

Conditional Use Approval Application #003-2020

OWNER(S) NAME(S): Norris M. Reddish

APPLICANTS: Julianne & Rustin Taylor

LOCATION: 1127 Main Street, Somesville

TAX MAP: 021 LOT(S): 004-002 ZONE(S): Village Residential 2 & Stream Protection

PURPOSE: Section 3.4 – Animal Husbandry 2 (Non-Commercial). The care and Keeping of Poultry - 6 Chickens and a Chicken Coop.

SITE INSPECTION: **SITE INSPECTIONS:** Will be videoed and available for review on May 26, 2020, on the town's YouTube channel @

<https://www.youtube.com/channel/UCyooR...VEKog3-2G8gnuVJQ>.

CHECKLIST

Land Use Zoning Ordinance of the Town of Mount Desert

**** Note:** 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 GENERAL PERFORMANCE STANDARDS

6A.1	Compatibility	<input type="checkbox"/> See notes below	X See Application	<input type="checkbox"/> N/A
6A.2	Erosion and Sedimentation Control	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6A.3	Highway Safety	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6A.4	Impact on Town Services	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6A.5	Land Suitability	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6A.6	Lighting - Outdoor	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6A.7	Stormwater	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6A.8	Vegetation	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6A.9	Dust, Fumes, Vapors, Odors and Gases	<input type="checkbox"/> See notes below	X See Application	<input type="checkbox"/> N/A

Findings of Fact(s): The findings of fact are as presented by the applicant (see attached application and/or 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: _____

6B SPECIFIC PERFORMANCE STANDARDS FOR ACTIVITIES AND LAND USES

6B.1	Agriculture	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6B.2	Air Landing Sites	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6B.7	Excavation or filling	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6B.8	Fences and Walls	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6B.12	Mineral Exploration and Extraction	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6B.15	Sign Regulations	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6B.17	Wireless Communication Facilities	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6B.18	Animal Husbandry II	<input type="checkbox"/> See notes below	X See Application	<input type="checkbox"/> N/A

X N/A (Except for Section(s): 6B. 18)

Findings of Fact(s): The proposed use will include none of the specific activities or land uses described in section 6B, except for Applicable Sections(s) noted above.

VOTE: Findings of Facts (Hanley/Eaton) 5-0

Conclusion of Law: Section 6B is not applicable, except for Sections(s):**6B.** 18, for which standard is met.

VOTE: Conclusion of Law (Hanley/Eaton) 5-0

Notes:

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.

N/A: Findings of Fact: The proposed lot is entirely outside the Shoreland Zone.

VOTE: Findings of Facts - _____

Conclusion of Law: Section 6C is not applicable.

VOTE: Conclusion of Law - _____

6C.1	Agriculture and Animal Husbandry	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6C.2	Archeological sites	<input type="checkbox"/> See notes below	X See Application	<input type="checkbox"/> N/A
6C.5	Essential Services	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6C.6	Parking Areas	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6C.7	Marine and Freshwater Structure Standards	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6C.9	Roads and Driveways	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6C.11	Timber Harvesting	<input type="checkbox"/> See notes below	<input type="checkbox"/> See Application	X N/A
6C.12	Water Quality	<input type="checkbox"/> See notes below	X See Application	<input type="checkbox"/> N/A

X N/A (Except for Section(s): 6C. 2, 12)

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. 2, 12,** for which standard is met.

VOTE: Findings of Facts and Conclusion of Law (Hanley/Eaton) 5-0 _____

Notes: _____

FOR BOARD USE
CONDITIONAL USE PERMIT/APPROVAL

APPLICATION: 003-2020

PERMIT CONDITIONS: *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

APPLICATION

APPROVED: 05/27/2020
(Date)

DENIED: _____
(Date)

NOTE: *The holder of a Conditional Use Permit/Approval must construct and operate the approved conditional use as applied for and as represented during the permitting process to the Planning Board.*

NOTE: *The Land Use Zoning Ordinance requires that a Conditional Use Permit/Approval must be undertaken within one year from the date of approval, or a new permit must be obtained.*

**THE MINUTES OF THIS PUBLIC HEARING CONSTITUTE A PART OF THE RECORD
FOR THIS MATTER**

SIGNATURES OF ALL VOTING BOARD MEMBERS:

William Hanley
William Hanley, Chairman

Christie Anastasia
Christie Anastasia

David Ashmore
David Ashmore

Meredith Randolph
Meredith Randolph

Joanne Eaton
Joanne Eaton

Non- Voting Member
Tracy Loftus Keller, Alternate