

Town of Southwest Harbor
Planning Board Minutes February 15th, 2024

Town Office and via Zoom 6:00 PM

- I. **Call to Order:** Eric Davis called the February 15, 2024 Planning Board meeting to order at 6:00pm.

- II. **Roll Call:** Eric Davis, Ken Salvatore, John Williams, Priscilla Ksionzyk, Joel Wolak, Michael Levesque, and Deputy CEO Katie Higgins.

Others attending: Kirk Ritter w/Talaria

Excused absences: Lee Worcester

Eric Davis motioned to accept excused absence.
Seconded by Ken Salvatore. Motion passed 6 | 0 | 0

- III. **Adoption of the Agenda:** The board agreed to adopt the agenda and move on to Approval of Minutes.

- IV. **Approval of Minutes:** December 7, 2023.
Eric Davis motioned to approve the minutes December 7, 2023.
Second by John Williams. Motion passed 6 | 0 | 0

- V. **Completeness Review:**
Hinckley Yacht Service/Talaria Company LLC
130 Shore Rd
Tax Map 017 Lot 065

Michael Levesque noted that several abutters across the street were left off the site plan. Other than that, the board determined that all applicable standards were met.
Eric Davis motioned that the application is complete, conditional that the abutters are added to the site plan.
Seconded by Priscilla Ksionzyk. Motion passed 6 | 0 | 0

- VI. **Public Hearing:**
Hinckley Yacht Service/Talaria Company LLC
130 Shore Rd
Storage Building
Tax Map 017 Lot 065

Eric Davis opened the Public Hearing at 6:08pm.
Nobody was present in person or via Zoom.
Eric Davis closed the Public Hearing at 6:09pm.

VII. Performance Standards:

Hinckley Yacht Service/Talaria Company LLC
130 Shore Rd
Tax Map 017 Lot 065

When discussing Buffering Standards, Michael Levesque brought up concern that there should be buffering for the six parking spaces. Discussion about the mixed use of the property and buffering standards continued. Kirk Ritter explained that the property contains three dwelling units and a separate office space, but the proposed project is residential. Other board members determined that the buffering standards are only for commercial projects.

Eric Davis motioned that the applicant is not required to provide additional buffering for proposed residential project.

Seconded by John Williams. Motion passed 5 | 1 | 0

Michael Levesque voted no due to buffering concerns.

All other applicable standards were met.

Eric Davis motioned that the applicant has met the Performance Standards and the application is approved.

Seconded by Ken Salvatore. Motion passed 5 | 1 | 0

Michael Levesque voted no due to buffering concerns.

VIII. CEO Items: None

IX. Next Meeting Date: TBA

The board agreed to schedule the next meeting as needed, dependent upon what the CEO receives for applications in the coming weeks.

X. Adjourn Meeting: Eric Davis motioned to adjourn at 6:21pm. Second by Ken Salvatore. Motion passed 6 | 0 | 0

APPROVED



Planning Board, Chair

Date: 4/11/24