

**TOWN OF MOUNT DESERT
PLANNING BOARD MEETING MINUTES
May 11, 2022**

Board Members Present: David Ashmore, Meredith Randolph, Vice Chair Christie Anastasia, Tracy Loftus Keller

Chair William Hanley and Alternate Member Gloria Kunje were not in attendance.

Members of the Public Present: Parker Brown, Robert Falt, Mia Thompson

I. **Call to order 6:00 p.m.**

Vice Chair Anastasia called the Meeting to order. Board Members present were identified.

II. **Approval of Minutes**

January 26, 2022:

MS. LOFTUS KELLER MOVED, WITH MS. RANDOLPH SECONDING, APPROVAL OF THE JANUARY 26, 2022 MINUTES AS PRESENTED.

VOTE:

MEREDITH RANDOLPH: AYE

DAVID ASHMORE: AYE

TRACY LOFTUS KELLER: AYE

VICE CHAIR CHRISTIE ANASTASIA: AYE

MOTION APPROVED 4-0.

April 27, 2022:

MS. LOFTUS KELLER MOVED, WITH MS. RANDOLPH SECONDING, APPROVAL OF THE APRIL 27, 2022 MINUTES AS PRESENTED.

VOTE:

MEREDITH RANDOLPH: AYE

TRACY LOFTUS KELLER: AYE

VICE CHAIR CHRISTIE ANASTASIA: AYE

MOTION APPROVED 3-0.

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

A. **Conditional Use Approval Application #006-2022**

OWNER NAME(S): Stephen T. & Pamela R. Madeira, Trustees

AGENT(S): Robert Falt

LOCATION: 11 Rock End Road, Northeast Harbor

TAX MAP: 024 **LOT:** 033 **ZONE(S):** Village Residential One (VR1)

PURPOSE: Section 6B.8 - Fences and walls, exceeding CEO Authority.

SITE INSPECTION: 4:45PM

Ms. Loftus Keller reported on the site inspection. She and Ms. Randolph were in attendance. There is an expanse of trees and low grassy area between residences. The proposed fence line was marked. A fence will provide privacy to both neighbors. The area is shaded with trees and plantings. The height of the proposed fencing is

intended to accommodate a dip in the topography. No trees or vegetation will be removed.

Ms. Loftus Keller confirmed adequate Public Notice. Abutters were notified.

No Conflict of Interest among the Board was found.

Agent Robert Falt had no further comments.

Vice Chair Anastasia opened the discussion to the public. There were no comments.

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

VOTE:

DAVID ASHMORE: AYE

MEREDITH RANDOLPH: AYE

TRACY LOFTUS KELLER: AYE

VICE CHAIR CHRISTIE ANASTASIA: AYE

MOTION APPROVED 4-0.

MS. LOFTUS KELLER MOVED, WITH MS. RANDOLPH SECONDING, TO USE THE SHORT FORM.

VOTE:

DAVID ASHMORE: AYE

MEREDITH RANDOLPH: AYE

TRACY LOFTUS KELLER: AYE

VICE CHAIR CHRISTIE ANASTASIA: AYE

MOTION APPROVED 4-0.

MS. LOFTUS KELLER MOVED, WITH MS. RANDOLPH SECONDING, TO APPROVE THE APPLICATION.

A review of the Section 6 Checklist was made and is attached to these Minutes.

VOTE:

DAVID ASHMORE: AYE

MEREDITH RANDOLPH: AYE

TRACY LOFTUS KELLER: AYE

VICE CHAIR CHRISTIE ANASTASIA: AYE

MOTION TO APPROVE THE APPLICATION APPROVED 4-0.

- IV. **Section 4.3.7 Change of Use of a Non-conforming Structure.** The use of a non-conforming structure may not be changed to another use unless the Planning Board, after receiving a written application, determines that the new use will have no greater adverse impact than the existing use.

OWNER(S) NAME: Maria M. Thompson

LOCATION: 21 Joy Road, Northeast Harbor

TAX MAP: 025 **LOT:** 148 **ZONE(S):** Village Residential One (VR1)

PURPOSE: To convert the second story of an existing garage from storage space into a Residential Dwelling Unit.

SITE INSPECTION: 5:00PM

Ms. Loftus Keller confirmed adequate Public Notice. Abutters were notified.

No Conflict of Interest was found among Board Members.

Ms. Randolph reported on the Site Visit. She has a Right of Way (ROW) coming in from one direction and a driveway on the other side. The garage has been used for storage. The garage sits too close to the property line. Ms. Thompson is proposing converting the upstairs garage space to an apartment. A deck may be added to one side of the garage, but otherwise the structure will not change.

Ms. Loftus Keller noted the garage is not parallel to the property line.

Ms. Thompson noted the garage varies from approximately four to six feet from the property line. The direct abutter has submitted a letter stating he has no issue with the proposed change.

A review of the Section 4.3.7 Checklist was made and is attached to these Minutes.

MS. RANDOLPH MOVED, WITH MR. ASHMORE SECONDING, TO APPROVE THE APPLICATION AS PRESENTED.

VOTE:

DAVID ASHMORE: AYE

MEREDITH RANDOLPH: AYE

TRACY LOFTUS KELLER: AYE

VICE CHAIR CHRISTIE ANASTASIA: AYE

MOTION APPROVED 4-0.

V. **Other**

There was no Other Business.

VI. **Adjournment**

MS. RANDOLPH MOVED, WITH MR. ASHMORE SECONDING, TO ADJOURN.

VOTE:

DAVID ASHMORE: AYE

MEREDITH RANDOLPH: AYE

TRACY LOFTUS KELLER: AYE

VICE CHAIR CHRISTIE ANASTASIA: AYE

MOTION APPROVED 4-0.

The Meeting adjourned at 7:05PM.