

**Town of Mount Desert Planning Board
Planning Board Meeting Minutes
Meeting Room, Town Hall
6:00 pm, April 12, 2017**

Public Present

Sean Thiess – CES, Richard Lo – KTA, Chris Murray, Ted Bromage, Dorothea Eiben, Matt Morehouse, Vicki VanDenburgh, Jim Russell

Board Members Present

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

Also present were CEO Kimberly Keene and Recording Secretary Heidi Smallidge

I. Call to Order

Chairman Hanley called the meeting to order at 6:05 pm. Voting members were noted. Ms. Renault was a non-voting alternate member tonight.

II. Approval of Minutes

March 8, 2017: MS. EATON MOVED, WITH MR. ASHMORE SECONDING, TO APPROVE THE MINUTES AS PRESENTED. MOTION APPROVED 4-0.

March 22, 2017: MS. RANDOLPH MOVED, WITH MS. RENAULT SECONDING TO APPROVE THE MINUTES AS PRESENTED. MOTION APPROVED 4-0.

III. Subdivision Application

Public Hearing:

OWNER(S): Richard Davis Irvin, Jr.

APPLICANT: Matthew A. Morehouse

AGENT: Civil Engineering Services (CES), Inc.

LOCATION: Off Woods Road, Mount Desert

TAX MAP: 012 **PORTION OF LOT**: 013-129

ZONE(S): Rural Woodland 3 (RW3) & Shoreland Residential 5 (SR5)

PURPOSE: 6 Lot Residential Subdivision

Ms. Eaton confirmed adequate Public Notice. Abutters were notified.

CEO Keene reminded the Board that there were some points requested at the last meeting that should be confirmed as included in the application.

Mr. Morehouse reported the land owned by the National Park Service had been corrected on the plan. Reference to the covenants have been added to the plans as requested. Additional small corrections have been made as well.

1 Chairman Hanley asked for Public Comment. Ted Bromage applauded Mr.
2 Morehouse's efforts at keeping the abutters informed during the process. There were
3 no other comments from the Public. Chairman Hanley closed the Public Hearing.
4

5 MS. RANDOLPH MOVED, WITH MS. EATON SECONDING, TO APPROVE THE
6 SUBDIVISION AS PRESENTED. MOTION APPROVED 5-0 1 (RENAULT IN
7 ABSTENTION).
8

9 **IV. OTHER**

10 **A. Linda Homer, Downeast Pilates, LLC – 101 Main Street, Southwest Harbor**

11
12 **6B.15 Signs Regulations**

13
14 **5. Signs Permitted: Permanent Signs: Directional.** *Directional signs at*
15 *intersections of two or more state roads within the Town of Mount Desert are permitted*
16 *with the approval of the Board of Selectmen and the prior recommendation of the*
17 *Planning Board, which shall be forwarded to the Selectman by the applicant with their*
18 *application for a directional sign.*
19

20 CEO Keene noted where the signs would be placed: on the uphill side on Route 198,
21 near the Community School, and just past the bridge on Route 102 in Somesville.
22

23 MS. EATON MOVED, WITH MS. ANDREWS SECONDING, TO RECOMMEND
24 APPROVAL FOR THE SIGNS. MOTION APPROVED 5-0-1 (RENAULT IN
25 ABSTENTION).
26

27 **V. Conditional Use Approval(s):**

28 **A. Conditional Use Approval Application #002-2017**

29 **Owner(s):** Harbor Watch Yacht Club, LLC

30 **Agent:** Christopher Murray

31 **Location:** 14 Harbor Watch Lane, Northeast Harbor

32 **Tax Map:** 024 Lot: 130 **Zone(s):** Shoreland Residential 2 (SR2)

33 **Purpose:** Section 3.4 – Non-Commercial – Indoor recreational Facility – 40' x 15' one-
34 story fitness/gym building

35 **Site Inspection:** 4:30 PM
36

37 Ms. Eaton confirmed there was adequate public notice and abutters were notified. No
38 conflict of interest was found.
39

40 Ms. Eaton reported on the site visit. There is a curving moss path to the site. The area
41 for the building and deck is staked out with tape. To ensure its compliance with the
42 shoreland setback, the building will be moved approximately four feet back from where
43 it's currently sited.
44

45 Chris Murray noted the proposed building will be a gym for use as a studio for physical
46 activities such as yoga. The aesthetics of the natural area are important to the use.

1 Architect Richard Lo presented drawings. Design has been very cognizant of the
2 topography and trees. The entire property has been surveyed. The roof will be 15 ½
3 feet from average grade, and will be vegetative, with trays holding soil and plants. The
4 plants are unspecified, but will be able to withstand all-season weather and will not
5 require special care. The footprint is 1400 square feet – a 600 square foot enclosure,
6 with the rest being deck. There will be electricity for lighting, but no plumbing or other
7 mechanical features. The lighting design was presented. There will be a path
8 between the house and the building.
9

10 The challenge of burying the electrical line with little or no impact to the moss or trees
11 was discussed.
12

13 Mr. Lo reported he had reviewed the flood maps, and the area appears to be out of the
14 floodplain.
15

16 The foundation will be piers with a floored framework.
17

18 MS. ANDREWS MOVED, WITH MR. ASHMORE SECONDING, TO USE THE
19 SHORT FORM. MOTION APPROVED 5-0-1 (RENAULT IN ABSTENTION).
20

21 CHAIRMAN HANLEY MOVED, WITH MS. EATON SECONDING, TO FIND THE
22 APPLICATION COMPLETE. MOTION APPROVED 5-0-1 (RENAULT IN
23 ABSTENTION).
24

25 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO APPROVE
26 THE APPLICATION.
27

28 A review of the checklists was made and is attached to these Minutes.
29

30 MOTION TO APPROVE THE APPLICATION WAS APPROVED 5-0-1 (RENAULT IN
31 ABSTENTION).
32

33 **VI. Adjournment**

34
35 MS. EATON MOVED, WITH MR. ASHMORE SECONDING, TO ADJOURN THE MEETING.
36 MOTION APPROVED 5-0-1 (RENAULT IN ABSTENTION).
37

38 Meeting was adjourned at 6:53 pm.
39