

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

- I. Roll Call – Eric Davis, John Williams, Michael Levesque, Lee Worcester, Chris Blain and CEO John Larson
Ken Salvatore, Jack Ksionzyk, were absent
Also present: William Knowlton, William Hanley, Michael Gillis, and Roger St.Amand

The Chair called the May 6, 2021 Planning Board meeting to order at 6:09pm.

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

- III. Approval of Minutes: April 15, 2021 Minutes

Motion: To approve minutes of April 15, 2021 as presented.

Motion by Eric Davis, 2nd by Lee Worcester

Motion passed: 5-0

- IV. Public Hearing opened at 6:10pm

No one from public spoke

Public Hearing closed at 6:11pm

- V. Old Business:

Harbor Cottage Inn
Map 4, Lot 100
9 Dirigo Road
Operate service bar open to public
Performance Standards

Performance Standards:

- A. Landscaping/Buffering

Commercial use requires buffering. Planning Board must determine level of buffering per Section VI, sub A. Applicant proposes solid fence along abutting residential properties.
(Height to be determine by Planning Board)

1. Planning Board to determine level of buffering
2. Planning Board to approve/deny/modify above applicant buffering requirements.

- B Clearing of vegetation

Clearing of vegetation is required for review in shore land zones. This parcel is located in Maritime Activities zone however, there is no representation that there is vegetation to be removed.

1. Planning Board to request clarification regarding the removal of vegetation.
N/A no clearing of vegetation to take place

C. Driveway and Driveway opening

Existing driveway is indicated on the plans at 24' wide. The minimum width for increased traffic for ingress and egress onto Clark Point Road should be 20-24'.

N/A no drive or road proposed

D. Erosion/Sedimentation Controls

Applicant to demonstrate the need for erosion and sedimentation controls if there is any soil disturbance.

N/A no soil disturbance proposed

E. Exterior Lighting

Propose string of lights on timer that will go off in evening

F. Fire Protection Standards

N/A does not met 3000 sq ft threshold

G. Flood Hazard Area Standards

N/A no portion of structure in flood zone

H. Handicapped Access Standards

N/A no new construction proposed

I. Heavy Commercial or Industrial Pollutant Standards

N/A no new construction proposed

J. Noise Standards

Majority vote is required for this determination

Motion: Noise from serving guests on deck will not create objectionable noise.

Motion by: Lee Worcester 2nd Eric Davis Vote: 5-0

K. Parking and Loading Standards

Motion: This standard has been met based on plan showing 19 parking spaces; Inn requires 9 spaces plus 2 employee, restaurant requires 8 for number of seats

Motion by: 2nd Eric Davis 2nd Lee Worcester Vote: 4-1

L. Road Standards

N/A no new construction proposed

M. Sewage Disposal Standards

This standard has been met based on letter from water/sewer district stating adequate capacity

N. Sign Regulation Standards

N/A no new signs

O. Soil Standards

N/A no new construction proposed

P. Storm Water Runoff Standards

N/A no new construction proposed

Q. Stream Standards

N/A no portion of structure near a stream

R. Vibration Standards

N/A no new construction proposed

S. Water Quality Standards

N/A no new construction proposed

T. Water Supply Standards

This standard has been met based on letter from sewer district stating adequate capacity

Motion: Motion to approve application based on meeting all applicable performance standards of the Town of Southwest Harbor Land Use Ordinance.

Motion by: Eric Davis 2nd Lee Worcester
Motion passed 4-1

VI. New Business:

William & Deborah Knowlton
23 Conner Point Road
Tax Map 11 Lot 10 Reconstruction of non-conforming structure

Completeness: Section 12.C. (4) and 12.C. (3) Reconstruction or Replacement of Non-conforming Structures in Shoreland Zoning Ordinance approved November 3, 2020.

Motion: Motion to deem application complete based on submittal requirements of the Town of Southwest Harbor Shoreland Zoning Ordinance.

Motion by: Eric Davis 2nd Michael Levesque
Motion passed 5-0

Next meeting May 20, 2021

Motion to adjourn at 8:00pm
Motion by Eric Davis 2nd by Chris Blain
Motion passed 5-0

Chairman: _____

