



**Town of Southwest Harbor  
Planning Board Minutes March 6, 2025  
Fire Station and via Zoom 6:00 PM**

**I. Call to Order**

John Williams called March 6, 2025, Planning Board meeting to order at 6:00pm.

**II. Roll Call**

John Williams, Michael Levesque, Joel Wolak, Charlotte Gill, Lee Worcester,  
Priscilla Ksionzyk

Absences: Eric Davis

Others Attending: CEO John Larson, Madilynn Michaud, Applicant Greg Johnston,  
Charles Gill

**III. Adoption of Agenda:**

Michael Levesque motioned to modify the agenda, tabling the approval of minutes.  
Second by Joel Wolak. Motion passed 6 | 0 | 0

**IV. Approval of Minutes:** February 20, 2025

Tabled until March 20, 2025, Planning Board meeting.

**V. Conflict of Interest:** None

**VI. Public Hearing:** Atlantic Holdings, LLC/G

John Williams opened the public hearing at 6:02 PM  
No comment was made from the public  
John Williams closed the public hearing at 6:03 PM

**VII. Old Business:**

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

Compliance Review:

PERFORMANCE STANDARDS:

- A. Landscaping/Buffering  
**Residential use, no buffering required**
- B. Driveway and Driveway opening  
**N/A No new driveway proposed**  
*Discussion: The board suggested the applicant redirect the flow of traffic. Switching the entrance and exit.*
- C. Erosion/Sedimentation Controls  
**N/A No soil disturbance proposed**
- D. Exterior Lighting  
**Statement of downward facing exterior lighting at each door made part of application**
- E. Fill and Excavation  
**N/A No Fill or Excavation proposed**
- F. Fire Protection  
**No permit required from State Fire Marshall based on single story stand alone**
- G. Flood Hazard Permit  
**N/A No portion of proposed structure is in Flood Zone**
- H. Handicap Access  
**This is a residential structure, there is no requirement to be handicapped accessible**
- I. Heavy Commercial or Industrial Pollutants  
**N/A No heavy or industrial pollutants to be generated**
- J. Noise  
**No noise which can be considered objectionable will be generated**
- K. Parking and Loading Standards  
**No new parking has been proposed**
- L. Road Standards  
**N/A No new roads proposed**
- M. Sewerage Disposal Standards  
**Conditioned on Letter from Sewer District stating they have adequate capacity for the additional use**
- N. Sign Regulations  
**N/A No new sign proposed**
- O. Soil Standards  
**N/A No soil disturbances proposed**
- P. Storm Water Runoff Standards  
**N/A No new soil disturbance proposed**
- Q. Stream Standards  
**N/A No stream identified on this property**
- R. Vibration Standards  
**N/A No inherently and recurring noise will be generated**

- S. Water Quality Standards  
**No activity will deposit or discharge or impair any water body**
- T. Water Supply Standards  
**Conditioned on letter from the Water Department stating adequate water available**

Lee Worcester motioned to approve application contingent upon a revised site plan identifying the northern entrance and southern exit  
Seconded by Michael Leveque. Motion passed 6 | 0 | 0

VIII. **New Business:** None

IX. **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.

X. **Next Meeting Date:** Thursday, March 20, 2025

Regular Planning Board Meeting, Thursday, March 20, 2025 @ 6:00 PM


XI. **Adjourn Meeting:**

John Williams motioned to adjourn the meeting at 7:12 PM  
Second by Priscilla Ksionzyk. Motion passed 6 | 0 | 0

Respectfully submitted,

Madilynn Michaud  
Deputy Town Clerk

APPROVED

  
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Planning Board, Chair

Date: 3/20/25