

**Town of Mount Desert Planning Board
Meeting Minutes
September 22, 2021**

This meeting was a hybrid virtual/in-person meeting and was recorded.

Board Members Present: Tracy Loftus Keller, Vice Chair Meredith Randolph, David Ashmore, Christie Anastasia

Chair William Hanley was not in attendance.

Public Present: Jeff Teunisen, Anne Grant Metzger, Bill Metzger, James Whitehead, Ed Bearor, Lincoln Millstein, Dick Broom, Robyn Hanson

I. Call to order 6:00 p.m.

Vice Chair Randolph called the Meeting to Order at 6:00PM.

MS. ANASTASIA MOVED, WITH MR. ASHMORE SECONDING, MAKING VICE CHAIR RANDOLPH ACTING CHAIR FOR THE MEETING, IN CHAIR HANLEY'S ABSENCE.

VOTE:

CHRISTIE ANASTASIA: AYE

DAVID ASHMORE: AYE

TRACY LOFTUS KELLER: AYE

MEREDITH RANDOLPH: AYE

MOTION APPROVED 4-0.

II. Approval of Minutes

No Minutes were presented.

III. Subdivision Approval Application(s):

Section 4.1 Pre-Application Procedures for Subdivisions:

Sketch Plan:

Subdivision #004-2021

A. OWNER NAME(S): A.C. Fernald Sons, Inc.

AGENT(S): Jeff Teunisen, Haley Ward

LOCATION: 1049 Main Street, Somesville

TAX MAP: 010 Lot: 147 **ZONING DISTRICT:** Village Commercial (VC),
Shoreland Residential 3 (SR3)
& Shoreland Commercial (SC)

PURPOSE: Section 5.13 of the Subdivision Ordinance - Plan Revisions After Approval – Creation of a new lot from a previously approved Subdivision. (Original Plan File 41 No. 136, recorded April 2, 2013 & Amendment #1 Plan File 41 No. 146, recorded April 23, 2013).

1 **SITE VISIT: 4:45PM Masks Optional During Site Visit.**

2
3 CEO Keene confirmed adequate Public Notice. Abutters were notified. No response to
4 Public Notice or Abutter Notification was received by the Town.

5
6 No Conflict of Interest was found among the Board.

7
8 Ms. Loftus Keller reported on the Site Visit. The perimeter of the property was walked.
9 The site was flagged. Agent for the Applicant Jeff Teunisen was in attendance. The
10 parcel being subdivided is 2.15 acres.

11
12 Mr. Teunisen reported that the property is on Route 102. There is an existing building
13 and parking lot. The area proposed to be subdivided meets the road frontage
14 requirements. The Fernalds will likely sell the lot. This change amends a subdivision
15 previously created and recorded in 2013.

16
17 CEO Keene explained the Owner leased part of the property for the cell tower. The lot
18 was conveyed to Bangor Hydro and the rest of the land was retained by the Owner.

19
20 This is merely a pre-review to see if the Board has any points of concern that can be
21 addressed prior to the formal Completeness Review.

22
23 Mr. Teunisen inquired about the plan. Currently a copy of the 2013 subdivision plan and
24 a preliminary plan of the lot are available. Will this be adequate for the Board's
25 purposes? Would they prefer a plan showing the entire parcel?

26
27 CEO Keene noted it's been done both ways. The Board must determine if what has
28 been submitted is adequate. It was noted a list of abutters within a 1000' radius,
29 including those across the street, will be required.

30
31 The Board agreed that the plans submitted will be adequate.

32
33 There were no questions or concerns from the Board regarding the Pre-Application
34 review.

35
36 **IV. Conditional Use Approval Application(s):**

37 **A. Conditional Use Approval Application#019-2021**

38 **OWNER(S) NAME(S):** Grayline, LLC

39 **APPLICANT(S):** Acadia Outdoor Center, LLC – Robyn Hanson

40 **AGENT(S):** James Whitehead

41 **LOCATION:** 18 Main Street, Seal Harbor

42 **TAX MAP:** 030 **LOT:** 008 **ZONE(S):** Village Commercial (VC)

43 **PURPOSE:** Section 3.4 – Indoor Recreational Facilities, Climbing Wall.

44 **SITE INSPECTION:** 4:00PM **Masks Optional During Site Inspection.**

1
2 CEO Keene confirmed adequate Public Notice. Abutters were notified. No response to
3 Public Notice or Abutter Notification was received by the Town.

4
5 No Conflict of Interest was found among the Board.

6
7 Vice Chair Randolph reported on the Site Visit. The location for the proposed indoor
8 climbing wall is along the back section of the building. The building is on a steep slope
9 with a garage on the ground floor under the building. There is a large Town lot nearby.
10 The Owners intend to remove the garage door and remove the floor to create a 23.5-
11 foot climbing wall. Traffic and parking were the main topics of discussion at the Site
12 Visit. The property has two parking spaces.

13
14 Mr. Whitehead noted that at a previous Planning Board meeting discussing the project
15 many residents attended and raised concerns. The fact that no Seal Harbor residents
16 attended this meeting speaks to the fact that their concerns have been addressed to
17 their satisfaction.

18
19 Ms. Loftus Keller inquired about the interior climbing wall dimensions. The Application
20 suggests the space will be used by groups. Was there adequate room for both climbers
21 and group use?

22
23 Mr. Whitehead explained the term “groups” included in the Application refers to
24 climbing groups. The wall will have ten climbing routes. He did not have square footage
25 figures available. Dimensions of the room are 14 x 75 feet, and the height is 23.5 feet
26 high

27
28 Mr. Whitehead noted the Owner is self-limiting capacity to six climbers at a time. The
29 wall will be similar to that of Camp Beech Cliff’s climbing wall, using the same
30 contractor.

31
32 MS. ANASTASIA MOVED, WITH MS. LOFTUS KELLER SECONDING, TO FIND THE
33 APPLICATION COMPLETE.

34 VOTE:

35 CHRISTIE ANASTASIA: AYE

36 TRACY LOFTUS KELLER: AYE

37 DAVID ASHMORE: AYE

38 VICE CHAIR MEREDITH RANDOLPH: AYE

39 MOTION APPROVED 4-0.

40
41 Vice Chair Randolph asked for Public Comment. There was none.

42
43 MS. ANASTASIA MOVED, WITH MR. ASHMORE SECONDING, TO USE THE SHORT FORM.

44 VOTE:

1 CHRISTIE ANASTASIA: AYE
2 DAVID ASHMORE: AYE
3 TRACY LOFTUS KELLER: AYE
4 VICE CHAIR MEREDITH RANDOLPH: AYE
5 MOTION APPROVED 4-0.
6

7 MS. ANASTASIA MOVED, WITH MR. ASHMORE SECONDING, TO APPROVE THE
8 APPLICATION.
9

10 A review of the Section 6 Checklist was made and is attached to these Minutes.
11

12 CEO Keene noted she was not in receipt of DOT representative Craig Kosobud's
13 confirmation that the Applicant's proposal as written and described in the Application is
14 acceptable. She requested written confirmation be made a Condition of Approval.
15

16 Ms. Loftus Keller asked about access for Emergency vehicles. Applicant Robyn Hanson
17 noted there is ample room for emergency vehicle access due to the large driveway near
18 the treatment plant and the dirt lot nearby. Mr. Whitehead added that the area where
19 the garage is was never parking. An ambulance can reach that area without difficulty.
20

21 VOTE TO APPROVE THE APPLICATION, AS AMENDED IN THE CHECKLIST REVIEW:

22 CHRISTIE ANASTASIA: AYE
23 DAVID ASHMORE: AYE
24 TRACY LOFTUS KELLER: AYE
25 VICE CHAIR MEREDITH RANDOLPH: AYE
26 MOTION APPROVED 4-0.
27

28 **IV. Other**

29 There was no Other Business.
30

31 **V. Adjournment**

32 MS. LOFTUS KELLER MOVED, WITH MS. ANASTASIA SECONDING, TO ADJOURN THE
33 MEETING.

34 VOTE:

35 TRACY LOFTUS KELLER: AYE
36 CHRISTIE ANASTASIA: AYE
37 DAVID ASHMORE: AYE
38 VICE CHAIR MEREDITH RANDOLPH: AYE
39 MOTION APPROVED 4-0.
40

41 The Meeting adjourned at 6:51PM.
42