

**Town of Mount Desert Planning Board
Meeting Minutes
August 25, 2021**

This Meeting was a hybrid of in-person and Zoom and was recorded.

Board Members Present: Tracy Loftus Keller, Chair William Hanley, Christie Anastasia, David Ashmore

Public Present: Tony Smith, Sarah Hunter, Pier Fisher, Thomas ???, Tom Wallace, Carmen Sanford, Robert Moore, Lincoln Millstein

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

Chair Hanley called the meeting to order at 6:00 PM. Board Members were noted.

Board Member Meredith Randolph was not in attendance.

II. Approval of Minutes

August 11, 2021: MS. LOFTUS KELLER MOVED, WITH MS. ANASTASIA SECONding, APPROVAL OF THE AUGUST 11, 2021 MINUTES AS PRESENTED.

VOTE:

TRACY LOFTUS KELLER: AYE

CHRISTIE ANASTASIA: AYE

DAVID ASHMORE: AYE

CHAIR WILLIAM HANLEY: AYE

MOTION APPROVED 4-0.

III. Conditional Use Approval Application(s):

A. Conditional Use Approval Application #016-2021

OWNER(S) NAME(S): Union Meeting House Society

AGENT(S): Carmen Sanford & Robert Moore, Board of Trustees

LOCATION: 1132 Main Street, Somesville

TAX MAP: 020 **LOT:** 019 **ZONE(S):** Village Residential 2 (VR2) & Shoreland Residential 2 (SR2)

PURPOSE: Section 3.4 – Church - Expansion of a Physically Challenge Ramp and Deck on front of church.

SITE INSPECTION: 4:45PM

CEO Keene confirmed adequate Public Notice. Abutters were notified.

No Conflict of Interest was found among the board.

Chair Hanley reported on the Site Visit. The front landing and ramp face Main Street in

1 Somesville. The Owners want to widen the landing and ramp as much as possible; to
2 within four inches of the setback. It was clear the expansion will be useful.

3
4 Agent Carmen Sanford noted the ramp and landing are approximately 10 to 15 years old
5 and need repairs. They hope to widen it in the process.

6
7 Chair Hanley asked for Public Comment. There was none.

8
9 Chair Hanley closed the Public Comment.

10
11 MS. ANASTASIA MOVED, WITH MR. ASHMORE SECONDING, TO FIND THE APPLICATION
12 COMPLETE.

13 VOTE:

14 CHRISTIE ANASTASIA: AYE

15 DAVID ASHMORE: AYE

16 TRACY LOFTUS KELLER: AYE

17 CHAIR WILLIAM HANLEY: AYE

18 MOTION APPROVED 4-0.

19
20 MR. ASHMORE MOVED, WITH MS. LOFTUS KELLER SECONDING, TO USE THE SHORT
21 FORM.

22 VOTE:

23 DAVID ASHMORE: AYE

24 TRACY LOFTUS KELLER: AYE

25 CHRISTIE ANASTASIA: AYE

26 CHAIR WILLIAM HANLEY: AYE

27 MOTION APPROVED 4-0.

28
29 MS. ANASTASIA MOVED, WITH MR. ASHMORE SECONDING, TO APPROVE THE
30 APPLICATION.

31
32 A review of the Section Six Checklist was made and is attached to these Minutes.

33
34 VOTE:

35 CHRISTIE ANASTASIA: AYE

36 DAVID ASHMORE: AYE

37 TRACY LOFTUS KELLER: AYE

38 CHAIR WILLIAM HANLEY: AYE

39 MOTION APPROVED 4-0.

40
41 **B. Conditional Use Approval Application #017-2021**

42 **OWNER(S) NAME(S):** Philip O. Geier, III

43 **AGENT(S) NAME(S):** Thomas Wallace

44 **LOCATION:** 28 New County Road, Seal Harbor

1 **TAX MAP: 030 LOT: 050 ZONE(S):** Village Residential 2 (VR2)
2 **PURPOSE:** Section 6B.6 Fences and Walls, exceeding CEO Authority.
3 **SITE INSPECTION:** 3:45PM Masks Optional During Site Inspection.

4
5 CEO Keene confirmed adequate Public Notice. Abutters were notified.

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

8
9 Ms. Loftus Keller reported on the Site Visit. There is an existing fence. Additional
10 sections of fence are necessary to enhance the privacy of both the Applicant and their
11 neighbor. The Applicant is proposing adding two sections to either end. The fence is 30
12 feet from the road. Cyprus fencing matching what is currently there will be used. It will
13 eventually age to match the current fence which was installed in 2004 or 2005.

14
15 Chair Hanley asked for public comment. Neighbor Sarah Hunter inquired about the
16 design and materials the new fencing will consist of, and its height.

17
18 Agent Tom Wallace confirmed the fence will match the current design and materials.
19 Fence height is noted as between seven and nine feet. The fence will be continuous
20 with no open areas.

21
22 There were no other questions. Chair Hanley closed the Public Comment.

23
24 MS. LOFTUS KELLER MOVED, WITH MS. ANASTASIA SECONDING, TO FIND THE
25 APPLICATION COMPLETE.

26 VOTE:

27 TRACY LOFTUS KELLER: AYE

28 CHRISTIE ANASTASIA: AYE

29 DAVID ASHMORE: AYE

30 CHAIR WILLIAM HANLEY: AYE

31 MOTION APPROVED 4-0.

32
33 MS. LOFTUS KELLER MOVED, WITH MR. ASHMORE SECONDING, TO USE THE SHORT
34 FORM.

35 VOTE:

36 TRACY LOFTUS KELLER: AYE

37 DAVID ASHMORE: AYE

38 CHRISTIE ANASTASIA: AYE

39 CHAIR WILLIAM HANLEY: AYE

40 MOTION APPROVED 4-0.

41
42 MS. ANASTASIA MOVED, WITH MR. ASHMORE SECONDING, TO APPROVE THE
43 APPLICATION.

1 A review of Section 6 was made and is attached to these Minutes.

2

3 VOTE:

4 CHRISTIE ANASTASIA: AYE

5 DAVID ASHMORE: AYE

6 TRACY LOFTUS KELLER: AYE

7 CHAIR WILLIAM HANLEY: AYE

8 MOTION APPROVED 4-0.

9

10 **C. Conditional Use Approval Application #018-2021**

11 **OWNER(S) NAME(S):** Town of Mount Desert – Seal Harbor Beach

12 **AGENT(S) NAME(S):** Tony Smith, Public Works Director

13 **LOCATION:** 309 Peabody Drive, Seal Harbor

14 **TAX MAP:** 030 **LOT:** 001 **ZONE(S):** Resource Protection (RP)

15 **PURPOSE:** Section 3.4 – Excavation or Filling. Shoreline Stabilization.

16 **SITE INSPECTION:** 4:05PM Masks Optional During Site Inspection.

17

18 CEO Keene confirmed adequate Public Notice. Abutters were notified.

19

20 No Conflict of Interest was found among the Board.

21

22 Chair Hanley and Ms. Loftus Keller reported on the Site Visit. A section of shoreline on
23 the East side of Seal Harbor Beach has been damaged by a storm surge. Large rocks
24 were moved, and the edge near the grass has been washed away. Areas of the shore
25 are not stable.

26

27 A representative of the Seal Harbor VIS reported the issue to Public Works Director Tony
28 Smith. The pathway leading to the area has a portion that eroded away completely. A
29 maple tree in the area lost most of the soil around and under its root system. The area
30 is west of Steamboat Wharf Road.

31

32 Chair Hanley asked for public comment. There was none.

33

34 Chair Hanley closed the public comment.

35

36 MS. LOFTUS KELLER MOVED, WITH MR. ASHMORE SECONDING, TO FIND THE
37 APPLICATION COMPLETE.

38 VOTE:

39 TRACY LOFTUS KELLER: AYE

40 DAVID ASHMORE: AYE

41 CHRISTIE ANASTASIA: AYE

42 CHAIR WILLIAM HANLEY: AYE

43 MOTION APPROVED 4-0.

44

1 MS. LOFTUS KELLER MOVED, WITH MR. ASHMORE SECONDING, TO USE THE SHORT
2 FORM.

3 VOTE:

4 TRACY LOFTUS KELLER: AYE

5 DAVID ASHMORE: AYE

6 CHRISTIE ANASTASIA: AYE

7 CHAIR WILLIAM HANLEY: AYE

8 MOTION APPROVED 4-0.

9

10 MS. LOFTUS KELLER MOVED, WITH MS. ANASTASIA SECONDING TO APPROVE THE
11 APPLICATION.

12

13 A review of Section 6 was made and is attached to these Minutes.

14

15 VOTE:

16 TRACY LOFTUS KELLER: AYE

17 CHRISTIE ANASTASIA: AYE

18 DAVID ASHMORE: AYE

19 CHAIR WILLIAM HANLEY: AYE

20 MOTION APPROVED 4-0.

21

22 It was noted the DEP has approved the Project.

23

24 ***Continued from August 11, 2021***

25 **D. Conditional Use Approval Application #015-2021**

26 **OWNER(S) NAME(S):** Pierrepont M. Fisher

27 **AGENT(S) NAME(S):** Stephanie Fisher-Mills

28 **LOCATION:** 13 Davis Lane, Otter Creek

29 **TAX MAP:** 033 **LOT:** 026-001 **ZONE(S):** Village Residential 1 (VR1)

30 **PURPOSE:** Section 3.4 – Animal Husbandry 2 (Non-Commercial). The care and Keeping
31 of Livestock/Poultry – Chickens. Chicken Coop with Run.

32

33 This Item was a Continuation from the August 11, 2021 Meeting. Therefore, Public
34 Notice was not necessary, and Abutters were not notified.

35

36 The reason for the meeting’s continuation was so other Planning Board Members could
37 observe the site.

38

39 Mr. Ashmore and Ms. Anastasia confirmed they did visit the site.

40

41 CEO Keene reminded the Board that they were also interested in the area wells. Chair
42 Hanley noted the CEO sent information regarding well location to the Board. There
43 appear to be no wells near the coop. Ms. Fisher confirmed the well locations on the
44 map appear to be accurate.

1
2 Ms. Anastasia reported she had walked the perimeter with the owner to determine
3 whether there were a better site for the coop. Additionally, she noted there appeared
4 to be no spots in the coop that looked to be where chickens can escape. While there
5 were concerns regarding the aesthetics of the coop, Ms. Anastasia believed it was
6 acceptable.

7
8 Chair Hanley asked for Public Comment.

9
10 There was none.

11
12 Chair Hanley closed the Public Comment.

13
14 MS. ANASTASIA MOVED, WITH MR. ASHMORE SECONDING, TO FIND THE APPLICATION
15 COMPLETE.

16 VOTE:
17 CHRISTIE ANASTASIA: AYE
18 DAVID ASHMORE: AYE
19 TRACY LOFTUS KELLER: AYE
20 CHAIR WILLIAM HANLEY: AYE
21 MOTION APPROVED 4-0.

22
23 MS. LOFTUS KELLER MOVED, WITH MR. ASHMORE SECONDING, TO USE THE SHORT
24 FORM.

25 VOTE:
26 TRACY LOFTUS KELLER: AYE
27 DAVID ASHMORE: AYE
28 CHRISTIE ANASTASIA: AYE
29 CHAIR WILLIAM HANLEY: AYE
30 MOTION APPROVED 4-0.

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

34
35 A review of the Section 6 Checklist was made and is attached to these Minutes.

36
37 VOTE:
38 CHRISTIE ANASTASIA: AYE
39 TRACY LOFTUS KELLER: AYE
40 DAVID ASHMORE: AYE
41 CHAIR WILLIAM HANLEY: AYE
42 MOTION APPROVED 4-0.

43
44 It was noted Ms. Fisher will require a building permit.

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IV. Other

There was no Other Business.

V. Adjournment

MS. ANASTASIA MOVED, WITH MS. LOFTUS KELLER SECONDING, TO ADJOURN.

VOTE:

CHRISTIE ANASTASIA: AYE

TRACY LOFTUS KELLER: AYE

DAVID ASHMORE: AYE

CHAIR WILLIAM HANLEY: AYE

MOTION APPROVED 4-0.

The Meeting adjourned at 7:11PM.