

**Town of Mount Desert Planning Board
Planning Board Meeting Minutes
Meeting Room, Town Hall
6:00 pm, November 9, 2016**

Public Present

Noel Musson, Greg Johnston, Roger Pierce, Rebecca Galat

Board Members Present

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

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

I. Call to Order

Chairman Hanley called the meeting to order at 6:01 pm. Voting members were noted.

II. Approval of Minutes

Minutes were tabled until the Board had a chance to further review them.

III. Conditional Use Approval Application:

A. Conditional Use Approval Application # 013-2016

OWNER(S): Peabody Land, LLC

AGENT: Noel Musson, The Musson Group

LOCATION: 137 Peabody Drive, Northeast Harbor

TAX MAP: 003 **LOT(S):** 033 **ZONE(S):** Shoreland Residential 2 (SR2)

PURPOSE: Section 6B.8 Fences and Walls. Proposed fence exceeds CEO Authority

SITE INSPECTION: 3:30 PM

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

Ms. Andrews reported on the site visit. The fence line was marked. It started 25 to 30 feet from the road, and six feet from the property line. The end of the fence will be 15 feet from the top of the bank. The land gets quite steep in some areas, forcing the sections to be positioned higher at the lower end to maintain the sections of fence at even heights. Ms. Andrews reported a neighbor accompanied the visit.

Mr. Musson reported the fence was to be eight-foot sections, each one seven feet in height. However he noted the end-posts could get higher than seven feet, due to compensate for the steep topography. Mr. Musson did not have a figure as to the final height measurement of the posts, due to the layout.

MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO FIND THE APPLICATION COMPLETE.

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Lengthy discussion ensued regarding the question of how high the fence would be, given the topography. It was noted the application states the fence will be 7 foot, 4 inches. Mr. Musson noted the height would increase in some incline areas.

After lengthy discussion, MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO RETRACT THEIR MOTION FINDING THE APPLICATION COMPLETE. MOTION APPROVED 5-0.

MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO FIND THE APPLICATION INCOMPLETE DUE TO LACK OF INFORMATION REGARDING THE DETAILED ELEVATION DRAWING RELATIVE TO THE EXISTING TOPOGRAPHY OVER WHICH THE FENCE TRAVERSES. MOTION APPROVED 5-0.

MS. EATON MOVED, WITH MS. ANDREWS SECONDING, TO CONTINUE DISCUSSION TO THE DECEMBER 14TH MEETING. MOTION APPROVED 5-0.

B. Conditional Use Approval Application # 014-2016

- NAME:** Coffeepot Realty, LLC
- AGENT:** G.F. Johnston Associates
- LOCATION:** 131 Peabody Drive; Northeast Harbor
- TAX MAP:** 003 **LOT:** 034 **ZONE(S):** Shoreland Residential 2 (SR2)
- PURPOSE:** Section 3.4 & 6C.7 Marine Structure – Pier, Ramp & Float.
- SITE INSPECTION:** 4:00 PM

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

Ms. Randolph reported on the site visit. The area for the proposed pier is planned for a recessed section in the shoreline. The pier is proposed to be off an approximately 15-foot cliff towards Western Way. A buoy showed where the end of the pier will be.

Greg Johnston stated that the owners previously had a shared use of a pier on an adjacent property, which has now ended. There are areas on the shore where the pier would be shorter, however the area the pier is planned for is further from the adjacent property. The pier will be within the maximum allowed distance. There are moorings in the area that property owners can use – no new moorings are requested. Mr. Johnston pointed out a letter from the Harbor Master.

MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO FIND THE APPLICATION COMPLETE. MOTION APPROVED 5-0.

MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO APPROVE THE APPLICATION.

MS. EATON MOVED, WITH MS. ANDREWS SECONDING, TO USE THE SHORT FORM. MOTION APPROVED 5-0.

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

MOTION TO APPROVE THE APPLICATION WAS APPROVED 5-0.

VI. OTHER

There was no other business.

V. Adjournment

MS. EATON MOVED, WITH CHAIRMAN HANLEY SECONDING, TO ADJOURN THE MEETING. MOTION APPROVED 5-0.

Meeting was adjourned at 7:18 pm.