

Town of Mount Desert Planning Board
Planning Board Meeting Minutes
Meeting Room, Town Hall
6:00 pm, May 24, 2017

Public Present

Sean Thiess, Robert Tracy, Andy Hamilton, Greg Johnston, Douglas Hopkins, Chris Stevenson, Chris Van Heerden

Board Members Present

Chairman Bill Hanley, David Ashmore, and 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

APRIL 12, 2017: MR. ASHMORE MOVED, WITH MS. RANDOLPH SECONDING APPROVAL OF THE MINUTES OF APRIL 12, 2017 AS PRESENTED. MOTION APPROVED 3-0.

III. Conditional Use Approval Application(s):

A. Conditional Use Approval Application: #003-2017

OWNER(S): Mount Desert Land and Garden Preserve

AGENT: G.F. Johnston & Associates

LOCATION: Peabody Drive, Northeast Harbor

TAX MAP: 003 **LOT**: 030 **ZONE(S)**: Conservation (C) & Shoreland Zone Overlay

PURPOSE: Section 3.4 – Excavation or Filling of >150 cubic yards. Improving and expanding parking area at Harbor Brook Trail Head

SITE INSPECTION: 4:00 PM

Mr. Ashmore confirmed adequate public notice. Abutters were notified. There was no conflict of interest found.

Chairman Hanley reported that he attended the site visit with Douglas Hopkins, Greg Johnston, and neighbor Chris Van Heerden. The proposed parking area will be on Peabody Lane, set further into the woods. The parking will be screened by trees so the cars are not visible from the road. Parking spaces are proposed to be increased to 10.

Greg Johnston reported there is a large trail network abutting the parking area. The parking area is an access point for maintenance of those trails. Parking would be positioned around ledge with the intent of causing the least impact possible. Mr. Johnston noted the incline at the area allows for runoff.

1 Filters are planned for sedimentation control.

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3 There were no further comments from the public.

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5 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO FIND THE
6 APPLICATION COMPLETE. MOTION APPROVED 3-0.

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

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11 CHAIRMAN HANLEY MOVED, WITH MR. ASHMORE SECONDING TO USE THE
12 SHORT FORM. MOTION APPROVED 3-0.

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14 A review of the Checklist was made and is attached to these Minutes.

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16 MOTION TO APPROVE THE APPLICATION APPROVED 3-0.

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18 **A. Conditional Use Approval Application #004-2017**

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

20 **APPLICANT:** R.H. Foster Energy, LLC

21 **AGENT:** CES, Inc.

22 **LOCATION:** 1052 Main St., Somesville

23 **Tax Map:** 010 Lot: 159 **Zone(s):** Shoreland Commercial (SC) & Resource
24 Protection (RP)

25 **Purpose:** Section 3.4 & 6B.8 Fences and Walls, Exceeding CEO Authority

26 **Site Inspection:** 3:00 PM

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28 Mr. Ashmore confirmed adequate public notice. Abutters were notified. No conflict of
29 interest was found.

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31 Chairman Hanley reported on the Site Visit. A 12-foot retaining wall is proposed for the
32 Somesville One Stop. Fill will be added to bring the area within the wall up to grade.
33 This is part of a larger renovation project for the Somesville One Stop, which will
34 include removal and replacement of the underground tanks on site.

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36 Lengthy discussion ensued regarding the Planning Board's jurisdiction, and exactly
37 what parts of the project were under their purview. It was agreed that the one aspect
38 of the project within the Board's jurisdiction is the proposed 12-foot wall.

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40 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO FIND THE
41 APPLICATION COMPLETE. MOTION APPROVED 3-0.

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43 MS. RANDOLPH MOVED, WITH MR. ASHMORE SECONDING TO APPROVE THE
44 APPLICATION.

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46 CHAIRMAN HANLEY MOVED, WITH MS. RANDOLPH SECONDING, TO USE THE

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SHORT FORM. MOTION APPROVED 3-0.

A review of the Application Checklist was made and is attached to these Minutes.

MOTION TO APPROVE THE APPLICATION WAS APPROVED 3-0.

VI. Adjournment

MR. ASHMORE MOVED, WITH MS. RANDOLPH SECONDING, TO ADJOURN. MOTION APPROVED 3-0.

Meeting was adjourned at 8:06 pm.