

Town of Southwest Harbor  
Planning Board Minutes October 6, 2022

Town Office and via Zoom 6:00 PM

I. Roll Call –, John Williams, Michael Levesque, Chris Blain, Lee Worcester, and CEO John Larson, absent were Eric Davis, Jack Ksionzyk, Ken Salvatore

II. The Vice Chair called the October 6, 2022, Planning Board meeting to order at 6:05 pm.

III. Approval of Minutes was tabled

IV. Old Business:

None

V. New Business:

Anne & Chris Hopkins  
90 Clark Point Road  
Expansion of Non-Conforming Structure  
New Foundation

Greg Johnston presented a plan to expand the non-conforming bunk house and construction of second floor and slab.

The Board reviewed Section III.C. 1. & 2. of the Land Use Ordinance and survey of property as part of application.

Motion By Lee Worcester, second by Michael Leveque that the application does not meet the setback to the greatest practical extent as stated in Section III.C. 1. & 2 of the Land Use Ordinance and height of structure does not conform to shoreland ordinance standards, and to table until the application until the November 3, 2022, Planning Board meeting.

Motion passed 4-0

Preliminary Subdivision Plan – 7 Lots  
The Preserve at Acadia Pines Map 17 Lot 11  
Greg Westra/ Richard Bowden Surveyor

The Board reviewed the application for completeness under the Subdivision Ordinance.

**PRELIMINARY PLAN SUBMISSION  
THE PRESERVE AT ACADIA PINES 7 LOT SUBDIVISION  
SEAWALL ROAD**

## Map 17, Lot 11

### 1. ✓ **LOCATION MAP**

- ✓ Existing subdivisions in proximity of the proposed subdivisions;
- ✓ Location and names of existing and proposed streets;
- ✓ Boundaries and designations of zoning districts;
- ✓ Outline of subdivision and any remaining owner's property.

### 2. ✓ **OTHER REQUIRED PERMITS:** advisory opinion from appropriate federal, state, and local agencies as to the application of their rules.

### 3. ✓ **PLANS:** two copies; scale not more than 1" =100'; eight copies of the plan(s) reduced to a size of 8 ½ x 11" or 11 x 17".

## **INFORMATION TO BE SHOWN ON THE PRELIMINARY PLAN OR ACCOMPANY THE APPLICATION**

1. ✓ Identifying title
2. ✓ Assessor's Map and Lot numbers
3. ✓ Evidence of right, title, or interest in the property
4. ✓ Field survey of the boundary lines of the tract
5. ✓ Date the plan was prepared
6. ✓ North arrow
7. ✓ Graphic map scale
8. ✓ Names & addresses of owner(s), sub divider, and who prepared the plan
9. ✓ Names of adjoining property owners
10. ✓ Number of acres within the proposed subdivision
11. ✓ Location of property lines, existing buildings, watercourses, vegetative cover type, other essential, existing physical features
12. ✓ Proposed lot lines with approximate dimensions and lot acres
13. ✓ Location, names and widths of existing and proposed streets, easements, building lines, parks and other open spaces on or adjacent to the subdivision
14. ✓ Width and location of any streets or public improvements shown on the official map and Comprehensive Plan, if any, within the subdivision
15. ✓ Parcels of land proposed to be dedicated to public use and conditions

16. ✓ Location of any open space to be preserved, improvements and management
17. ✓ Names and addresses of owners of record of adjacent properties
18. ✓ Location of any Shoreland Zoning boundaries affecting the subdivisions
19. ✓ Boundaries of any flood hazard areas and 100-year flood elevation
20. ✓ Required for subdivision, near bodies of water: contour lines at interval specified by Board showing elevations in relation to NGVD

The Board requested the amount of wetland impact be shown on Plan.

Motion by Michael Leveque, 2<sup>nd</sup> by John Williams to approve the application for a 7-lot subdivision complete and schedule Public Hearing for October 20, 2022.

Motion passed 4-0

VI. CEO Items: None

VII. Next Meeting date October 20, 2022

VIII. Adjourn Meeting

Motion to adjourn at 7:55pm by Lee Worcester, 2<sup>nd</sup> by Chris Blain

Motion passed 4-0.