



**Town of Southwest Harbor
Planning Board Minutes February 20, 2025
Town Office and via Zoom 6:00 PM**

I. Call to Order

John Williams called February 20, 2025, Planning Board meeting to order at 6:01pm.

II. Roll Call

John Williams, Michael Levesque, Joel Wolak, Charlotte Gill. Priscilla Ksionzyk via Zoom

Absences: Eric Davis, Lee Worcester

Others Attending: CEO John Larson, Madilynn Michaud, Chapin McFarland, Applicant Greg Johnston, Michael Guerette. Tom Raynor via Zoom

III. Adoption of Agenda:

Michael Lavesque made a motion to modify the agenda. Moving New Business before Old Business.

Seconded by Joel Wolak. Motion passed 5 | 0 | 0

IV. Approval of Minutes: December 5, 2024

Michael Levesque motioned to approve December 5, 2024, minutes

Second by Joel Wolak. Motion passed 5 | 0 | 0

V. New Business:

Bell Atlantic Mobil Systems LLC a/b/a Verizon Wireless
Construct 100' cell tower on landowner by Water and Sewer District
Water Lane Tax Map 033 Lots 018 & 019

Michael Levesque motioned to table discussion until March 20, 2025

Second by Charlotte Gill. Motion passed 5 | 0 | 0

Atlantic Holdings LLC/G
45 Herrick Road Tax Map 005 Lot 003 B Zone
Change of Use

Completeness: Section VIII (C) (4) (c) of the LUO requires each application to include 14 site plan requirements, if applicable:

- 1) Scale, north arrow, and names of abutting property owners:
Noted on plan
- 2) Dimensions and area of each lot to be built upon or otherwise used:
Noted on plan
- 3) Location of any wells on the lot or within 100' of property lines:
N/A None found - Town water
- 4) Name and location of any abutting water body:
N/A None identified on NWI
- 5) Location of any streams, brooks, and wetlands:
N/A None identified on NWI
- 6) Areas to be cleared and areas of any cut, fill, grading, or other earthmoving activity:
N/A No new exterior improvements
- 7) Size, shape, and location of existing and proposed buildings and/or structures including dumpsters, piers, docks and floats, noting setbacks from lot lines, rights of ways, waterbodies, etc.:
Noted on Permit Plan
- 8) Outdoor lighting and signs: existing and proposed locations:
Exterior lighting replaced with downward pointing dark sky complaint shielded lights
- 9) Sewer & water facilities & connections: existing and proposed:
Sewer and water existing – letter form water district
- 10) Location and layout of parking areas, and all existing and proposed parking spaces (including spaces for commercial vehicles) measured to the standards in the Ordinance. Legally non-conforming spaces must be noted:
Noted on Permit Plan
- 11) Location of existing and proposed roads/driveways and the distance of each from the nearest lot lines:
Noted on Permit Plan
- 12) Name and location of existing or proposed rights of ways and easements on the site, or abutting the property:
Noted on Permit Plan
- 13) Existing grades and any proposed changes in grades:
N/A No proposed changed in grade
- 14) A soil erosion and sedimentation control plan:
Noted on Permit Plan

Applicant provided all the requested information.

John Williams determined the application complete.
A roll call was taken confirming completeness. 5 | 0 | 0

VI. **Old Business:** Discussion of the Appeals Board Remand of Acadia Views Subdivision

Michael Levesque motioned to continue formal discussion on Acadia Views Subdivision
Second by John Williams. Motion passed 5 | 0 | 0

VII. **CEO Issues:** Proposed Ordinance Changes

CEO John Larson explained to the Board that the LUO needs to be updated and spoke on several proposed changes and for the Board to provide any recommendations. Handouts with proposed new definitions and a copy of the updated Comprehensive Plan dated May 2, 2023, were given.

VIII. **Next Meeting Date:** Thursday, March 6, 2025

Regular Planning Board Meeting, Thursday March 6, 2025 @ 6:00 PM

Michael Levesque motioned to schedule the next meeting for March 6, 2025
Second by Charlotte Gill. Motion passed 5 | 0 | 0

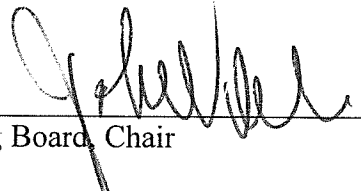
IX. **Adjourn Meeting:**

Michael Levesque motioned to adjourn the meeting at 7:19 PM
Second by John Williams. Motion passed 5 | 0 | 0

Respectfully submitted,

Madilynn Michaud
Deputy Town Clerk

APPROVED



Planning Board Chair

Date: _____

