

Southwest Harbor Planning Board
Regular Meeting
July 20, 2017 @ 6:00 PM
Southwest Harbor Town Office

- I. Roll Call/Call to Order Mike Mansollili called the meeting to order at 6:00 PM. In attendance was Eric Davis, Mike Magnani, Jesse Dunbar, Jessica Williams and CEO Don Lagrange.
- II. Eric Davis moved to approve minutes of June 15, 2017, seconded by Mike Mansollili and voted in favor 4/0/1.
- III. Visitors not on the agenda: None
- IV. Application from Michael Forbes to rebuild and relocate a non-conforming structure located at 157 Seawall Road and further identified at Tax Map 1, Lot 57 on the Towns tax maps. Tabled from meeting of June 15, 2017

Completeness

- ~ Scale, north arrow and names of abutting property owners. (OK)
North direction and list of abutting properties are represented on attached plan
- ~ Dimension and area of each lot to be built upon or otherwise used: (OK)
Noted on site plan
- ~ Location of any wells on the lot or within 100' of property lines: (OK)
There are no wells on the property or abutting properties. Public water service is provided.
- ~ Name and location of any abutting water body, streams, brooks and wetlands: (N/A)
No abutting water bodies.
- ~ Areas to be cleared and areas of any cut, fill, grading or other earthmoving activity: (N/A) No clearing or earthwork
- ~ Size, shape and location of existing and proposed buildings (OK) Depicted on plan.
- ~ Outdoor lighting, signs: Existing and proposed locations (N/A) Residential Property
- ~ Sewer and water facilities: Existing and proposed (OK)
Public water and sewer services are provided
- ~ Layout and location of parking areas with existing and proposed parking spaces (including commercial vehicle parking). Legal non-conforming parking spaces to be noted: (N/A) Residential Property
- ~ Location of existing and proposed roads/driveways with setback from nearest lot line: (O/K) Existing driveway depicted on plan.
- ~ Name/location of existing or proposed right of way and easements on the site or abutting the property: (N/A) No right of ways or easements proposed
- ~ Existing grades and any proposed changes in grades. (OK) There are no changes in grades
- ~ Soil Erosion and Sedimentation control plan: (N/A) None required
- ~ Freshwater wetlands or hydric soils: (NA) Not applicable
- ~ Plans for proposed structures must include access and dimensions, elevation plan showing height of the building and all floor plans: (OK)
Front elevation and footprint plans included with application
- ~ Buffering/Landscape plan as described in Section VI. (N/A)
Residential properties are not required to provide buffering

Eric Davis moved the application of Michael Forbes is complete, seconded by Mike Magnani and voted in favor 5/0/0.

Compliance Review:

PERFORMANCE STANDARDS:

- ~ Landscaping/Buffering: Buffering is not required due to applicant is a residential use.
- ~ Clearing of vegetation: Clearing of vegetation is required for review in shore land zones. This parcel is located inland in Zone B and review is not required.
- ~ Driveway and Driveway opening: No changes in the entrance or the size of the opening. This is not applicable.
- ~ Erosion/Sedimentation Controls: Minimal soil disturbance does not require erosion control measures.
- ~ Exterior Lighting: No lighting has been proposed.
- ~ Fill and Excavation: None required.
- ~ Fire Protection: None is required by the standards of the LUO.
- ~ Flood Hazard Permit: Location of proposed structure is not in the Flood Zone as indicated on the FEMA maps and a permit is not required.
- ~ Handicap Access: ADA compliance not required for personal residence
- ~ Heavy Commercial or Industrial Pollutants: Residential use. No commercial or industrial pollutants
- ~ Noise: Not applicable to residential use.
- ~ Parking and Loading Standards: Residential use. Existing parking predates LUO.
- ~ Road Standards: Not applicable.
- ~ Sewerage Disposal Standards: Existing public service.
- ~ Sign Regulations: Sign applications to be submitted to CEO for approval.
- ~ Soil Standards: Not applicable
- ~ Storm Water Runoff Standards: No changes or expansions of structures
- ~ Stream Standards: No stream on parcel
- ~ Vibration Standards: No vibration activity on site during construction or post construction.
- ~ Water Quality Standards: No activities require water quality monitoring or assessment.
- ~ Water Supply Standards: Water Supply Standard is not applicable.

Eric Davis moved the above performance standards A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T & U are not applicable for stated reasons in the Michael and Jean Forbes application for a replacement non-conforming structure, seconded by Jesse Dunbar and voted in favor 5/0/0.

The following LAND USE STANDARD is **applicable** to this application. The Planning Board must make a determination the proposed relocation of the new structure will be set back to the greatest practical extent from the property line.

Section III, (C) (3), Greatest Practical Extent: Replacement structure will be set back from the property line the greatest practical extent. Mr. Forbes increased the setback from the property line to 4'-8" and reduced the non-conforming area by 20 square feet, an increase in the previous representation.

Eric Davis moved the application be approved which complies with the requirement of Section III, (C)(3) of the Land Use Ordinance that the new 11'8" x 20' structure will be relocated to the greatest practical extent due to the view advantage of the primary residence, seconded by Mike Magnani and voted in favor 5/0/0.

V. Subdivision application from William Patten & 291 Main Street LLC for the development of 15 attached Townhomes located on a 2.83 parcel at 291 Main Street, Tax Map 6, Lot 83.

~ Mike Mansollili moved to accept a pre-application sketch plan, assessors map and USGS Southwest Harbor Quadrangle, seconded by Jessica Williams and voted in favor 5/0/0. Mike Mansollili scheduled a site visit on the property for 6:00, August 3, 2017.

VI. Other Business: None

VII. Mike Mansollili moved to adjourn at 6:30 PM, seconded by Jess Dunbar and voted in favor 5/0/0.