

Met X Not Met

Reasons: based on the fact there is no new road construction and the existing gravel road will serve 3 of the lots and new driveway will serve 1 will not cause unreasonable soil erosion.

Motion by: Eric Davis seconded by: Mike Levesque

Discussion: None The motion carried unanimously. 5-0

5. **Traffic.** The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing and proposed and, if the proposed subdivision requires driveways or entrances onto a state or state aid highway located outside the urban compact area of a urban compact municipality as defined by Title 23, section 754, the Department of Transportation has provided documentation indicating that the driveway or entrances conform to Title 23, section 704 and any rules adopted under that section;

Met X Not Met

Reasons: based on the fact that the four lots off existing private road and driveway off Seal Cove Road will not cause unreasonable highway or public road congestion or unsafe conditions.

Motion by: Eric Davis seconded by: John Williams

Discussion: Discussion was had about whether or not the back driveway accessing 2 of the lots was a road or a driveway, The majority of the board determined based on the ordinance that is was a driveway. Discussion was had about the safety of the driveway grade and the entrance to Seal Cove Road. Mike Levesque did not vote in favor due to his concerns about safety.

Vote 4-1

6. Sewage disposal. The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized;

Met X Not Met

Reasons: Based on information provided by Southwest Harbor Water and Sewer District that water and waste water plants have adequate buffer to supply water to the proposed subdivision for foreseeable needs.

Motion by: Eric Davis seconded by: Ken Salvatore

Discussion: None The motion carried unanimously. 5-0

7. Municipal solid waste disposal. The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be utilized;

Met X Not Met

Reasons: based on the municipality's ability to dispose of solid waste, the five lots will not cause an unreasonable burden

Motion by: Eric Davis seconded by: Chris Blaine

Discussion: None

The motion carried unanimously. 5-0

8. Aesthetic, cultural and natural values. The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights of way for physical or visual access to the shoreline;

Met X

Not Met

Reasons: based on that there are no rare or irreplaceable natural areas identified by the Department of Inland Fisheries and Wildlife or the municipality, and is not located in the shoreland zone therefore will not have and undue adverse impact of scenic or natural beauty of the area.

Motion by: Eric Davis

seconded by: Mike Levesque

Discussion: None

The motion carried unanimously. 5-0

9. Conformity with local ordinances and plans. The proposed subdivision conforms to a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinance and plans;

Met X

Not Met

Reasons: the proposed subdivision conforms to Town of Southwest Harbor Subdivision Ordinance.

Motion by: Eric Davis

seconded by: John Williams

Met Not Met N/A X

Reasons: No portion of the proposed subdivision is located within the shoreland zone.

Motion by: Eric Davis seconded by: John Williams

Discussion: None The motion carried unanimously. 5-0

12. Ground Water. The proposed subdivision will not, alone or in conjunction with existing activities, adversely, affect the quality or quantity of ground water;

Met X Not Met

Reasons: based on the fact there is no new road construction and retention of natural buffers, the subdivision will not adversely affect quality or quantity of ground water.

Motion by: Eric Davis seconded by: John Williams

Discussion: None The motion carried unanimously. 5-0

13. Flood Areas. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the sub-divider shall determine the 100-year flood elevation and flood hazard boundaries within subdivision. The proposed subdivision plan must include a condition of plan approval requiring that the principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation;

Met Not Met N/A X

have elapsed from the date the landowner under whose ownership the harvest occurred acquired the parcel. A municipal reviewing authority may request technical assistance from the Department of Conservation, Bureau of Forestry to determine whether a rule violation has occurred, or the municipal reviewing authority may accept a determination certified by a forester licensed pursuant to Title 32, chapter 76.

Met Not Met N/A X

Reasons: No harvest has taken place in past five years as defined in Title 12, section 8869, subsection 14.

Motion by: Eric Davis seconded by: Mike Levesque

Discussion: None The motion carried unanimously. 5-0

Discussion:

Concerns from abutters were brought up about fire truck access, buffering and storm water.

Motion on Green Island Way Subdivision

Motion made by Southwest Harbor Planning Board to approve the application of David Wade for a 5 lot Subdivision as presented on the final plan submitted. Motion made by Eric Davis, Seconded by Ken Salvatore. Mike Levesque did not vote in favor due to his safety concerns regarding the Traffic Standard.

Date of Approval: November 7, 2019

Votes in Favor 4

Votes Opposed 1

John & Martha Williams modification to an approved permit Map 003 Lot 003 at 376 Main Street –

John Williams stepped down off the board at this time and joined the audience.

John explained he would be amending his storm water, lighting, and buffering plan due to changes that occurred during construction. The board determined they would schedule a review of his modified plans at the next planning board meeting after the plans are received by the Code Office.

New Business - None

Public Hearing – Motion made to move the public hearing to next meeting since the application was not presented, By Eric Davis, 2nd John Williams, Vote 5-0

Next Meeting November 21st, 2019

Meeting adjourned 7:25 pm moved by Eric Davis, 2nd by Chris Blaine, motion passed 5 to 0.