking and a good turn-around site. There were no wet areas, and the applicants were using the natural contours of the land. Other than the area near the road, there is no paving planned. The driveway would need to be widened.

Chairman Hanley added that the applicant mentioned getting school zone signs in the area. The driveway would be a circular drive.

Jasmine Smith of The Community School confirmed that the driveway would be widened. The DOT was also requiring them to remove trees to improve visibility and

1 the DOT permit has been applied for. There would be no parking along the building for
2 fire safety. Fire Chief Bender has approved the plan. Ms. Smith has met with the
3 State Fire Marshal and is applying for a permit from them, as well as the State
4 Electrical Inspector.

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6 It was noted the floor plan of the school – including all buildings - was less than 5000
7 square feet.

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9 MS. EATON MOVED, WITH MS. ANDREWS SECONDING, TO FIND THE
10 APPLICATION COMPLETE. MOTION APPROVED 4-0.

11
12 MS. RENAULT MOVED, WITH MS. EATON SECONDING, TO APPROVE THE
13 APPLICATION.

14
15 MS. EATON MOVED, WITH MS. ANDREWS SECONDING, TO USE THE SHORT
16 FORM. MOTION APPROVED 4-0.

17
18 A review of the checklist was made and is attached to these Minutes.

19
20 MOTION TO APPROVE THE APPLICATION IS APPROVED 4-0.

21
22 **B. Conditional Use Approval Application(s):**

23 A. **Conditional Use Approval Application #011-2016**

24 **OWNER(S) NAME:** Deep Cove Holdings, LLC

25 **AGENT(S):** GF Johnston and Associates

26 **LOCATION:** 673 Indian Point Road, Mount Desert

27 **TAX MAP:** 012 **LOT(S):** 005 **ZONE(S):** Shoreland Residential Three (SR3)

28 **PURPOSE:** Section 3.4 Non Commercial, outdoor recreational facilities, a Paddle
29 Tennis Court

30 **SITE INSPECTION:** 3:30 PM

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32 No conflict of interest was found.

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34 Ms. Eaton confirmed adequate public notice. Abutters were notified.

35
36 Ms. Eaton reported on the site visit. It was part of a larger recreational facility. The area
37 is accessed by a path through the woods from the croquet and tennis courts. Trees
38 would need to be cut. The trees slated for cutting are marked. There are no wet areas.
39 There are no buildings visible from the area and the water is not visible from the area.

40
41 Greg Johnston reported the floor would be above-ground on posts and can
42 accommodate more than 10. Utilities will go underground. There will be electric and a
43 propane heater and a warming hut. The area cannot be seen from the neighbors.
44 There is no bathroom at the site, but there is a bathroom at the tennis court.

45
46 CHAIRMAN HANLEY MOVED, WITH MS. ANDREWS SECONDING, TO FIND THE

1 APPLICATION COMPLETE. MOTION APPROVED 4-0.

2
3 CHAIRMAN HANLEY MOVED, WITH MS. ANDREWS SECONDING, TO USE THE
4 SHORT FORM. MOTION APPROVED 4-0.

5
6 CHAIRMAN HANLEY MOVED, WITH MS. ANDREWS SECONDING, TO APPROVE
7 THE APPLICATION.

8
9 A review of the checklist was made and is attached to these Minutes.

10
11 MOTION TO APPROVE THE APPLICATION WAS APPROVED 4-0.

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13 **C. Adjournment**

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15 MS. ANDREWS MOVED, WITH CHAIRMAN HANLEY SECONDING, TO ADJOURN
16 THE MEETING. MOTION APPROVED 4-0.

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18 Meeting was adjourned at 7:00 pm.
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