



**Town of Southwest Harbor  
Planning Board Minutes May 8, 2025  
Town Office and via Zoom 6:00 PM**

**I. Call to Order**

John Williams called May 8, 2025, Planning Board meeting to order at 6:00pm.

**II. Roll Call**

John Williams, Priscilla Ksionzyk, Charlotte Gill, Lee Worcester, Michael Levesque, Joel Wolak. Eric Davis via Zoom

Absences: None.

Others Attending: CEO John Larson, Madilynn Michaud, Applicant Jose Feliciano, Attorney Stephen Wagner, Attorney Andrew Hamilton. Mike Guerette, Rosanne Guerette, Thomas Raynor, George Swetz via Zoom.

**III. Adoption of Agenda:**

Michael Levesque motioned to modify the agenda. Tabling the approval of the May 1, 2025 minutes.

Second by Eric Davis. Motion passed 7 | 0 | 0

**IV. Approval of Minutes: May 1, 2025**

Tabled until Tuesday, June 3, 2025

**V. Conflict of Interest: None**

**VI. Old Business:**

Appeals of Board Remand of Acadia Views Subdivision  
234 Main Street Tax Map 007 Lot 029 & 031 B Zone  
Continue determination of completeness under Land Use Ordinance and Subdivision Ordinance

Discussion regarding the buffering plan and storm water management plan between the board and public transpired.

*A brief recess took place from 7:38pm to 8:05pm*

Michael Levesque motioned that the natural features on lot between proposed project and Tom Raynor's property are sufficient for buffering  
Seconded by Eric Davis. Motion passed 7 | 0 | 0

After further discussion and reviewing a newly submitted Site Plan a motion was made to approve Subdivision Site Plan number 3. This motion included several conditions and specific details:

- It approved the buffering plan along the Guerette property lines (north and west).
- It reiterated the condition that the buffering plan and stormwater management plan must be installed before an occupancy permit is given.
- Specific changes to the submitted plan were included: a 8-foot fence along the west side, a 3-foot fence along the road (down to 25 feet), and Evergreen tree size changed to 5 feet, as the ordinance minimum states 5 to 6 feet.
- An additional condition was added requiring Jose Feliciano to submit a final, complete site plan incorporating all these revisions, with a space for the Planning Board to sign. Abutters would have the opportunity to look at the final plan before it was signed.

Lee Worcester motioned to approve the subdivision site plan #3 which includes the particular details above.  
Seconded by Eric Davis. Motion passed 7 | 0 | 0

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

Michael Levesque motioned to table the discussion of CEO Issues due to the CEO's absence  
Seconded by Priscilla Ksionzyk. Motion passed 7 | 0 | 0

**VIII. Next Meeting Date: June 3, 2025**

Michael Levesque motioned to schedule the next meeting for Tuesday June 3, 2025  
Seconded by Charlotte Gill. Motion passed 7 | 0 | 0

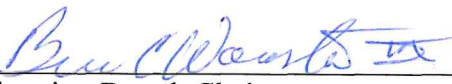
**IX. Adjourn Meeting:**

Lee Worcester motioned to adjourn the meeting at 9:22 PM  
Second by Michael Levesque. Motion passed 7 | 0 | 0

Respectfully submitted,

Madilynn Michaud  
Deputy Town Clerk

APPROVED

  
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Planning Board, Chair

Date: 6/3/25