Conditional Use Approval Application #015-2020 OWNER NAME(S): Asti Kim Corporation AGENT: Robert Frank, P.E. WBRC LOCATION: 15 Peabody Drive, Northeast Harbor TAX MAP: 005 LOT: 014-001& 014-004 ZONE(S): Village Residential 3 & Shoreland Residential 2 PURPOSE: Sections 3.4 & 6B.22 - Hotel/Motels. Asticou Inn – Renovations/Expansion. SITE INSPECTION: - 3:30PM Masks Required During Site Inspection.



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

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

VOTE: Conclusion of Law (Eaton/Ashmore) Motion approved 5-0.

Notes:

6B SPECIFIC PERFORMANCE STANDARDS FOR ACTIVITIES AND LAND USES

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

XN/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) Motion approved 5-0.

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

VOTE: Conclusion of Law (Eaton/Randolph) Motion approved 5-0.

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.

 \Box N/A: Findings of Fact: The proposed lot is entirely outside the Shoreland Zone.

VOTE: Findings of Facts -

Conclusion of Law: Section 6C is not applicable.

VOTE: Conclusion of Law -

6C.1	Agriculture and Animal Husbandry	\Box See notes below	□ See Application	XN/A		
6C.2	Archeological sites	\Box See notes below	X See Application	\Box N/A		
6C.5	Essential Services	\Box See notes below	\Box See Application	X N/A		
6C.6	Parking Areas	\Box See notes below	\Box See Application	X N/A		
6C.7	Marine and Freshwater Structure	\Box See notes below	\Box See Application	X N/A		
	Standards					
6C.9	Roads and Driveways	\Box See notes below	\Box See Application	X N/A		
6C.11	Timber Harvesting	\Box See notes below	\Box See Application	X N/A		
6C.12	Water Quality	\Box See notes below	\Box See Application	X N/A		
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X N/A (Except for Section(s): 6C2						

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. 2, for which Standard is Met.

VOTE: Findings of Facts and Conclusion of Law (Randolph/Anastasia) Motion approved 5-0.

Notes:

SECTION 5 CONDITIONAL USE APPROVAL

5.9 Standards

The application for Conditional Use Approval shall be approved unless the Planning Board determines that the applicant has failed to meet one or more of the standards of Section 6A and/or one or more of the applicable standards of Section 6B or 6C. In all instances, the burden of proof shall be on the applicant who must produce evidence sufficient to warrant a finding that all applicable standards have been met.

In addition, **in all shoreland areas**, after the submission of a complete application to the Planning Board, the Board shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use:

5.9.1	Will maintain safe and healthful conditions	\Box N/A	X See Application \Box Standard Not Met
5.9.2	Will not result in water pollution, erosion, or sedimentation to surface waters	□ N/A	X See Application \Box Standard Not Met
5.9.3	Will adequately provide for the disposal of all wastewater	X N/A	□ See Application □ Standard Not Met
5.9.4	Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat	□ N/A	X See Application 🛛 Standard Not Met
5.9.5	Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters	□ N/A	X See Application 🛛 Standard Not Met
5.9.6	Will protect archaeological and historic resources as designated in the comprehensive plan	□ N/A	X See Application 🛛 Standard Not Met
5.9.7	Will not adversely affect existing commercial fishing or maritime activities in a Shoreland Commercial district	X N/A	□ See Application □ Standard Not Met
5.9.8	Will avoid problems associated with floodplain development and use; (In compliance with Floodplain Management Ordinance of the Town of Mount Desert – Amended March 7, 2006.)	□ N/A	X See Application 🛛 Standard Not Met
5.9.9	Is in conformance with the provisions of Sections 6A, 6B and 6C	\square N/A	X Standard Met 🛛 Standard Not Met

Findings of Fact(s): See Above.

(Eaton/Randolph) Motion approved 5-0.

Conclusion of Law: All requirements for Section 5.9 have / have not been met.

VOTE: Conclusion of Law (Eaton/Randolph) Motion approved 5-0.

Updated: 5/13/2014

CONDITIONAL USE PERMIT/APPROVAL

FOR BOARD USE

APPLICATION: 015-2020

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

(Eaton/Ashmore) Motion to include Amendment. Motion approved 5-0.

Applicant will endeavor to locate existing sewer, and video it if possible, and repair it

if damaged.

Eaton/Anastasia) Motion to Approve. Motion approved 5-0.

<u>APPLICATION</u>

APPROVED:

<u>09/09/2020</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>David Ashmore</u> David Ashmore

Joanne Eaton Joanne Eaton Christie Anastasia

Christie Anastasia

Meredith Raudolph Meredith Randolph

Non- Voting Member Tracy Loftus Keller, Alternate