

Town of Southwest Harbor
Planning Board Minutes July 25th, 2024

- I. **Call to Order:** Eric Davis called the July 25, 2024, Planning Board Site Walk meeting to order at 6:00pm.
- II. **Roll Call:** Eric Davis, Michael Levesque, John Williams, Priscilla Ksionzyk, Joel Wolak, and Deputy CEO Katie Parsons.
- Others attending: Applicant Lionel Madore, Louise Riemer, and William Locke.
- Excused absences: Lee Worcester, Ken Salvatore
- Eric Davis motioned to accept the excused absences.
Seconded by Mike Levesque. Motion passed 5 | 0 | 0
- III. **Adoption of the Agenda:**
Eric Davis motioned to adopt the verbal agenda to complete the Site Walk for the “Acadia Getaways” Subdivision.
Seconded by John Williams. Motion passed 5 | 0 | 0
- IV. **New Business:**
SITE WALK
Lionel Madore
“Acadia Getaways” Subdivision
96 Seawall Road
Map 001 Lot 032

Notes:

In April of 2020 the Applicant submitted a building permit application for a 24’x36’ single-family dwelling and a 24’x56’ duplex. On 4/15/2020 permit #3256 was granted in error. 3 or more lots or units triggers subdivision. Due to the erroneously granted permit, the Applicant had already started work on the single-family dwelling.

- *The Applicant gave a general overview of the proposed 6-unit subdivision.*
- *The existing 19.5’x32’ cabin is to be demolished, the existing foundation will be used and expanded for the proposed 28’x56’ fourplex. The existing 24’x36’ single-family dwelling is proposed to be turned into a duplex, no change to footprint.*
- *Mr. Wolak asked where parking spaces would be located.*
- *Mr. Levesque asked if there would be buffering for parking.*
- *Mr. Williams asked about the height of the structures. Mr. Davis asked what the height of the existing single-family dwelling is.*
- *Mrs. Kionsyk asked for the large piles of wood chips to be removed as they are a fire hazard.*
- *Mr. Levesque asked if there would be lighting and informed the Applicant lights must be shielded.*

- V. **Adjourn Meeting:** Eric Davis motioned to adjourn at 6:30pm.
Seconded by Michael Levesque. Motion passed 5 | 0 | 0

APPROVED



Planning Board, Chair

Date: 11/7/24