

Town of Southwest Harbor  
Planning Board Minutes November 21, 2019

Roll Call – Eric Davis, John Williams, Lee Worcester, Ken Salvatore, Michael Levesque, Chris Blain, and CEO John Larson were present, Jack Ksionzyk was excused.

Visitors not on agenda – Mike Magnani, Karen Gross, Joel Wolak, Anne Wolak, Robert Gross, Jennifer Perruzzi, Sarah Hinckley

Adoption of agenda for tonight’s meeting adopted as presented.

Michael Levesque asked the Board to reconsider approval of Green Island Way subdivision based on criteria #5 Traffic. He quoted the definition of the word “Road” in the Subdivision Ordinance stating: A vehicular way giving access to one or more lots. After some discussion between Board members, the majority of the Board determined it was a driveway. No action was taken.

A motion to approve the minutes from the November 7, 2019 Planning Board Meeting as amended (item #10 vote was 4-0-1) was made by Eric Davis, 2<sup>nd</sup> by Lee Worcester, vote 6-0.

Old Business:

None

New Business:

ReVision Energy Inc. submitted application for solar photovoltaic generation facility located on land owned by E.M.R., Inc.

At this time Lee Worcester and Michael Levesque recused themselves and joined the audience.

Hans Albee, engineer for ReVision Energy presented plan for solar photovoltaic power generation facility. The Board reviewed the criteria to determine the application complete.

**SITE PLAN REQUIREMENTS**

**Revision Energy Inc.**

**47 Long Pond Road**

**Map 13, Lots 1-2**

**Scale**, north arrow and names of abutting property owners.

*Noted on Plan*

**Dimensions** and area of each lot to be built upon or otherwise used

*Noted on Plan*

**Location** of any wells on the lot or within 100' of property lines.

*Noted on Plan*

**Name** and location of any abutting water body, streams, brooks and wetlands.

*Noted on Plan*

**Areas** to be cleared and areas of any cut, fill, grading or other earthmoving activity.

*Noted on Plan*

**Size**, shape and location of existing and proposed buildings and/or structures including dumpsters, piers, docks. Include setbacks from lots lines, rights of way, water bodies.

*Noted on Plans*

**Outdoor** lighting, signs: Existing and proposed locations

*N/A*

**Sewer** and water facilities: Existing and proposed.

*N/A*

**Location** and layout of parking areas with existing and proposed parking spaces (including commercial vehicle parking). Legal non-conforming parking spaces to be noted.

*N/A*

**Location** of existing and proposed roads/driveways with setback from nearest lot line.

*Noted on Plans*

**Name/location** of existing or proposed right of way and easements on the site or abutting the property.

*Utilities easement noted on Plans*

**Existing** grades and any proposed changes in grades.

*Noted on plan*

**Soil** erosion and sedimentation control plan

*Noted on plan*

**Freshwater** wetlands or hydric soils.

*Noted on plan*

**Plans** for proposed structures must include access and dimensions, elevation plan showing height of the building and all floor plans.

*Elevations depicted on plans.*

**Buffering**/Landscape plan as described in Section VI. A (Applicable to non-residential permit request)

Impact Level: Level 1, low      Level 2, medium      Level 3, high

*Not applicable. Other three property lines abutting commercial properties.*

A motion by Eric Davis to determine application complete, 2<sup>nd</sup> by John Williams. Discussion: none  
Motion passed 4-0

Next Meeting December 5, 2019 with Public Hearing for ReVision Energy project.

Meeting adjourned 6:35 pm moved by Eric Davis, 2<sup>nd</sup> by Chris Blain, motion passed 6 to 0.