Conditional Use Approval Application #011-2017 OWNER(S): Woodshed, LLC AGENT: Matthew Hornberger LOCATION: 6 Village Park, Somesville/Mount Desert TAX MAP: 010 LOT: 151-003 ZONE(S): Village Residential One (VR1) PURPOSE: Section 6B.8- Fences and Walls, Proposed fence exceeds CEO Authority. SITE INSPECTION: 2:00PM

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, PERMITS AND APPROVALS FOR REVIEW BY PLANNING BOARD

6A GENERAL PERFORMANCE STANDARDS

6A.1	Compatibility	□ See notes below	X See Application	\Box N/A
6A.2	Erosion and Sedimentation Control	\Box See notes below	X See Application	\square N/A
6A.3	Highway Safety	\Box See notes below	X See Application	\Box 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	X See Application	\Box N/A
6A.6	Lighting - Outdoor	\Box See notes below	\Box See Application	X N/A
6A.7	Stormwater	\Box See notes below	X See Application	\Box N/A
6A.8	Vegetation	\Box See notes below	X See Application	\square 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/Renault) 4-0

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

VOTE: Conclusion of Law (Hanley/Renault) 4-0

Notes:

6B SPECIFIC PERFORMANCE STANDARDS FOR ACTIVITIES AND LAND USES

6B.1 6B.2 6B.7	Agriculture Air Landing Sites Excavation or filling	 See notes below See notes below See notes below 	 See Application See Application See Application 	X N/A X N/A X N/A
6B.8	Fences and Walls	\Box See notes below	X See Application	\square N/A
6B.12	Mineral Exploration and Extraction	\Box See notes below	\Box See Application	X N/A
6B.15	Sign Regulations	\Box See notes below	\Box See Application	X N/A
6B.17	Wireless Communication Facilities	\Box See notes below	\Box See Application	X N/A
6B.18	Animal Husbandry II	\Box See notes below	\Box See Application	X N/A

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/Randolph) 4-0

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

VOTE: Conclusion of Law (Hanley/Randolph) 4-0

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.

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	VOTE: Findings of Facts	(Hanley/Renault) 4	-0	
Conclusion of Law : Section 6C is not applicable.				
	VOTE: Conclusion of Law	(Hanley/Renault) 4	-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	\Box N/A
6C.5	Essential Services	\Box See notes below	\Box See Application	\Box N/A
6C.6	Parking Areas	\Box See notes below	\Box See Application	\Box N/A
6C.7	Marine and Freshwater Structure	\Box See notes below	\Box See Application	\Box N/A
	Standards			
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	\square See notes below	\Box See Application	\Box 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: #011-2017

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

(Hanley	/Randolph) 4-0
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<u>APPLICATION</u>

APPROVED:

<u>12/13/2017</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:		
William Hanley	Lílí Andrews	
William Hanley, Chairman	Lili Andrews, Vice Chair/Secretary	
	Meredith Randolph	

David Ashmore

Joanne Eaton

Meredith Randolph

Beth Renault

Beth Renault

Dennis Kiley