

PLANNING BOARD MINUTES  
TUESDAY, OCTOBER 21, 2025  
6:00 PM  
SOUTHWEST HARBOR TOWN OFFICE  
MEETING ROOM & ZOOM

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**I. CALL TO ORDER/ROLL CALL**

The Chair called the meeting to order at 6:00 PM.

Members present: Chair Eric Davis, Joel Wolak, Lee Worcester, Priscilla Ksionzyk, John Williams, and Charlotte Gill.

Michael Levesque was absent.

**II. ADOPTION OF AGENDA**

The agenda was adopted as prepared.

**III. MINUTES –October 7, 2025**

Chair Davis moved to table the approval of the October 7, 2025 minutes as they were unavailable. Member Gill seconded the motion and the Board voted 6-0 to approve the motion.

**IV. CONFLICT OF INTEREST**

There were none.

**V. OLD BUSINESS - None**

**VI. NEW BUSINESS**

**Michael & Audrey Kenney  
28 Indian Brook Road – Tax Map 012 Lot 103-003  
Fill greater than 500 cubic yards for new house**

Chair Davis acknowledged that the applicant was present via Zoom.

Chair Davis stated that, based on past practice, the threshold for Planning Board approval of fill had been 1,000 cubic yards.

CEO Larson stated that the Ordinance would need to be amended to clarify that fill associated with construction does not require Planning Board approval.

Chair Davis moved that the proposal be considered as two separate applications: the single-family dwelling to be approved by the Code Enforcement Officer (CEO), and any fill exceeding 1,000 cubic yards to be reviewed by the Planning Board. Member Williams seconded the motion. The Board voted 5-1 to approve the motion, with Member Worcester voting against.

Member Worcester stated that the Board has never approved a fill permit that allowed the CEO to issue a building permit without the applicant first obtaining Planning Board approval. He noted that this procedure has worked well in the past.

The Board discussed the application checklist and identified which criteria were applicable to the proposal.

Member Worcester moved that the applicant had met the completeness and performance standards required for up to 1,000 cubic yards of fill, that the Board accept the fill application, and that the CEO be authorized to issue the permit. Chair Davis seconded the motion. The Board voted 6-0 to approve the application.

The applicant then spoke and stated that the amount of fill would likely be between 500 and 1,000 cubic yards and would not exceed 1,000 cubic yards.

#### **VII. CEO ISSUES - 322 Main Street**

CEO Larson asked the Board to determine which zoning district applied to 322 Main Street.

The Board noted that the property is located next to Eat-A-Pita and a few doors down from Harbor Table. After reviewing the zoning map, the Board agreed that the property is located in Zone A.


The Board discussed that Zone A does not have parking requirements and allows up to 100 percent lot coverage.

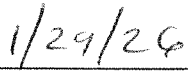
**Schedule next meeting November 18, 2025 at 6:00 PM.**

Chair Davis stated that the next regular meeting would be November 18, 2025.

#### **VIII. ADJOURNMENT**

The Chair adjourned the meeting at 6:32 PM.

  
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Eric Davis  
Southwest Harbor Planning Board Chair

  
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Date