



Planning Board Meeting

Southwest Harbor Tuesday, April 7th, 2026 @ 6:00 PM

SWH Town Office & via Zoom

1. Call to Order/Roll Call
2. Adoption of the Agenda
3. Approval of Minutes
4. Conflict of Interest
5. New Business
 - Building Permit Application Review for 344 Main St.
 - PB Review Reason: Change of Use
 - Change: Convert 2nd floor storage space into 2br dwelling unit.
6. Old Business
 - Land Use Ordinance Soil Testing discussion
7. CEO Issues:
 - RV used as bunk house behind commercial building in Zone A
 - No PB Meeting April 21st, 2026
8. Next Meeting Date: Tuesday May 5th, 2026, at 6:00pm
9. Adjourn Meeting

TOWN OF SOUTHWEST HARBOR

P.O. Box 745 • Southwest Harbor, ME 04679
 (207) 244-7915 • email ceo@southwestharbor.org

Fee: \$200.00 + Advertising

Date Received: 3/10/26

PLANNING BOARD SITE PLAN APPLICATION General Information

1. APPLICANT DAVID MILLIKEN	2. APPLICANT'S ADDRESS BX 522 MOUNT DESERT 04660	3. APPLICANT'S TEL. # 7138591702
4. PROPERTY OWNER SAME	5. OWNER'S ADDRESS SAME	6. OWNER'S TEL. # SAME
7. CONTRACTOR OWNER	8. CONTRACTOR'S ADDRESS //	9. CONTRACTOR'S TEL. # //
10. RIGHT, TITLE OR INTEREST (DEED,IE)	11. EMAIL ADDRESS millikendcircle@outlook.com	12. CONTRACTOR'S LICENCE # contractor is OWNER
13. LIST ANY DEED RESTRICTIONS, COVENANTS, EASEMENTS OR RIGHTS OF WAY. NOT AWARE OF ANY		
14. LOCATION/ADDRESS OF PROPERTY 344 MAIN ST - SWH	15. TAX MAP/LOT # 006-031	16. ZONING DISTRICT A
17. TYPE OF PROJECT <input type="checkbox"/> Commercial Structure <input type="checkbox"/> Relocation non-residential structures <input type="checkbox"/> Non-Residential Pier, Dock, Wharf <input type="checkbox"/> Institutional/Government Activity <input type="checkbox"/> Multi-family/unit Residential <input checked="" type="checkbox"/> Changes of Use <input type="checkbox"/> Fill>500cu/yds Total <u> </u> cu/yds <input type="checkbox"/> Use or building activity not listed <input type="checkbox"/> Roads or Driveways> 250 feet <input type="checkbox"/> Any land use or building activity not specified		
18. PROPOSED USE OF PROPERTY PROPERTY EXISTS - SAWYERS MARKET (GROUND FLOOR: PROPOSED RENOVATION UPSTAIRS)		19. ESTIMATED COST OF CONSTRUCTION \$25,000.00
20. LOT AREA 4,808 est	21. FRONTAGE ON ROAD (FT.) 45	
22. SQ. FT. OF LOT TO BE COVERED BY NON-VEGETATED SURFACES NO CHANGE	23. IS PROPERTY PART OF SUBDIVISION? NO	
24. TYPE OF SEWAGE DISPOSAL <input type="checkbox"/> EXISTING <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE <input type="checkbox"/> NONE <input type="checkbox"/> PROPOSED <input type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE <input type="checkbox"/> NONE	25. HEIGHT OF PROPOSED STRUCTURE NO CHANGE Within existing structure	
26. TYPE OF WATER SUPPLY <input type="checkbox"/> EXISTING <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE <input type="checkbox"/> NONE <input type="checkbox"/> PROPOSED <input type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE <input type="checkbox"/> NONE	27. SITE ACCESS (SHOW PROOF OF ROW OR ROAD OPENING PERMIT) SEE SURVEY	

SITE PLAN REQUIREMENTS

The Applicant shall submit a project key plan and site plan. Plans for new buildings and/or structures are also required. Eight (8) copies of plans sized 8 1/2' x 11' Or 11' x 17' shall be submitted with site review application. A **Key Map** must show the entire project; its relationship to surrounding properties; and names of the property owners. A **Site Plan**, drawn to scale not less than one (1) inch equals forty (40) feet, or a scale acceptable to the CEO or Planning Board, shall include the following as applicable.

- 1. OK N/A Dimensions and area of each lot.
- 2. Location of any wells on the lot or within 100' of property lines.
- 3. Name and location of any abutting water body, streams, brooks and wetlands.
- 4. Location of any streams, brooks, and wetlands
- 5. Areas to be cleared and areas of any cut, fill, grading or other earth moving activity.
- 7. Size, shape and location of existing and proposed buildings and /or structures including dumpsters, piers, docks. Include setbacks from lot lines, rights of way, water bodies.
- 8. Outdoor lighting, signs: Existing and proposed locations *NONE PLANNED*
- 9. Sewer and water facilities: Existing and proposed. *SAWYERS CONNECTED TO TOWN SEWER + WATER*
- 10. Location and layout of parking areas with existing and proposed parking spaces (including spaces for commercial vehicles) measured to the standards in the Ordinance. Legally non-conforming spaces must be noted. *AS SHOWN ON PLAT PROVIDED.*
- 11. Location of existing or proposed roads/driveways with setback from nearest lot line. *SHOWN ON PLAT PROVIDED.*
- 12. Name/location of existing or proposed right of way and easements on the site or abutting the property. *NONE*
- 13. Existing grades and any proposed changes in grades. *NO CHANGES*
- 14. Soil erosion and sedimentation control plan. *NO PLAN REQUIRED.*

Plans for proposed structures must include access and dimensions, elevation plan showing height of building and all floor plans. *ALL WORK IS INTERIOR, EXTERIORS AND BUILDING HEIGHT REMAINS THE SAME.*

A map showing Freshwater wetlands or hydric soils. *NONE REQUIRED*

For Town Use

Map	Lot	Abutter	Map	Lot	Abutter
		340 MAIN ST			
		AKA LITTLE NOTCH PIZZA			
		FIRST NATIONAL BANK			
		350 MAIN ST			

OK NO N/A

General Regulations/Standards

Right, Title, Interest

Project Key Plan

Site Plan

Standards for Special Activities

OK NO N/A

Road Entrance Permit

Review by SWH Police

Fire Department Review

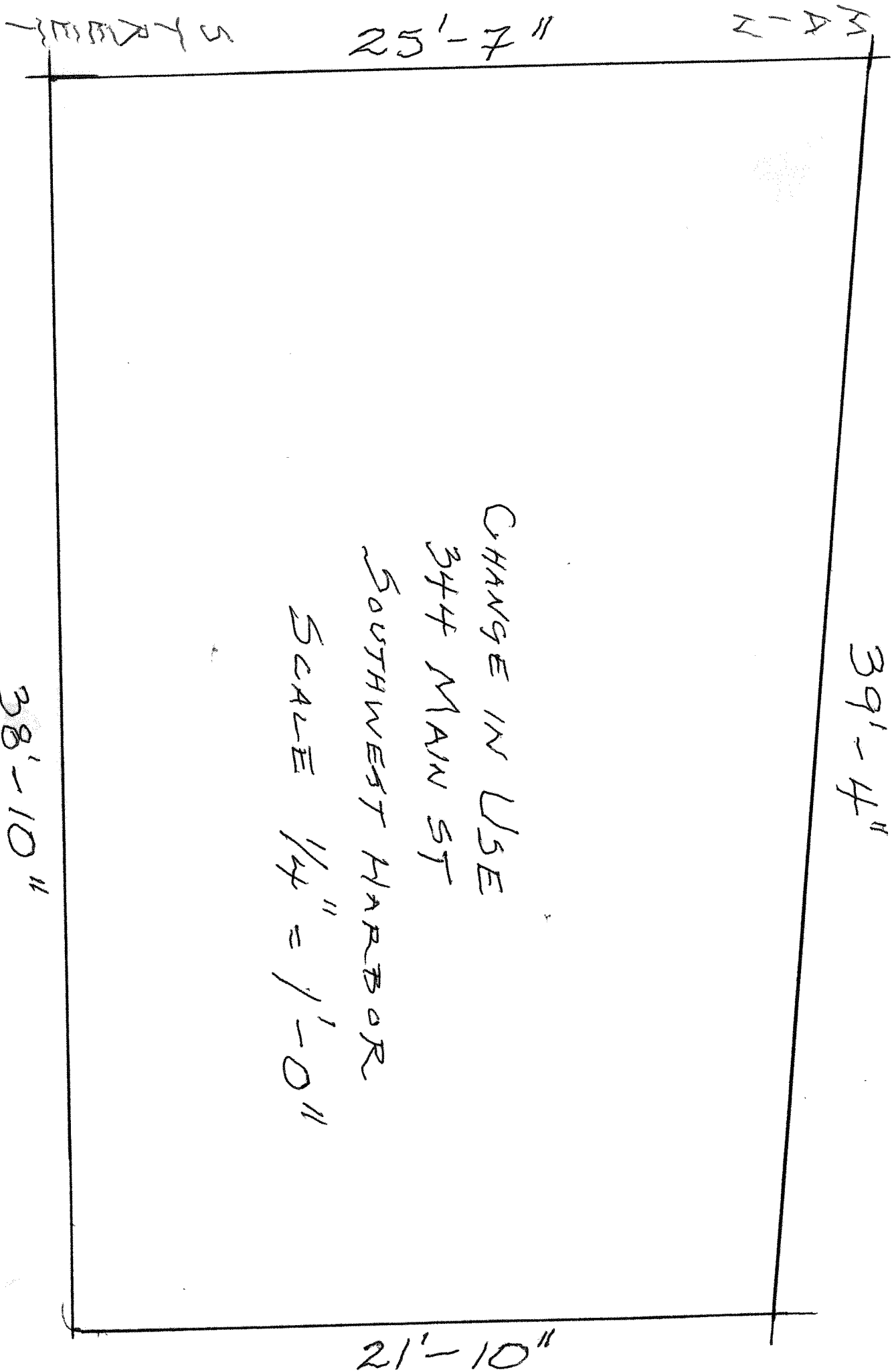
Conservation Committee Review

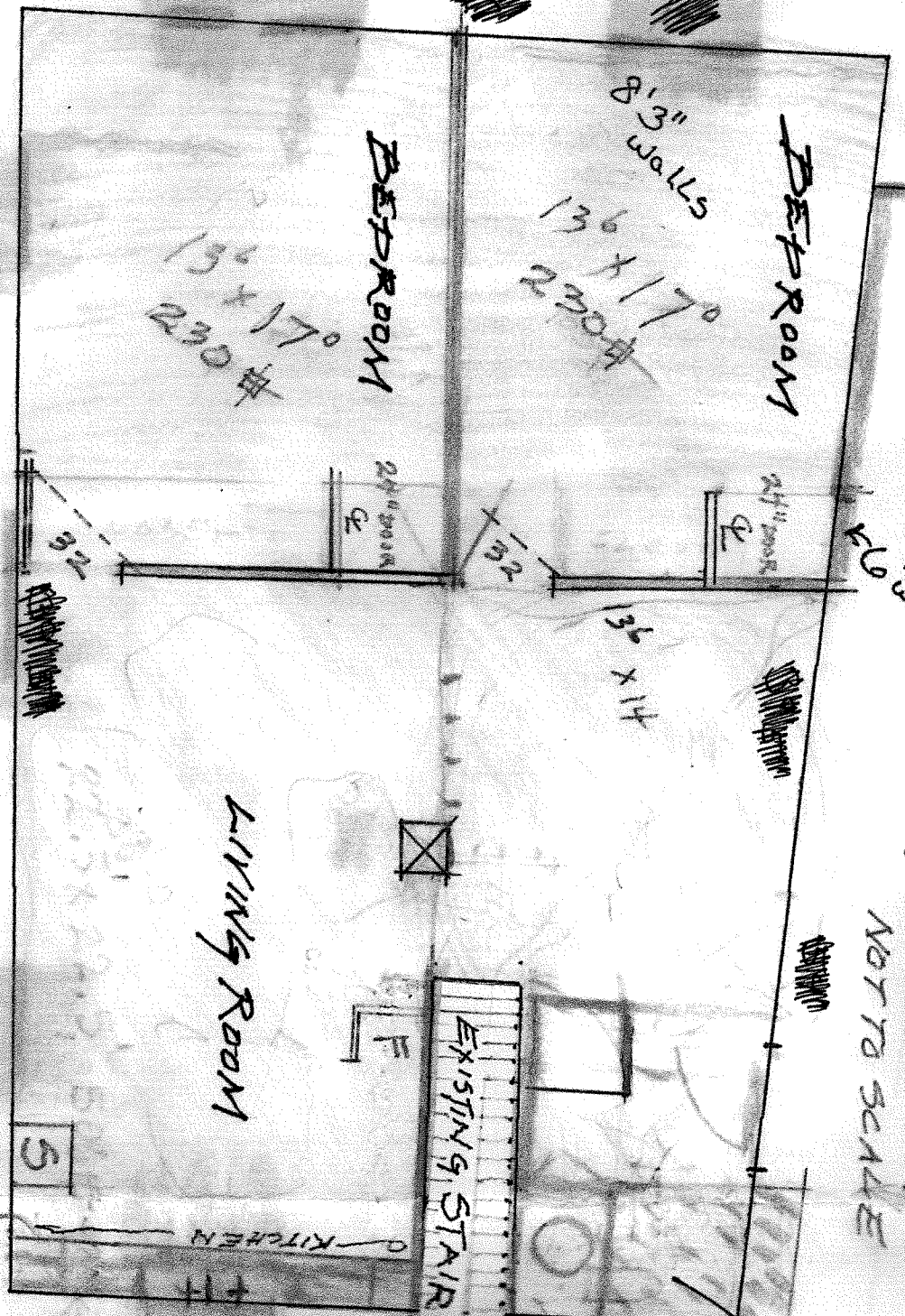
Harbor Committee Review

APPLICATION IS: COMPLETE INCOMPLETE DATE: _____

SIGNATURE: _____
Code Enforcement Officer Chair, Planning Board

CONDITIONS:





8'3" walls

BED ROOM

136 x 170
230

BED ROOM

136 x 170
230

24" doors

24" doors

LIVING ROOM

13' x 14'

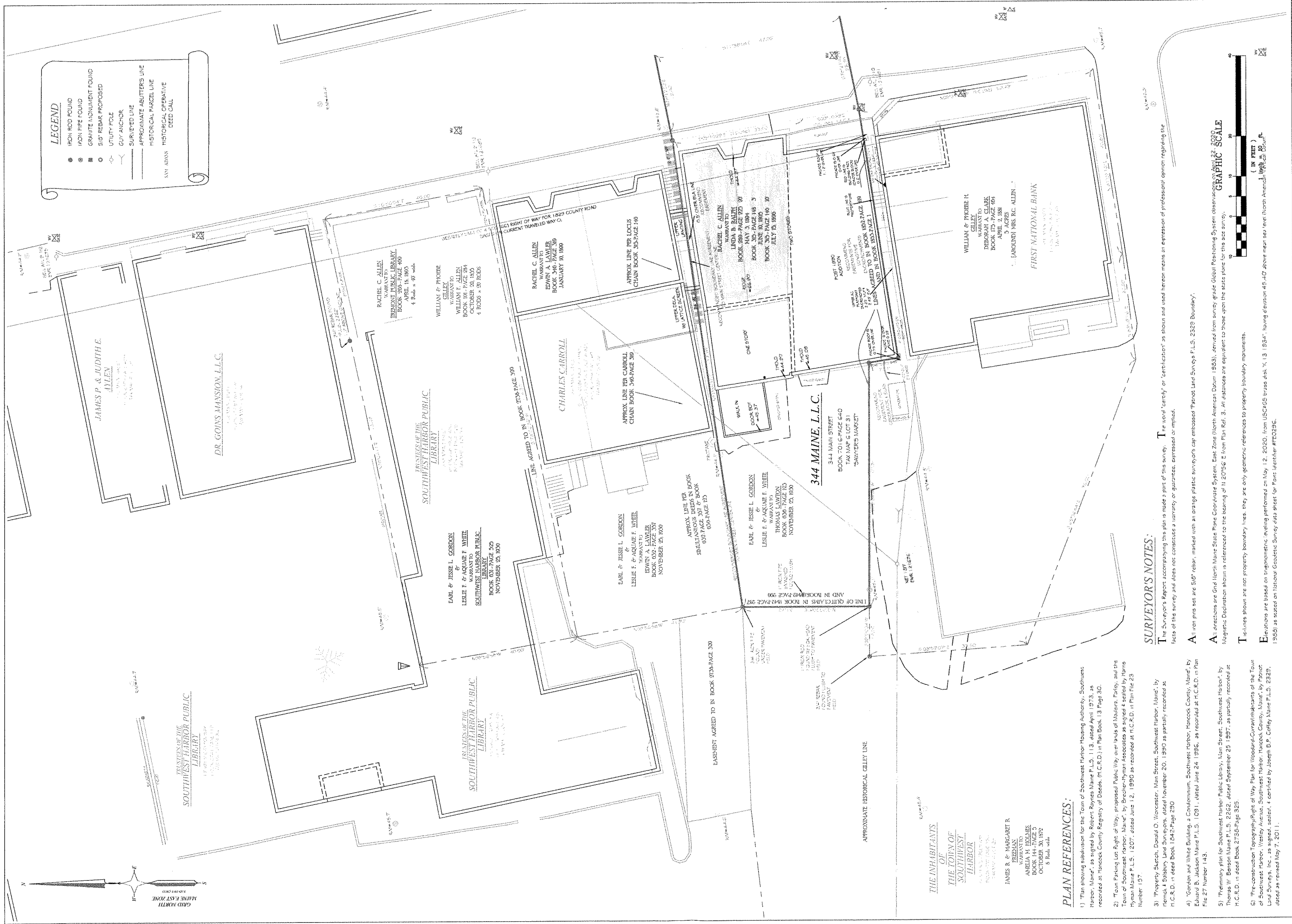
EXISTING STAIR

KITCHEN

6" wall taper

SAWYERS
2ND FLOOR
RENOVATION
NOT TO SCALE

FND



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- UTILITY POLE
- GUY ANCHOR
- SURVEYED LINE
- APPROXIMATE ADJUTER'S LINE
- HISTORICAL PARCEL LINE
- HISTORICAL OPERATIVE DEED CALL

PLAN REFERENCES:

- 1) Plan showing subdivision for the Town of Southwest Harbor Housing Authority, Southwest Harbor, Maine, as signed by Robert Reynolds Maine P.L.S. 113, dated April 1973, as recorded at Hancock County Registry of Deeds, in C.R.D. in Plan Book 13 Page 50.
- 2) Town Planning Lot Right of Way, proposed Public Way, over lands of Moulton, Parley, and the Town of Southwest Harbor, Maine, by Decolentymon Associates as signed & sealed by Harris Flynn Maine P.L.S. 1207, dated June 12, 1990 as recorded at H.C.R.D. in Plan File 23 Number 157.
- 3) Property Sketch, Donald D. Worcester, Main Street, Southwest Harbor, Maine, by Edward B. Jackson Maine P.L.S. 1091, dated June 24 1996, as recorded at H.C.R.D. in Plan File 27 Number 143.
- 4) Gordon and White Building, a Condominium, Southwest Harbor, Hancock County, Maine, by Edward B. Jackson Maine P.L.S. 1091, dated June 24 1996, as recorded at H.C.R.D. in Plan File 27 Number 143.
- 5) Preliminary plan for Southwest Harbor Public Library, Main Street, Southwest Harbor, by Thomas W. Benson Maine P.L.S. 2262, dated September 25 1997, as partially recorded at H.C.R.D. in deed Book 2736-Page 325.
- 6) Pre-construction Topography/Right of Way Plan for Woodard-Corran/Inhabitants of the Town of Southwest Harbor, Wesley Avenue, Southwest Harbor, Hancock County, Maine, by Patrick Land Surveys, Inc., as signed, sealed, & certified by Joseph D.P. Coffey Maine P.L.S. 2329, dated as revised May 7, 2011.

SURVEYOR'S NOTES:

The Surveyor's Report accompanying this plan is made a part of this survey. The word 'certify' or 'certification' as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

All iron pins set are 5/8" rebar, marked with an orange plastic surveyor's cap embossed "Patrick Land Surveys P.L.S. 2329 Boundary".

All directions are Grid North Maine State Plane Coordinate System, East Zone (North American Datum 1983), derived from survey grade Global Positioning System observations on April 22, 2020. Magnetic Declination shown is referenced to the bearing of N 20°56' 4" from Plan Ref. 3. All distances are equivalent to those upon the state plane for this size survey.

Tie-lines shown are not property boundary lines, they are only geometric references to property boundary monuments.

Elevations are based on Engineering Leveling performed on May 12, 2020, from USCGS brass disk N. 13 1934, having elevation 45.40 above mean sea level (North American Vertical Datum 1988) as stated on National Geodetic Survey data sheet for Point Identifier #FE0296.

	<p>344 MAINE, L.L.C. SAWYER'S MARKET</p> <p>PRELIMINARY BOUNDARY SURVEY</p> <p>344 MAIN STREET, SOUTHWEST HARBOR, MAINE 04679</p>	<p>G.F. Johnston & Associates <i>Consulting Civil Engineers</i></p> <p>P.O. Box 197 Southwest Harbor, Maine 04679 207-244-1200</p>
<p>DATE: 05/13/2020</p> <p>SCALE: 1" = 10'</p> <p>PROJECT ID #: P-20012</p> <p>SHEET NO:</p>		
BOUNDS		