Conditional Use Approval Application # 016-2016

**NAME:** Charles E. and Martha Bucklin **APPLICANT(S):** Charles E. Bucklin

LOCATION: 11 Manchester Road, Northeast Harbor

TAX MAP: 025 LOT: 010 ZONE(S): Village Residential One (VR1)

GENERAL PERFORMANCE STANDARDS

PURPOSE: Section 6B.8- Fences and Walls

SITE INSPECTION: 3:30PM

# **CHECKLIST**

# Land Use Zoning Ordinance of the Town of Mount Desert

\*\* <u>Note:</u>

6A

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 Erosion and Sedimentation Control See notes below X See Application $\square$ N/A 6A.2 6A.3 Highway Safety ☐ See notes below ☐ See Application X N/A6A.4 Impact on Town Services ☐ See notes below ☐ See Application XN/A ☐ See Application 6A.5 Land Suitability ☐ See notes below X N/A6A.6 Lighting - Outdoor ☐ See notes below ☐ See Application X N/A 6A.7 Stormwater ☐ See Application $\square$ See notes below X N/AVegetation ☐ See notes below X See Application $\square$ N/A 6A.8 6A.9 Dust, Fumes, Vapors, Odors and ☐ See notes below ☐ See Application XN/AGases **Findings of Fact(s):** The findings of fact are as presented by the applicant (see attached application and for 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 Rd.

<u>6B</u>	SPECIFIC PERFORMANCE STA	NDARDS FOR ACT	<u>ΓΙVITIES AND LA</u>	ND USES				
6B.1	Agriculture	☐ See notes below	☐ See Application	X N/A				
6B.2	Air Landing Sites	☐ See notes below	☐ See Application	X N/A				
6B.7	Excavation or filling	☐ See notes below	☐ See Application	X N/A				
6B.8	Fences and Walls	☐ See notes below	X See Application	□ N/A				
6B.12	Mineral Exploration and Extraction	☐ See notes below	☐ See Application	X N/A				
6B.15	Sign Regulations	☐ See notes below	☐ See Application	X N/A				
6B.17	Wireless Communication Facilities	☐ See notes below	☐ See Application	X N/A				
6B.18	Animal Husbandry II	☐ See notes below	☐ See Application	X N/A				
	X N/A (Except for Section(s):	6B. <u>8</u>		)				
	Findings of Fact(s): The pro	posed use will include	e none of the specific	activities				
	or land uses described in sectio							
		, 1 11	( )					
	VOTE: Findings of Facts (Hanley/Eaton) 5-0							
	Conclusion of Law: Section (	SB is not applicable, e	xcept for					
		8						
	( ) -							
	<b>VOTE</b> : Conc	lusion of Law (Hai	nley/Eaton) 5-0					
		`	,					
Notes:								
-								
-								
-								
-								
-								
-								

Updated: 5/13/2014 Page 2 of 4

## 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.						
	<b>VOTE</b> : Findings of Facts	(Hanley/Eaton) 5-0					
	Conclusion of Law: Section 6C is not applicable.						
	<b>VOTE</b> : Conclusion of Law	(Hanley/Eaton) 5-0	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	$\square$ 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.  VOTE: Findings of Facts and Conclusion of Law -						
Notes:							

Updated: 5/13/2014 Page 3 of 4

# FOR BOARD USE CONDITIONAL USE PERMIT/APPROVAL

APPL	ICATION:	#016-2016						
<b>PERMIT CONDITIONS</b> : 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>APPL</u>	<u>ICATION</u>						
APPROVED:	12/14/2016 (Date)	DENIED:	(Date)					
<b>NOTE:</b> The holder conditional use as applied for an	5	Permit/Approval must constr the permitting process to the Pla	1 11					
NOTE: The Land Undertaken within one year from	O	requires that a Conditional U ca new permit must be obtained	11					
THE MINUTES OF TH		ING CONSTITUTE A PA	RT OF THE RECORD					
SIGNATURES OF ALL VO	OTING BOARD ME	EMBERS:						
William Hanley William Hanley , Chairman		<u>Lili Andrews</u> Lili Andrews, Vice Ch	air/Secretary					
David Ashmore		Meredith Randolph Meredith Randolph						
Dennis Kiley		<u>Joanne Eaton</u> Joanne Eaton						
Beth Renault Beth Renault								

Updated: 5/13/2014 Page 4 of 4