Conditional Use Approval Application # 017-2016 NAME: Charles E. Bucklin LOCATION: 41 Neighborhood Road, Northeast Harbor TAX MAP: 025 LOT: 011 ZONE(S): Village Residential One (VR1) PURPOSE: Section 6B.8- Fences and Walls SITE INSPECTION: 3:45PM

CHECKLIST

Land Use Zoning Ordinance of the Town of Mount Desert

** <u>Note:</u>

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, PERMIT'S AND APPROVALS FOR REVIEW BY PLANNING BOARD

6A GENERAL PERFORMANCE STANDARDS

6A.1	Compatibility	\Box See notes below	X See Application	\square N/A
6A.2	Erosion and Sedimentation Control	\Box See notes below	X See Application	\Box N/A
6A.3	Highway Safety	\Box See notes below	\Box See Application	X N/A
6A.4	Impact on Town Services	\Box See notes below	\Box See Application	X N/A
6A.5	Land Suitability	\Box See notes below	\Box See Application	X N/A
6A.6	Lighting - Outdoor	\Box See notes below	\Box See Application	X N/A
6A.7	Stormwater	\Box See notes below	\Box See Application	X N/A
6A.8	Vegetation	\Box See notes below	X See Application	\Box N/A
6A.9	Dust, Fumes, Vapors, Odors and	\Box See notes below	\Box 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 (Hanley/Eaton) 5-0

Conclusion of Law: The proposed use is in compliance with all standards of Section 6A.

VOTE: Conclusion of Law (Hanley/Eaton) 5-0

Notes:

Given two lots in common ownership, both sections of fence, structure side will

Face the owner's house at 11 Manchester Road.

6B SPECIFIC PERFORMANCE STANDARDS FOR ACTIVITIES AND LAND USES

X N/A (Except for Section(s): 6B. 8)

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 (Hanley/Eaton) 5-0

Conclusion of Law: Section 6B is not applicable, except for Sections(s):6B. 8

VOTE: Conclusion of Law (Hanley/Eaton) 5-0

Notes:

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.

	. 8 11	2				
	VOTE: Findings of Facts	(Hanley/Eaton) 5-0)			
	Conclusion of Law : Section 6C is not applicable.					
	VOTE: Conclusion of Law (Hanley/Eaton) 5-0					
6C.1	Agriculture and Animal Husbandry	\Box See notes below	\Box See Application	\square N/A		
6C.2	Archeological sites	\Box See notes below	\Box See Application	\square N/A		
6C.5	Essential Services	\Box See notes below	\Box See Application	\square N/A		
6C.6	Parking Areas	\Box See notes below	\Box See Application	\square N/A		
6C.7	Marine and Freshwater Structure	\Box See notes below	\Box See Application	\square N/A		
	Standards		11			
6C.9	Roads and Driveways	\Box See notes below	\Box See Application	\Box N/A		
6C.11	Timber Harvesting	\Box See notes below	\Box See Application	\Box N/A		
6C.12	Water Quality	\Box See notes below	\square See Application	□ N/A		

□ N/A (Except for Section(s): 6C._____

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.____

VOTE: Findings of Facts and Conclusion of Law -

Notes:

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FOR BOARD USE CONDITIONAL USE PERMIT/APPROVAL

APPLICATION: <u>#017-2016</u>

PERMIT CONDITIONS: In addition to having all applicable federal, state, and town permits be in place prior to any construction, the following conditions apply:

(Randolph/Eaton) 5-0

<u>APPLICATION</u>

APPROVED:

<u>12/14/2016</u> (Date) **DENIED**:

(Date)

NOTE: The holder of a Conditional Use Permit/Approval must construct and operate the approved conditional use as applied for and as represented during the permitting process to the Planning Board.

NOTE: The Land Use Zoning Ordinance requires that a Conditional Use Permit/Approval must be undertaken within one year from the date of approval, or a new permit must be obtained.

THE MINUTES OF THIS PUBLIC HEARING CONSTITUTE A PART OF THE RECORD FOR THIS MATTER

SIGNATURES OF ALL VOTING BOARD MEMBERS:

<u>William Hanley</u> William Hanley , Chairman <u>Lili Andrews</u> Lili Andrews, Vice Chair/Secretary

Meredith Randolph Meredith Randolph

David Ashmore

<u>Joanne Eaton</u> Joanne Eaton

Dennis Kiley

Beth Renault Beth Renault