

Town of Southwest Harbor
Planning Board Minutes December 15, 2022
Town Office & via Zoom 6:00PM

I. Roll Call-. Lee Worcester, Jack Ksionzyk, Priscilla Ksionzyk, John Williams, Eric Davis via Zoom, CEO John Larson and Ken Salvatore arrived @7:10pm, absent was Michael Levesque

Also present: Bill Olver and Mandy Holway

II. Lee Worcester called the December 15, 2022, Planning Board meeting to order at 6:05pm.

III. Approval of Minutes November 17, 2022, Planning Board meeting

Motioned by: Jack Ksionzyk, to approve the minutes November 17, 2022,
Planning Board meeting
Seconded by John Williams
Motion passed 5|0|0

IV. Old Business

The Preserve at Acadia Pines-Sign Corrected Plan
Seawall Road

Jack Ksionzyk motioned to approve The Preserve at Acadia Pines plan with the new book and page corrected and for the board to sign it.

Seconded by Eric Davis

No discussion

Motion passed 5|0|0

V. New Business

Southwest Harbor Water & Sewer District
7 Apple Lane
Map 3 Lot 62- Harbor Zone

Eric Davis motioned that Lee Worcester has no conflict of interest with the Water & Sewer Application.

Seconded by Jack Ksionzyk

No discussion

Motion passed 4|0|1- Lee Worcester abstained

Jack Ksionzyk motioned that the lot coverage meets the requirements of the Harbor Zone Ordinance.

Seconded by John Williams

No discussion

Motion passed 5|0|0

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. North direction shown on stormwater & erosion control plan and list of abutting property owners on attached abutter notice.
Shown on plan.
- 2) Dimension and area of each lot to be built upon or otherwise used:
Shown on plan.
- 3) Location of any wells on the lot or within 100' of property lines:
N/A
- 4) Name and location of any abutting water body, streams, brooks and wetlands:
Shown on plan.
- 5) Areas to be cleared and areas of any cut, fill, grading or other earthmoving activity:
Shown in plan.
- 6) Size, shape and location of existing and proposed buildings and/or structures including dumpsters, piers, docks.
Shown in plan.
- 7) Outdoor lighting: Proposed locations
Shown in plan and will have proper shielding
- 8) Sewer and water facilities: Existing and proposed
Shown in plan.
- 9) Layout and location of parking areas with existing and proposed parking spaces (including commercial vehicle parking).
Noted in plan, staff parking only.
- 10) Location of existing and proposed roads/driveways with setback from nearest lot line:
Noted in plan.
- 11) Name/location of existing or proposed right of way and easements on the site or abutting the property:
Noted in plan.

- 12) Existing grades and any proposed changes in grades.
Noted in plan.
- 13) Soil Erosion and Sedimentation control plan:
Noted in application.
- 14) Freshwater wetlands or hydric soils:
N/A
- 15) Plans for proposed structures must include access and dimensions, elevation plan showing height of the building and all floor plans:
Noted in plan.
- 16) Buffering/Landscape plan as described in Section V
Level 1

Jack Ksionzyk motioned that the board considers the landscaping to be Level 1.
Seconded by Priscilla Ksionzyk.
No discussion.
Motion passed 5|0|0

Jack Ksionzyk motioned that the Water & Sewer District have met site plan requirements as shown on page 2 of application with the checking off of “OK” for soil erosion and sedimentation control plan.
Seconded by Priscilla Ksionzyk
No discussion.
Motion passed 5|0|0

Public Hearing & Findings of Fact to be held January 5, 2023

Amendment #2 Seawall Pond Subdivision
David & Vickie Lloyd
Tax Map 19 Lots 21 & 21E

Eric Davis motioned that there is no conflict of interest with Jack & Priscilla Ksionzyk.
Seconded by John Williams.
No discussion.
Motion passed 4|0|2

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. North direction shown on stormwater & erosion control plan and list of abutting property owners on attached abutter notice.
Shown on plan.

- 2) Dimension and area of each lot to be built upon or otherwise used:
Shown on plan.
- 3) Location of any wells on the lot or within 100' of property lines:
Noted in plan, town water.
- 4) Name and location of any abutting water body, streams, brooks and wetlands:
Shown on plan.
- 5) Areas to be cleared and areas of any cut, fill, grading or other earthmoving activity:
N/A, already moved the road.
- 6) Size, shape and location of existing and proposed buildings and/or structures including dumpsters, piers, docks.
N/A
- 7) Outdoor lighting: Proposed locations
N/A
- 8) Sewer and water facilities: Existing and proposed
Shown in plan.
- 9) Layout and location of parking areas with existing and proposed parking spaces (including commercial vehicle parking).
N/A
- 10) Location of existing and proposed roads/driveways with setback from nearest lot line:
Noted in plan.
- 11) Name/location of existing or proposed right of way and easements on the site or abutting the property:
Noted in plan.
- 12) Existing grades and any proposed changes in grades.
Noted in plan.
- 13) Soil Erosion and Sedimentation control plan:
N/A
- 14) Freshwater wetlands or hydric soils:
Shown in plan.

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

N/A

16) Buffering/Landscape plan as described in Section V

N/A

Eric Davis motioned that the site plan is complete and meets the Subdivision Ordinance requirements.

Seconded by John Williams

No discussion.

Motion passed 6|0|0

Public Hearing & Findings of Fact to be held January 5, 2023

VII. CEO Issues- None

VIII. Next Meeting Date: January 5, 2023

IX. Adjourn Meeting

Jack Ksionzyk motioned to adjourn the meeting @7:27pm.

Seconded by Ken Salvatore


No discussion.

Motion passed 6|0|0

Respectfully submitted,

Sarah Abbott,
Deputy Clerk

APPROVED



Eric Davis, Chair

Date: 1/5/23

