

Town of Southwest Harbor
Planning Board Minutes October 19th, 2023
Town Office & via Zoom

- I. Call to order: Eric Davis called the October 19th, 2023, Planning Board Meeting to order at 6:00p.m.
- II. Roll Call: Eric Davis, Lee Worcester, Ken Salvatore, Joel Wolak, Priscilla Ksionzyk, Michael Levesque, and John Williams.

Visitors Attending: Geoff Aguirre and Jim Fortune (for Inhabitants of Cranberry Isle) via Zoom, Chapin McFarland and Greg Johnston (Greg Johnston & Associates) in audience.

- III. Approval of Minutes of September 21st, 2023.
Eric Davis motioned to approve the minutes.
Seconded by Ken Salvatore.
- IV. Public Hearing / Coplan Associates
Open at 6:01p.m. by Eric Davis. Closed at 6:02p.m. with no comments.

V. Old Business:

Geoff Aguirre & Kimberly Togman / Coplan Associates
26 Eastview Lane – B Zone
Driveway greater than 250 feet
Tax Map 003 Lot 056-A
Performance Standards

PERFORMANCE STANDARDS

A. Landscaping/Buffering

N/A - Residential to residential does not require buffering.

B. Driveway and Driveway opening

MET – Proposed driveway 12’ in 30’ right of way, not within 6’ of side property line.

C. Erosion/Sedimentation Controls

MET – Applicant to follow Maine Best Management Practices.

D. Exterior Lighting

N/A - No lighting proposed.

E. Fill and Excavation Standards

MET – Width, length, and contours shown on site plan L1.

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P. Storm Water Runoff Standards

MET – Shown on site plan L1, sediment barrier and stone check dam.

Q. Stream Standards

N/A – None identified on site plan.

R. Vibration Standards

N/A – Not commercial.

S. Water Quality Standards

N/A – Not water body, tributary stream, or wetland identified on site plan.

T. Water Supply Standards

N/A – No water proposed on site plan.

Eric Davis motioned to approve of Performance Standards.

Seconded by Ken Salvatore

Motion Passed 7 | 0

VI. New Business:

Inhabitants of Cranberry Isle / Greg Johnston & Associates

15 Mansell Ln – B Zone

Parking Area and Change of Use

Tax Map 017-112

Determination of Application, Schedule Public Hearing

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- 8) Sewer and water facilities: Existing and proposed

-Shown on site plan L1.

- 9) Layout and location of parking areas with existing and proposed parking spaces (including commercial vehicle parking).

-Shown on site plan C1.

- 10) Location of existing and proposed roads/driveways with setback from nearest lot line:

-Shown on site Plan C1.

- 11) Name/location of existing or proposed right of way and easements on the site or abutting the property:

-Shown on site plan C1.

- 12) Existing grades and any proposed changes in grades.

-Shown on site plan C1.

- 13) Soil Erosion and Sedimentation control plan:

-Made part of application.

- 14) Freshwater wetlands or hydric soils:

-N/A no freshwater wetlands or hydric soils identified.

- 15) Plans for proposed structures must include access and dimensions, elevation plan showing height of the building and all floor plans:

-Shown on site plan C1.

- 16) Buffering/Landscape plan as described in Section VI.

-Impact level 1, 2 or 3, motion required by planning board.