

**Town of Mount Desert Planning Board
Planning Board Meeting Minutes
Meeting Room, Town Hall
6:00 pm, February 8, 2017**

Public Present

Don Stern, Veena Gaines, Rob DeSimone, Roger St. Amand

Board Members Present

Chairman Bill Hanley, Joanne Eaton, Lili Andrews, Beth Renault, Meredith Randolph

Also present were CEO Kimberly Keene and Recording Secretary Heidi Smallidge

I. Call to Order

Chairman Hanley called the meeting to order at 6:00 pm. Voting members were noted.

II. Approval of Minutes

October 26, 2016:

November 2, 2016:

November 30, 2016:

It was confirmed that Planning Board Member David Ashmore emailed his approval of the Minutes in question.

MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO APPROVE THE MINUTES OF OCTOBER 26, 2016, NOVEMBER 2, 2016, AND NOVEMBER 30, 2016. MOTION APPROVED 4-0. (ASHMORE'S APPROVAL VIA EMAIL)

January 11, 2017: Approval of these Minutes was tabled.

III. Nonconformity – Sections 4.3.6 & 4.3.5 Non-conforming Structures – Reconstruction or Replacement

OWNER(S): Donald Stern

AGENT(S): William Hanley, WMH Architects

LOCATION: 50 Ripples Road, Mount Desert

TAX MAP: 009 **LOT:** 009-001 **ZONING DISTRICT:** Shoreland Residential Five (SR5)

PURPOSE: Sections 4.3.6 & 4.3.5 Reconstruction or Replacement

SITE VISIT: 3:30 PM

Chairman Hanley stated he had a conflict of interest.

MS. EATON MOVED, WITH MS. RANDOLPH SECONDING, TO ACCEPT CHAIRMAN HANLEY'S RECUSAL FROM THE BOARD. MOTION APPROVED 4-0.

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2 It was noted Ms. Andrews was Vice-Chairperson and would act as Chairperson of the Board.
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4 Vice-Chairperson Andrews reported on the site visit. Agent Bill Hanley was there, as well as the
5 owner, and other interested parties. The parcel in question is a five-acre lot with four existing
6 structures. The Applicant is proposing to remove a waterfront cabin and a pump house. The
7 main house will be replaced. The structure is below the 75-foot setback line from the shorefront.
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9 A review of Sections 4.3.6 and 4.3.5 were made and are attached to these Minutes.

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11 MS. RANDOLPH MOVED, WITH MS. RENAULT SECONDING, THAT THE STRUCTURE
12 RECONSTRUCTION MEETS THE SETBACK TO THE GREATEST PRACTICAL EXTENT
13 AFTER CONSIDERATION OF CRITERIA AS DETERMINED BY THE PLANNING BOARD IN
14 COMPLIANCE WITH SECTION 4.3.5. MOTION APPROVED 4-0.

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16 **V. Adjournment**

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18 MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO ADJOURN THE MEETING.
19 MOTION APPROVED 4-0.

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21 Meeting was adjourned at 6:50 pm.
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