



**Town of Southwest Harbor
Planning Board Minutes August 19, 2025
Town Office and via Zoom 6:00 PM**

I. Call to Order

John Williams called August 19, 2025, Planning Board meeting to order at 6:00pm.

II. Roll Call

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

Absences: None

III. Adoption of Agenda:

John Williams motioned to adopt the agenda
Second by Lee Worcester. Motion passed 7 | 0 | 0

IV. Approval of Minutes: July 15, 2025

Eric Davis motioned to approve minutes of July 1, 2025
Seconded by John Williams. Motion passed 5 | 0 | 2

V. Conflict of Interest: Michael Levesque recused himself for personal bias.

VI. Old Business:

E.M.R. Inc, Tax Map 013 Lot 014
Preliminary Plan for 12 lot subdivision for a 12 lot subdivision
Trundy Farm Subdivision

Lee Worcester recused himself as an Officer of E.M.R. Inc

Trundy Farm Subdivision Preliminary Plan
Date of Application: May 27, 2025
Land Use Ordinance Completeness

PURPOSE: The creation of 12 lots on Map 013, Lot 14 Parcels contain 19.1 acres.

Trundy Farm Subdivision – E.M.R., Inc
Map 013-014 - 12 Lot Subdivision off Long Pond Road in the B Zone

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:
See Trundy Farm Subdivision Plan
- 2) Dimensions and area of each lot to be built upon or otherwise used:
See Trundy Farm Subdivision Plan
- 3) Location of any wells on the lot or within 100' of property lines:
None
- 4) Name and location of any abutting water body:
See Trundy Farm Subdivision Plan
- 5) Location of any streams, brooks, and wetlands:
See Trundy Farm Subdivision Plan
- 6) Areas to be cleared and areas of any cut, fill, grading, or other earthmoving activity:
See Trundy Farm Subdivision Road Grading and Stormwater Management Plan
- 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.:
None
- 8) Outdoor lighting and signs: existing and proposed locations:
N/A
- 9) Sewer & water facilities & connections: existing and proposed:
Public Water: an 8" water main is proposed
The water main specifications to serve Lurvey Lane to be determined by the SWH Water and Sewer District and EMR

Public Sewer: the specifications for the public sewer to serve Trundy Farm Subdivision and Lurvey Lane are to be determined by SWH Water and Sewer District and EMR

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:
No parking areas existing or proposed

11) Location of existing and proposed roads/driveways and the distance of each from the nearest lot lines:
See Trundy Farm Subdivision Plan

12) Name and location of existing or proposed rights of ways and easements on the site, or abutting the property:
See Trundy Farm Subdivision Plan

13) Existing grades and any proposed changes in grades:
See Trundy Farm Subdivision Road Grading and Stormwater Management Plan

14) A soil erosion and sedimentation control plan:

See Trundy Farm Subdivision Road Grading and Stormwater Management Plan

PERFORMANCE STANDARDS:

A. Buffering Standards:

Impact Level:

- 1) Level 1 – Low: The impact of the proposed activity on adjoining properties will be minimal. Consequently, buffering is called for only around parking areas and driveways.
- 2) Level 2 – Medium: There will be increased impact in terms of noise, lights, and loss of privacy. Therefore, a great depth of buffering is called for to screen all areas where the new activity is to take place.
- 3) Level 3 – High: Activities which have serious impact on the quality of adjoining residential properties. These may include the following: New construction of large (or tall) buildings, parking lots, uses that are likely to increase traffic movement, frequent use of large trucks, or exterior storage of

goods. In such cases, greater buffering will be required, (both for buildings and for parking lots and driveways) and will have to be deeper or more dense than what is called for under Levels 1 and 2.

BUFFERING LEVEL DETERMINED TO BE: LEVEL _____

- B. Driveway and Driveway Opening Standards:
See Town Road Opening Permit
- C. Erosion and Sedimentation Control Standards:
See Trundy Farm Subdivision Road Grading and Stormwater Management Plan
- D. Exterior Light Standards:
- E. Fill and Excavation Standards:
See Trundy Farm Subdivision Road Grading and Stormwater Management Plan
- F. Fire Protection Standards:
Letter from Southwest Harbor Fire Chief
- G. Flood Hazard Area Standards:
No portion of subdivision in flood zone
- H. Handicapped Access Standards:
N/A
- I. Heavy Commercial or Industrial Pollutant Standards:
- J. Noise Standards:
- K. Parking and Loading Standards:
- L. Road Standards:
- M. Sewage Disposal Standards:
- N. Sign Regulation Standards:

O. Soil Standards:

P. Stormwater Runoff Standards:

Q. Stream Standards:

R. Vibration Standards:

S. Water Quality Standards:

T. Water Supply Standards:

Motion by Eric Davis, second by Chorlette Gill to approve preliminary Plan of Trundy Farm Subdivision as complete.

Vote: 5-0-2

Motion by Eric Davis to schedule Public Hearing and Findings of Fact on final subdivision plan on August 19, 2025. Second by John Williams.

Vote: 6-0-1

VII. New Business:

None

There was a brief discussion about the status of Acadia Views Subdivision. The applicant was not present, so no action taken.

VIII. CEO Issues: Proposed Ordinance Changes

Natasha Johnson asked about whether the existing Land Use Ordinance restricted private utilities being parallel to public ROW. The Land Use Ordinance is a work in progress and that will be ongoing discussion by the Board.

IX. Next meeting date: August 5, 2025

Eric Davis motioned to hold next Planning Board meeting August 5, 2025
Seconded by John Williams. Motion passed 6 | 0 | 1

X. Motion to Adjourn Meeting

Eric Davis motioned to adjourn Planning Board meeting July 1, 2025
Seconded by John Williams. Motion passed 7 | 0 | 0

Respectfully submitted,

John Larson
Code Enforcement Officer

APPROVED

Planning Board, Chair

Date: _____