Conditional Use Approval Application#002-2018

OWNER(S): A & E Investors, LLC

AGENT(S): Rick Wallace

LOCATION: 121 Main Street, Northeast Harbor

TAX MAP: 024 LOT(S): 086 ZONE(S): Village Commercial (VC) **\PURPOSE:** Section – 3.4 – Hotel/Motel – Add additional Rooms. **SITE INSPECTION:** 4:30PM

GENERAL PERFORMANCE STANDARDS

CHECKLIST

Land Use Zoning Ordinance of the Town of Mount Desert

** Note:

6**A**

All Conclusions of Law are to be read as if they are prefaced by the words "Based upon said Findings of Fact ..."

SECTION 6 STANDARDS FOR USES, PERMITS AND APPROVALS FOR REVIEW BY PLANNING BOARD

6A.1 Compatibility ☐ See notes below X See Application \square N/A 6A.2 Erosion and Sedimentation Control ☐ See notes below ☐ See Application X N/A X See Application 6A.3 Highway Safety ☐ See notes below \square N/A Impact on Town Services X See Application \square N/A 6A.4 X See notes below 6A.5 Land Suitability ☐ See notes below ☐ See Application X N/ALighting - Outdoor ☐ See notes below ☐ See Application XN/A 6A.6 ☐ See Application 6A.7 Stormwater ☐ See notes below X N/A6A.8 Vegetation ☐ See notes below ☐ See Application XN/A 6A.9 Dust, Fumes, Vapors, Odors and ☐ See notes below ☐ See Application X N/A Gases **Findings of Fact(s):** The findings of fact are as presented by the applicant (see attached application and/or notes below). **VOTE**: Findings of Facts (Eaton/Randolph) 3-1 (Andrews) Conclusion of Law: The proposed use is in compliance with all standards of Section 6A. **VOTE**: Conclusion of Law (Eaton/Randolph) 3-1 (Andrews) Notes: Maximum 16 occupants in the designated hotel/motel area per State requirements.

<u>6B</u>	SPECIFIC PERFORMANCE STA	NDARDS FOR AC	ΓΙ VITIES AND LA	ND USES		
6B.1 6B.2 6B.7 6B.8 6B.12 6B.15 6B.17 6B.18	Agriculture Air Landing Sites Excavation or filling Fences and Walls Mineral Exploration and Extraction Sign Regulations Wireless Communication Facilities Animal Husbandry II	 □ See notes below 	 □ See Application 	X N/A X N/A X N/A X N/A X N/A X N/A X N/A X N/A		
	X N/A (Except for Section(s):	6B)		
	Findings of Fact(s): The proposed use will include none of the specific activities or land uses described in section 6B, except for Applicable Sections(s) noted above. VOTE: Findings of Facts (Eaton/Randolph) 4-0 Conclusion of Law: Section 6B is not applicable, except for Sections(s):6B.					
	VOTE: Conc		on/Randolph) 4-0			
Notes:						

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6C SHORELAND ZONING STANDARDS FOR REVIEW BY PLANNING BOARD

Land Use Standards. All land use activities within the shoreland zone shall conform with the following provisions, if applicable.

	X N/A: Findings of Fact: The proposed lot is entirely outside the Shoreland Zone.						
	VOTE : Findings of Facts	(Randolph/Eaton) 4	-0				
	Conclusion of Law: Section 6C is not applicable.						
	VOTE : Conclusion of Law	(Randolph/Eaton)	4-0				
6C.1	Agriculture and Animal Husbandry	☐ See notes below	☐ See Application	\square N/A			
6C.2	Archeological sites	☐ See notes below	☐ See Application	\square N/A			
6C.5	Essential Services	☐ See notes below	☐ See Application	\square N/A			
6C.6	Parking Areas	☐ See notes below	☐ See Application	\square N/A			
6C.7	Marine and Freshwater Structure Standards	☐ See notes below	☐ See Application	□ N/A			
6C.9	Roads and Driveways	\square See notes below	☐ See Application	\square N/A			
6C.11	Timber Harvesting	\square See notes below	☐ See Application	\square N/A			
6C.12	Water Quality	☐ See notes below	☐ See Application	\square N/A			
	Findings of Fact(s): The proposed use will include none of the specific activities or land uses described in section 6C, except for Applicable Sections(s) noted above. Conclusion of Law: Section 6C is not applicable, except for Sections(s):6C						
Notes:							

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FOR BOARD USE CONDITIONAL USE PERMIT/APPROVAL

APPL	ICATION:	#002-2018		
PERMIT CONDITION prior to any construction, the following	9	all applicable federal, state, a	nd town permits be in place	
(Eaton/Randolph)	3-1 (Andrews)			
	<u>APPLI</u>	<u>CATION</u>		
APPROVED:	02/28/2018 (Date)	DENIED:	(Date)	
NOTE: The holder conditional use as applied for an			ruct and operate the approved anning Board.	
NOTE: The Land Undertaken within one year from			Use Permit/Approval must be d.	
THE MINUTES OF TH		NG CONSTITUTE A PA IS MATTER	ART OF THE RECORD	
SIGNATURES OF ALL V	OTING BOARD ME	MBERS:		
<u>William Hanley</u>		Lílí Andrews		
William Hanley, Chairman		Lili Andrews, Vice Cl	hair/Secretary	
		<u>Meredith Rand</u>	โอโทh	
David Ashmore		Meredith Randolph	<u> </u>	
		Joanne Eaton		
Dennis Kiley		Joanne Eaton		
Beth Repault	_			

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