

Planning Board Minutes

Southwest Harbor Town Office

Via Zoom Meeting, <https://us02web.zoom.us>

August 6, 2020 @ 6:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/84414694078>

Meeting ID: 844 1469 4078

I. Call to Order/Roll Call – Chairman Eric Davis called the meeting to order at 6:15pm, Present Chris Blaine, Lee Worcester, Jack Ksionzyck, Mike Levesque, John Williams, CEO John Larson, Deputy CEO Jesse Dunbar and members of the public. Ken Salvatore was excused.

II. Adoption of the Agenda- Motion made to adopt the proposed agenda by Eric Davis, Seconded by Lee Worcester, Passed 6-0-0

III. Approval of Minutes:

Minutes of July 2, 2020

Motion made by Mike Levesque to approve the minutes of July 2, 2020 as written, Seconded by Lee Worcester, Passed 5-0-1 with John Williams abstaining.

IV. New Business

MDI Lobster, Inc.

Map 4 Lot 21

126 Clark Point Road

Application for Change of Use – Located in CFMA Zone

Mike Levesque recused himself from the discussion on MDI Lobster at 6:17pm

Eric Davis began reviewing the application for completeness, discussion was had whether

or not the board had already done so. Eric Davis Moved to find the application complete seconded by Lee Worcester, Passed 5-0-1 with Mike Levesque abstaining. Further discussion was had, Jesse Dunbar explained that the plan and application before the board had changed since the last time they reviewed for completeness, and advised they review this one for completeness. Eric Davis Moved to rescind his motion, seconded by Lee Worcester, Passed 5-0-1 with Mike Levesque abstaining.

The Application for MDI Lobster was reviewed for completeness. Lee Worcester asked the applicant if they were going to be implementing the buffering plan proposed by John Clark, MDI Lobster confirmed that was correct.

RE: MDI Lobster, Inc

Map 4, Lot 21

126 Clark Point Road

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Completeness: Section VIII (C) (4) (c) of the LUO requires each application to include 16 site plan requirements, if applicable:

1) Scale, north arrow and names of abutting property owners. (OK)

North direction shown and list of abutting property owners on attached abutter notice.

2) Dimension and area of each lot to be built upon or otherwise used: (OK) Noted on site plan

3) 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 located on property.

4) Name and location of any abutting water body, streams, brooks and wetlands: (OK)

Atlantic Ocean.

5) Areas to be cleared and areas of any cut, fill, grading or other earthmoving activity: (N/A)

Area has been cleared and 170 cubic yard gravel pad established.

6) Size, shape and location of existing and proposed buildings and/or structures including dumpsters, piers, docks. (OK)

No permanent structures proposed

7) Outdoor lighting: Proposed locations (NA)

None proposed

8) Sewer and water facilities: Existing and proposed (OK)

Letter from sewer district attached.

9) Layout and location of parking areas with existing and proposed parking spaces (including commercial vehicle parking). (OK)

Site Plan indicates area for parking based on 4 employees, and 12 picnic tables seating maximum 6 people for a total of 60 seats. The Ordinance states 4 seats per space and plan shows 40 parking spaces.

10) Location of existing and proposed roads/driveways with setback from nearest lot line: (O/K)

Existing driveway noted on plan.

11) Name/location of existing or proposed right of way and easements on the site or abutting the property: (O/K)

A right of way is noted for access to abutting properties.

12) Existing grades and any proposed changes in grades. (OK)

No substantial changes in grades.

13) Soil Erosion and Sedimentation control plan: (N/A)

Less than 2,200 square feet of disturbed area, erosion control on plan

14) Freshwater wetlands or hydric soils: (NA)

Not applicable

15) Plans for proposed structures must include access and dimensions, elevation plan showing height of the building and all floor plans: (OK)

16) Buffering/Landscape plan as described in Section VI. (N/A)

Existing Solid fencing proposed along abutting residential properties. And proposed vegetative buffering on plan.

Motion made by Eric Davis to find the application for MDI Lobster complete, Seconded by Lee Worcester, Passed 5-0-1 with Mike Levesque abstaining.

A Public Hearing was scheduled for September 3rd, 2020 at 6pm.

V. CEO Issues – Robert Brown dba Manset Yacht Services – John Larson asked the board about Robert Brown storing boats on his Mansell Lane property, and whether or not this was a new use. Discussion was had about the historical use of his property.

Motion made by Lee Worcester that historically boats have always been stored at Robert Browns Mansell Lane property and that this was not a change of use, Seconded by Chris Blaine, Passed 6-0-0.

Zoom Meeting/In Person Meeting – Discussion was had about resuming in person meetings, the consensus of the board was that they would like to do so.

VIII. Next Meeting Date: August 20, 2020.

Regular Planning Board Meeting, August 20, 2020 Thursday @ 6:00 PM

Motion made by Mike Levesque to schedule the next Planning Board meeting for August 27th, 2020 at 6pm, seconded by Eric Davis, Passed 5-0-1 with John Williams abstaining.

IX. Adjourn Meeting Motion to adjourn at 7:09pm by Eric Davis Seconded by Lee Worcester, Passed 6-0-0