

Town of Southwest Harbor  
Planning Board Minutes July 2, 2020 via Zoom  
6:00 PM

Roll Call – Eric Davis, Michael Levesque, Lee Worcester, Ken Salvatore, CEO John Larson and Deputy CEO Jesse Dunbar were present.

Visitors not on agenda but logged in–Jay Perruzzi, Jennifer Perruzzi, Adam Perruzzi, Joel Wolak, Vicki Beal, Leanne Rhoades and Justin VanDongen Town Manager

Adoption of agenda for tonight’s meeting.

**Motion:** Eric Davis made motion to accept minutes of June 28, 2020. 2<sup>nd</sup> by Michael Levesque. Motion passed 4-0.

Old Business:

John & Martha Williams Parking Lot  
Remanded to Planning Board from Appeals Board decision  
February 22, 2020 and March 4, 2020

Remand from Appeals Board Perruzzi Findings:

1. The Planning Board erred in relying on the Rockland Plaza case. The Planning Board needs to review and apply the road standards in Section VI.M.2.C.2 and
2. The Planning Board neglected to address commercial use of the private right-of-way, Three Rod Road, and the record does not indicate that the Board reviewed that section of the Ordinance.

Wolak Findings:

3. The Board finds that the buffering on the south side of the Williams Lot is not consistent with the buffering on the North side of the lot. The Board further finds the Planning Board record insufficient to indicate that it considered Level 3 buffering long south side bordering Three Rod Road.
4. The Board finds that the buffering plan presented and approved at the January 2<sup>nd</sup> meeting does not meet the standards set out in Section VI.A.2.C.

Plan shows four foot fence along Three Rod Road, John Williams stated fence height varies along Three Rod Road and buffering 90% complete.

Discussion on use and buffering of Three Rod Road.

Motion by Michael Levesque, 2<sup>nd</sup> by Eric Davis to table the application until applicant provides plan for widening Three Rod Road and buffering on south side of parking that met Level 3 standards, motion passed 4-0.

Next Meeting to be determined upon submitted application.

**Motion:** Eric Davis made motion to adjourn meeting, 2<sup>nd</sup> by Mike Levesque, motion passed 4-0

Meeting adjourned at 8:35 pm.

Planning Board Chairman \_\_\_\_\_