

PLANNING BOARD MINUTES
TUESDAY, SEPTEMBER 16, 2025
6:00 PM
SOUTHWEST HARBOR TOWN OFFICE
MEETING ROOM & ZOOM

I. CALL TO ORDER/ROLL CALL

The Chair called the meeting to order at 6:00 PM.

Members present: Chair Eric Davis, Michael Levesque, Joel Wolak, Priscilla Ksionzyk, John Williams, and Charlotte Gill.

Vice Chair Lee Worcester was absent.

II. ADOPTION OF AGENDA

Chair Davis moved to amend the agenda to remove the approval of the August 2, 2025 minutes as they were not available. Member Levesque seconded the motion and the Board voted 6-0 to approve the motion.

III. MINUTES – August 2, 2025

No minutes were available for approval.

IV. CONFLICT OF INTEREST

There was none.

V. OLD BUSINESS

- a. Acadia View Subdivision Tax Map 007 Lot 029 and 031
2 items on conditional approval submitted
Final Approval**

The Board discussed the newly proposed buffering and stormwater runoff concerns, including the height and location of the proposed trees within the buffer. The proposed buffer had been agreed upon by both the abutting neighbors and the developer.

CEO Larson reminded the Board that this application is before them on remand from the Appeals Board.

The applicant, Joey Feliciano, addressed the Board and stated that the neighbors had requested trees and that he is providing them, with planting scheduled for the following day. He added that this action was consistent with the Board's prior direction.

Member Ksionzyk asked whether the tree layout complied with the May 1 approval. Mr. Feliciano responded that it did. Member Levesque stated that the applicant had provided everything requested by the Board.

Mr. Feliciano explained that changes to the stormwater plan were due to site conditions having changed since the original submission. He stated that vegetation had since grown on the site, eliminating the need for additional stormwater controls, and that current conditions altered what stormwater management measures were necessary.

An unidentified individual asked Member Levesque whether he intended to recuse himself due to what was described as an obvious bias. Member Levesque stated that he would not recuse himself. The individual further stated that Member Levesque had advocated for the applicant and consistently demonstrated bias, which she felt the Board had not addressed.

The unidentified individual then asked for clarification regarding the procedural status of the project. She stated her understanding that the project had been approved with conditions, that those conditions had been met, and that a new submission had been provided which removed the stormwater plan and only addressed buffering. She added that while the plan showed some buffering, it did not include stormwater management.

Chair Davis stated that the proposed changes to the stormwater management were not reflected on the previously approved plan.

Between approximately 6:40 p.m. and 6:43:50 p.m., discussion in the room was inaudible.

Chair Davis asked what exactly the conditions of approval stipulated. He wondered whether the prior meeting minutes were available to see the specific conditions of approval.

An unidentified speaker expressed frustration with the conduct of the meeting and directed a comment toward Mr. Feliciano, criticizing him for continuing to speak.

CEO Larson clarified that the two parties had agreed to the plan approved in May and that the applicant was now proposing changes to that plan. He suggested that the applicant may be required to return to Stillwater to clarify why the swale had been removed from the revised plan. CEO Larson further questioned why the Board would approve a plan that the applicant had already indicated he did not intend to implement.

Mr. Feliciano expressed frustration, stating that he had accommodated both the neighbors and the Board and that the Board was now questioning the work of his professional engineer.

A speaker identified only as Mike requested to make two points. First, he stated that Stillwater had indicated that no additional stormwater controls were required provided the grass on the site is not

mowed more than one to two times per year. Second, he noted that while there was a condition requiring the applicant to repair any damage, the revised plan did not appear to address a 25-year storm event. He asked how damage would be handled following a storm event not accounted for in the report.

Mr. Feliciano then interjected and stated that he wished to restart the process entirely, noting that he was fatigued by the discussion and would prefer to begin the application process again.

Chair Davis asked whether it would be appropriate to table the application indefinitely. Member Levesque responded by stating that the applicant had just wasted an hour of the Board's time.

Member Levesque moved to end discussion of the Acadia View Subdivision. Member Davis seconded the motion, and the Board voted 6–0 to approve the motion. Mr. Feliciano left the meeting.

Member Levesque stated that the next regular meeting would be held on October 7. Chair Davis added that he believed a special meeting was scheduled for September 30 to hear the application for Lee Worcester.

CEO Larson noted that there is an approved plan for the Acadia View Subdivision recorded at the Registry of Deeds and stated that if the applicant intended to restart the process, the previously approved plan should be abandoned.

An unidentified speaker, who appeared to be an abutter, objected to leaving the recorded plan on file, stating that it contained errors and should be removed. She indicated that she would work with the CEO and the Town Manager to resolve the issue.

CEO Larson suggested that the Board deny Amendment No. 1.

Member Williams moved to deny the plan submitted that evening. Member Ksionzyk seconded the motion. The Board did not vote on the motion.

CEO Larson questioned why the Board would deny an application that had not yet been reviewed.

Chair Davis then moved to untable the application. It was unclear who seconded the motion. The Board voted 5–1 to approve the motion, with Member Levesque opposed.

Chair Davis moved that the application submitted by the Acadia View Subdivision did not meet the conditions of approval. Member Williams seconded the motion, and the Board voted 5–1 to approve the motion, with Member Levesque opposed.

VII. CEO ISSUES

October 7, 2025 at 6:00 PM.

Member Levesque moved that a special meeting be held on September 30, 2025, and that the Board's regular meeting be held on October 7, 2025. Member Gill seconded the motion, and the Board voted 6-0 to approve the motion.

IX. ADJOURNMENT

Member Levesque moved to adjourn the meeting at 7:16 p.m. Member Williams seconded the motion, and the Board voted 6-0 to adjourn.



02/17/2026

Eric Davis
Southwest Harbor Planning Board Chair

Date