

Town of Southwest Harbor  
Planning Board Minutes February 18, 2021  
via Zoom 6:00 PM

- I. Roll Call – Eric Davis, John Williams, Ken Salvatore, Jack Ksionzyk, Chris Blain, CEO John Larson  
Michael Levesque and Lee Worcester were absent  
Also present: Joel Wolak, Leeann Rhoades, Craig Raisner, Carl Wrubel and the Peruzzi's'

The Chair called the February 4, 2021 Planning Board meeting to order at 6:01pm.

- II. Adoption of agenda for tonight's meeting.

- III. Approval of Minutes: February 4, 2021 Minutes

**Motion:** To approve minutes of January 21, 2021 as presented.

Motion by Eric Davis, 2<sup>nd</sup> by Ken Salvatore

Motion passed: 4-0-1 Jack Ksionzyk abstaining

- V. Old Business:

John & Martha Williams  
Remand from Board of Appeals  
Buffering performance standards  
Map 003 Lot 003 – B Zone

John Williams recused himself.

John Williams explained the plan submitted to include tree plantings and height of fence.

Craig Raisner voiced his concerns over fence location.

Joel Wolak stated he is agreeable to planting plan if trees are sufficient to mature in 3 years.

**Motion:** The Plan submitted meets the requirements of the buffering in the Ordinance.

Motion By: Eric Davis

Second By: Ken Salvatore

Vote: 4-0

- VI. New Business:

None

- VII CEO Issues-None

VIII. Next meeting Thursday March 4, 2021

**Motion:** To schedule next meeting Thursday February 18, 2021

Motion by, Eric Davis, 2<sup>nd</sup> by Lee Worcester

Motion passed: 5-0

IX. Adjourn Meeting

**Motion:** To adjourn meeting at 6:30pm

Motion by, Eric Davis, 2<sup>nd</sup> by Ken Salvatore

Motion passed: 5-0

Planning Board Chair \_\_\_\_\_

## **EXHIBIT A**

### **BUFFER REQUIREMENTS**

1. Proposed site plan to include an approximately 175' X 45' buffer along the Levesque Property line, to include an earthen berm, five feet above finished grade. Topped by a 6-Foot high wooden fence, planted with 6' tall evergreen trees, staggered 7-feet on center; a sketch of the buffer is attached as Exhibit A;
2. The new exterior parking area closest to the Levesque Property line will not be used for large commercial truck parking, but will be limited to automobiles, light trucks, trailers and equipment. This limitation is not applicable to the interior of the commercial garage;
3. Exterior lighting shall be shielded, and not directed at the Levesque Property. No exterior lighting shall be applied to the side of the commercial garage and apartments parallel to the Levesque Property line;
4. Until the above-referenced berm is constructed, Norwood shall limit his hours of operation at the new parking area, new garage and apartments to 7:00 a.m. – 4:00 p.m. Monday through Friday, and 7:00 a.m. – 12:00 p.m. on Saturdays with no operation on Sunday. This restriction does not apply to buffer installation or self-performed site plan construction activities. Except there shall be no operation of any construction activities on Sunday.