

Southwest Harbor Planning Board
March 17, 2011 @ 6:00 p.m.
Southwest Harbor Town Office

Minutes of Meeting

- I. Call to Order/Roll Call: Chris Rawls, Eric Davis, Mike Mansolilli, Lee Worcester. Code Officer: Donald Lagrange
- II. Visitors to be heard not on the Agenda: none
- III. New Business: *set dates for proposed Land Use Ordinance changes Public Hearings.* Worcester told members present he went to the March 8th Select Board meeting and requested the two ordinance changes on the warrant that were held off prior. Their stipulation was that there be enough public meetings to allow input from the public. One of those public hearings must be on April 28th, the Thursday prior to Town Meeting. It is not a regular Planning Board meeting. Chairman said the Board could have a meeting sometime in late March or early April and another towards the middle of April. We want to be able to say we have provided enough opportunity for the citizens of Southwest Harbor to be aware of this proposed ordinance change, and to answer questions.

Chairman asked if the 31st of March and either the 14th or 21st of April agreeable to Board members present. There must be a quorum for a public meeting. Carol has blocked out all Thursdays from now till Town meeting for the Planning Board. There will definitely be a meeting on the 28th of April. Meeting dates of March 31st, April 14th and April 28th were agreed upon. Chairman will notify other Board members to confirm their attendance.

- IV. *Discuss Ordinance amendments. Prepare Press Release.* Worcester and Lagrange will prepare a draft press release and circulate by e-mail to members. The purpose of this will be to inform the public of these meetings and what will be happening. Lagrange said the information should be available for the Board's review on the 31st of March. Worcester asked if the Board thought it would be appropriate to have one

of the public meetings on a weekend day? He did comment that it hasn't worked well in the past. Rawls confirmed that Comprehensive Plan meetings didn't work well on weekends either.

Worcester said that CEO has been in touch with COA to show how the zones would change. There is now a map in the conference room that depicts the utility structure of the Town as it currently exists. The Board reviewed the map. Rawls asked if, a water line was added to a road, would that road have to be brought up to standard? He expressed concern that it would change the aesthetics of the road. Worcester said he was not sure a road would have to be brought up to a certain standard, and felt it should be investigated. Rawls said residents along Fernald Point Road would rather give their property to Maine Coast Heritage Trust or the Acadia National Park, rather than have the Town allow the property to be divided further and increase the density in that area, which would lower the amount of tax the Town of Southwest Harbor collects presently. Worcester said there are other mechanisms, such as putting a covenant on a piece of property that limits the amount the property may be divided. Fernald Point Road has seasonal water and private sewer. It needs to be noted on the new map that the water line is seasonal.

V. Old Business: none

VI. Adjournment: It was Moved Davis and Seconded Rawls to adjourn the meeting at 6:30 p.m. Vote: 4 – 0.