

Southwest Harbor Planning Board Minutes
DRAFT
September 20, 2018

- I. Chairman Mike Magnani called the meeting to order at 6:00 PM. Members present include Jesse Dunbar, Eric Davis, John Williams, Chris Rawls and Jack Ksionzyk.
- II. Visitors not on the agenda: None
- III. a. Accept Minutes of August 16, 2018
Eric Davis moved to accept above minutes, seconded by Jack Ksionzyk and voted in favor 6/0/0
- IV. Subdivision pre-application review for Thomas Benson for the development of three lot subdivision located on a 25 acre parcel at 28 Freeman Ridge Road, Map 14, lot 28.
 - ~ Mike Magnani moved to amend application for Thomas Benson from three to a four lot subdivision, seconded by Chris Rawls and voted in favor 6/0/0.
 - ~ Eric Davis moved to accept sketch plan, assessors map and USGS outline for the Westwind subdivision application of Tomas Benson, seconded by Mike Magnani and voted in favor 6/0/0.
 - ~ A quorum was not available for the October 4th regular meeting and Mike Magnani moved for a site inspection at 28 Freeman Ridge Road on October 11 at 5:00 PM, seconded by Jesse Dunbar and voted in favor 6/0/0.
 - ~ Tom Benson requested contour lines to be not necessary due to no significant changes. It was a consensus of the Board the contour lines were not necessary.
- V. (POSTPONED TO NEXT MEETING) Application from Jean and William Owen to replace a non-conforming residential dwelling on a foundation in a residential shoreland zone, located at 245 Main Street, and described more fully on Southwest Harbor tax maps as Map 7, Lot 8.
- VI. Ordinance Review
 1. Sewerage Disposal Standards, LUO, Section VI, N-2
Note: Recommendation to amend ordinance to change Town sewer to District sewer.
When the ~~Town~~ Public sewer system is to be used, a permit must be obtained from the ~~Town of Southwest Harbor's Sewer Department~~ Southwest Harbor Water & Sewer District (the District). This permit plus payment (~~or a letter of intent to pay~~) must be filed in the Town Office before a building permit can be issued. The sewer permit certifies compliance with the ~~Southwest Harbor District Sewer Ordinance~~ Policy.
 - ~ Eric Davis moved to approve above changes to the Sewage disposal standards and submit to Selectmen for their approval, seconded by Mike Magnani and voted in favor 6/0/0
 2. Noise Ordinance LUO Section VI (K)
Amend to include a decibel standard measurement for enforcement activity.
 - ~ It was the consensus of the Board for more information and noise test samples before discussing changes to the noise ordinance.
- VII. Other Business: CEO requested a vice-chair be elected to be available if needed. Mike Magnani nominated Jesse Dunbar, seconded by Jack Ksionzyk and voted in favor 5/0/1.
- VIII. Next meeting: October 11th 2018 @ 5:00 PM for a site inspection at 28 Freeman Ridge subdivision. Regular meeting will convene at Town office at 6:00 PM.
- IX. Mike Magnani moved to adjourn meeting at 6:25 PM, seconded by Jack Ksionzyk and voted in favor 6/0/0.