

Southwest Harbor Planning Board
Meeting Minutes
February 23, 2017

- I. The meeting was called to order by Chairman Mike Mansollili at 6:00 PM. In attendance were Ryan Donahue, Jesse Dunbar and Chris Rawls.
- II. Approval of Minutes:
Mike Mansollili moved to accept the minutes of December 1, 2016, seconded by Jesse Dunbar and voted in favor 4/0/0.
- III. Visitors not on the agenda: None
- IV. The Board discussed the following proposed ordinance changes and by consensus, agreed to continue the discussions to the next meeting for all items except (e). It was determined there was no interest or purpose for reducing ROW widths for roads.
 - a. Lot Coverage in Zone B
Discuss an increase in lot coverage for all categories in Zone B (Worcester)
 - b. A single private septic system serving three or more dwelling to be considered a public utility for purposes of minimum lot size and coverage. (Plumbing Inspector)
 - c. Increase building height for single family structures in all shore land zones to 30'. (Code Enforcement Officer)
 - d. Allow seasonal cottages in Harbor and Maritime zones and Zone A with less than six months occupancy to contain full kitchens. Units to be less than 750 square feet and maximum building height of 16'. (Code Enforcement Officer)
 - e. Reduce ROW width for roads service up to 10 dwelling units to 20' with a minimum 4' setback traveled way to property lines.
 - f. Minimum area per dwelling unit from 500 s/f to 300 s/f.
- V. Other Business:
- VI. Adjourn: There being no further business, Mike Mansollili moved to adjourn meeting at 8:15 PM, seconded by Chris Rawls and voted in favor 4/0/0.