



Southwest Harbor Planning Board
Regular Meeting
April 10, 2014 @ 6:00 PM
Municipal Town Office

MINUTES

- I.** Call to Order/Roll Call: The meeting was called to order at 6:00 p.m. Present: Lee Worster, Eric Davis, Mike Magnani, Chris Rawls, Mike Mansolilli, Chad Terry and CEO Donald Lagrange. Excused from the meeting was Ryan Donahue
- II.** Approval of Minutes
Eric Davis moved to approve the minutes of January 23, 2014 as written. Seconded by Mike Mansolilli and voted in favor 6/0/0.
- III.** Visitors not on the agenda
No visitors present to present any issues not on the agenda
- IV.** Applicant Lynne M. Birlem, Map 6, Lot 5, 65 Freeman Ridge Road
Review driveway shared by abutter (setback reduction)

Thomas Benson represented the applicant for Planning Board review of a driveway which was less than 6' setback from the property line due to a lot split and boundary line adjustment after the adoption of the Land Use Ordinance. The traveled way begins on Freeman Ridge through the front parcel and services the Hatcher parcel and the Birlem parcel. The Planning Board made the following determinations through the following motion:

Mike Magnani moved to accept following:

- The definition of road "A vehicular way providing access to three or more lots" is limited to the traveled way from the entrance of the right of way from Freeman Ridge to the westerly property line of the Birlem lot. (motion)
- The traveled way from the westerly property line of the Birlem lot serving both the Birlem and abutter Hatcher parcels is defined as a driveway since it does not service three or more lots.

The above was seconded by Eric Davis and voted in favor 6/0/0.

The setback standards of a driveway surface shall be located six (6') feet from a side property line, however the Planning Board may permit the driveway serving sites to be located within the six (6') foot area of the side property line between the sites: Section VI (C) (3) (a). Eric Davis made the following motion:

- A driveway within a lot serving that particular parcel and/or a parcel through the front parcel to the rear of a subject parcel should maintain the required setback of six (6') feet to side abutters.

- A driveway to a parcel that also serves the abutting parcel on either side of the subject parcel sharing a common right of way should not be required to maintain the six (6') foot setback.

It was seconded by Mike Magnani and voted in favor 6/0/0.

- V.** Review Section VI (0) Sign Regulation Standards of the LUO.
A review of the sign ordinance indicate some ambiguities as well as irrelevant requirements. The Board of Selectmen requested the Planning Board to review this ordinance. At issue is the largest allowable sign on a free standing post. Also, the question if sandwich signs need to be regulated. Acting Chairman Worcester suggested the Planning Board review this ordinance for the next meeting. Also, the Code Enforcement Officer will provide samples of sign ordinance from other communities.
- VI.** Review mobile or permanent commercial use licensing and permitting:
The Board of Selectmen suggested the Planning Board review the need for mobile or permanent commercial use licensing and permitting. A sample of permitting and licensing was included for the PB review from the City of Lewiston. The PB felt the list too extensive. The PB also agreed by consensus that vendor licensing at this time was not warranted and just the enforcement of such a program would be more costly than effective with no resulting benefits. At this time, the PB felt the town does not need vendor fees & permits. The PB also believed any business directory be controlled by the Chamber of Commerce
- VII.** Other comments not on the agenda
No other comments were introduced.
- VIII.** A motion by Eric Davis was made to adjourn the meeting at 7:15 PM. It was seconded by Chris Rawls and voted in favor 6/0/0