

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

Public Present

Marti Grace, J. Peter Grace, Richard Brodman, Rick Smith

Board Members Present

Chairman Bill Hanley, Joanne Eaton, David Ashmore, Lili Andrews, 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

April 13, 2016: MS. EATON MOVED, WITH MS. ANDREWS SECONDING TO APPROVE THE MINUTES AS PRESENTED. MOTION APPROVED 5-0.

III. Conditional Use Approval Application(s):

A. Conditional Use Approval Application #005-2016

OWNER(S): Camp Boss, LLC

AGENT(S): Richard Brodman

LOCATION: Grace Point Lane, Mount Desert

TAX MAP(S): 11 **LOT(S):** 059 **ZONE(S):** Shoreland Residential 3 (SR3)

PURPOSE: Section 3.4 and Section 6C.7 – Marine Structures, Pier, Ramp and Floats

SITE INSPECTION: 4:00 PM

No conflict of interest was found. Mr. Ashmore confirmed adequate public notice, and abutters were notified.

Ms. Randolph reported on the site visit. The applicants seem sensitive to the natural area as well as other owners. The proposed pier will be a shared pier for four property owners. The applicant marked out the area for the proposed pier with buoys. The pier will attach to existing ledge with a series of three cribs.

The applicant noted paperwork had been submitted to the DEP. He was awaiting DEP approval and Army Corps of Engineer approval.

The Planning Board reviewed the application.

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

The meeting was open for public comment.

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2 CEO Keene noted the permit could not be granted till approval from the DEP and the
3 Army Corps of Engineers was confirmed.

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5 The Public Hearing was closed.

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

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10 MR. ASHMORE MOVED, WITH MS. RANDOLPH SECONDING, TO USE THE
11 SHORT FORM. MOTION APPROVED 5-0.

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13 A review of the checklists was made and the checklists are attached to these Minutes.

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15 MOTION TO APPROVE THE APPLICATION WAS APPROVED, 5-0.

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17 **IV. Nonconformity – Sections 4.3.6 & 4.3.5 Non-Conforming Structures –**
18 **Reconstruction or Replacement.**

19 A. **OWNER(S):** McAllister Family Real Estate Partnership

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

21 **LOCATION:** 220 Pretty Marsh Road, Mount Desert

22 **TAX MAP:** 011 **LOT(S):** 124 **ZONE(S):** Shoreland Residential Five (SR5)

23 **PURPOSE:** Sections 4.3.6 & 4.3.5 Reconstruction or Replacement. An
24 Amendment to a previously approved application on September 9, 2015.

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26 Mr. Ashmore confirmed adequate public notice. Abutters were notified. Chairman
27 Hanley stated he had a conflict of interest and requested recusal.

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29 MS. ANDREWS MOVED, WITH MS. EATON SECONDING TO ACCEPT CHAIRMAN
30 HANLEY'S RECUSAL. MOTION APPROVED 4-0.

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32 CEO Keene explained the applicant wanted to add stairs. The proposed stairs would
33 be within the original footprint.

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35 MS. ANDREWS MOVED, WITH MS. RANDOLPH SECONDING, TO APPROVE A
36 MINOR AMENDMENT TO THE PREVIOUSLY APPROVED RECONSTRUCTION OR
37 REPLACEMENT PROJECT FOR A NON-CONFORMING STRUCTURE.

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39 The Findings of Fact were found to be that the proposed exterior stair location is within
40 the footprint of the original house location, the proposed new stair adds 43 square feet
41 to the new house footprint, and with the stair added the new house footprint is 1710
42 square feet and original house footprint was 1877 square feet.

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44 The Conclusion of law was found to be that the project with the requested change
45 continues to meet the standards of 4.3.5 and 4.3.6.
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MOTION APPROVED 4-0.

V. OTHER

VI. Adjournment

MS. ANDREWS MOVED, WITH MS. RANDOLPH SECONDING, TO ADJOURN THE MEETING. MOTION APPROVED 4-0

Meeting was adjourned at 7:16 pm.