

Town of Southwest Harbor
Planning Board Minutes December 19, 2019

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

Visitors not on agenda – None

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

A motion to approve the minutes from the December 5, 2019 Planning Board Meeting was made by Ken Salvatore , 2nd by Lee Worcester , vote 6-0.

Open Public Hearing on John & Martha Williams Modification of previously approved plan for parking facility. John Williams stepped down from the board at this time. John Williams and Steve Stanley presented the lighting plan. Greg Johnston presented the Storm Water Plan, and John Williams presented the landscape and buffering plan. Discussion was had by the board / public. Eric Davis moved to close the public hearing, seconded by Mike Levesque. Vote 5-0-1
7:27PM

Old Business:

Planning Board Meeting December 19, 2019
Application by John & Martha Williams
Modification to an Approved Permit June 20, 2019
Tax Map 003 Lot 003 Located in “B” Zone
Book 6834 Page 146
376 Main Street

Eric Davis Moved that the following were not applicable as the board was only reviewing a modification to approved plans. The following standards are not applicable: B, C, F, G, H, I, J, K, L, M, N, O, P, R, S, T, U. Seconded by Chris Blain 5-0-1

A. Landscaping/Buffering: It was discussed that trees planted along Three Rod Road and depicted on the plan were not a sufficient buffer, the board decided adding a fence would be required. Motion: The Landscape & Buffering Plan is approved with the following conditions. The fence pole on the Northwest corner needs to be moved off the abutter’s property and on to the Parking Lot property. Buffering along Three Rod Road will include a 6 foot solid fence spanning from parking space 55 to parking space 42 and starting again at parking space 38 to parking space 35 as depicted on the landscape plan. Moved by Lee Worcester, Second by Mike Levesque Vote 5-0-1

B. Clearing of vegetation: Not applicable.

C. Driveway and Driveway opening: Not applicable.

E. Exterior Lighting: Discussion was had about the third party lighting engineers report, and the recommendations for shielding on all four sides of the light. Mr. Stanley stated the shields were on order and expected January 10th 2020. Motion: The lighting plan is approved with the condition that all lighting fixtures be in compliance with the Southwest Harbor Land Use Ordinance. Motion by Lee Worcester, Second Mike Levesque. Vote 5-0-1

F. Fill and Excavation: Not applicable.

G. Fire Protection: Not applicable.

H. Flood Hazard Permit: Not applicable.

I. Handicap Access: Not applicable.

J. Heavy Commercial or Industrial Pollutants: Not applicable.

K. Noise: Not applicable

M. Road Standards: Not applicable.

N. Sewerage Disposal Standards: Not applicable.

O. Sign Regulations: Not applicable.

P. Soil Standards: Not applicable

Q. Storm Water Runoff Standards: Discussion was had with the engineer about the new storm water plan, neighbors were concerned with the speed bump, Greg Johnston stated he did not believe it was essential to the plan working properly. Motion: A motion to accept the Storm water plan with the modification of removing the speed bump at the entrance from the plan. Moved by Lee Worcester, Second by Mike Levesque. Vote 5-0-1

R. Stream Standards: Not applicable.

S. Vibration Standards: Not applicable.

T. Water Quality Standards: Not applicable.

U. Water Supply Standards: Water Supply Standard is not applicable.

Eric Davis moved the application was approved, Second by Lee Worcester Vote 5-0-1

New Business:

Renee Miller & Jose Feliciano Jr.
387 Main Street dba Next Level Sports Lounge
Tax Map 3 Lot 33
Modification to Original Approval – Number of Parking Spaces

John Williams again steps down from the board to avoid possible conflict.

Jose Feliciano Jr presented a parking plan for 8 spaces located at the restaurant, as well as an agreement between Next Level Sports Lounge and John & Martha Williams for the use of 12 spaces in their parking lot located at 376 Main St. Mr Feliciano also presented documents related to the installation of a fence on the North side of the lounge between them and 384 Main Street, the fence is scheduled to be installed December 30, 2019.

Eric Davis moved the buffering and additional parking was sufficient and approved with the following conditions: The outdoor deck will not be used before the fencing is installed, and the additional parking spaces in the Williams Parking lot may not be counted towards seating if that parking lot is not open for business. Second by Lee Worcester. Vote 5-0-1

Next Meeting January 2, 2020, Thursday @ 6PM. Meeting adjourned 8:09 pm moved by Eric Davis, 2nd by Chris Blain, motion passed 6 to 0.