**Town of Mount Desert Planning Board**

**Planning Board Meeting Minutes**

**Meeting Room, Town Hall**

**6:00 pm, May 24, 2017**

**Public Present**

Sean Thiess, Robert Tracy, Andy Hamilton, Greg Johnston, Douglas Hopkins, Chris Stevenson, Chris Van Heerden

**Board Members Present**

Chairman Bill Hanley, David Ashmore, and Meredith Randolph

Also present were CEO Kimberly Keene and Recording Secretary Heidi Smallidge

1. **Call to Order**

Chairman Hanley called the meeting to order at 6:00 pm. Voting members were noted.

1. **Approval of Minutes**

April 12, 2017: Mr. Ashmore moved, with Ms. Randolph seconding approval of the Minutes of April 12, 2017 as presented. Motion approved 3-0.

1. **Conditional Use Approval Application(s):**
2. **Conditional Use Approval Application**: #003-2017

**OWNER(S):** Mount Desert Land and Garden Preserve

**AGENT:** G.F. Johnston & Associates

**LOCATION:** Peabody Drive, Northeast Harbor

**TAX MAP:** 003 **LOT:** 030 **ZONE(S):** Conservation (C) & Shoreland Zone Overlay

**PURPOSE:** Section 3.4 – Excavation or Filling of >150 cubic yards. Improving and expanding parking area at Harbor Brook Trail Head

**SITE INSPECTION:** 4:00 PM

Mr. Ashmore confirmed adequate public notice. Abutters were notified. There was no conflict of interest found.

Chairman Hanley reported that he attended the site visit with Douglas Hopkins, Greg Johnston, and neighbor Chris Van Heerden. The proposed parking area will be on Peabody Lane, set further into the woods. The parking will be screened by trees so the cars are not visible from the road. Parking spaces are proposed to be increased to 10.

Greg Johnston reported there is a large trail network abutting the parking area. The parking area is an access point for maintenance of those trails. Parking would be positioned around ledge with the intent of causing the least impact possible. Mr. Johnston noted the incline at the area allows for runoff. Filters are planned for sedimentation control.

There were no further comments from the public.

Chairman Hanley moved, with Ms. Randolph seconding, to find the Application complete. Motion approved 3-0.

Ms. Randolph moved, with Mr. Ashmore seconding, to approve the Application.

Chairman Hanley moved, with Mr. Ashmore seconding to use the short form. Motion approved 3-0.

A review of the Checklist was made and is attached to these Minutes.

Motion to approve the Application approved 3-0.

1. **Conditional Use Approval Application #004-2017**

**OWNER(S):** A.C. Fernald Sons, Inc.

**APPLICANT:** R.H. Foster Energy, LLC

**AGENT:** CES, Inc.

**LOCATION:** 1052 Main St., Somesville

**Tax Map:** 010 Lot: 159 **Zone(s):** Shoreland Commercial (SC) & Resource Protection (RP)

**Purpose:** Section 3.4 & 6B.8 Fences and Walls, Exceeding CEO Authority

**Site Inspection:** 3:00 PM

Mr. Ashmore confirmed adequate public notice. Abutters were notified. No conflict of interest was found.

Chairman Hanley reported on the Site Visit. A 12-foot retaining wall is proposed for the Somesville One Stop. Fill will be added to bring the area within the wall up to grade. This is part of a larger renovation project for the Somesville One Stop, which will include removal and replacement of the underground tanks on site.

Lengthy discussion ensued regarding the Planning Board’s jurisdiction, and exactly what parts of the project were under their purview. It was agreed that the one aspect of the project within the Board’s jurisdiction is the proposed 12-foot wall.

Chairman Hanley moved, with Ms. Randolph seconding, to find the application complete. Motion approved 3-0.

Ms. Randolph moved, with Mr. Ashmore seconding to approve the Application.

Chairman Hanley moved, with Ms. Randolph seconding, to use the short form. Motion approved 3-0.

A review of the Application Checklist was made and is attached to these Minutes.

Motion to approve the Application was approved 3-0.

1. **Adjournment**

Mr. Ashmore moved, with Ms. Randolph seconding, to adjourn. Motion approved 3-0.

Meeting was adjourned at 8:06 pm.