

Southwest Harbor Planning Board  
October 6, 2011  
6:00 p.m. – Southwest Harbor Town Office

MINUTES OF MEETING

I. Call to Order/Roll Call: The meeting was called to order at 600 p.m, Excused: Chris D. Rawls. Present: Chad Terry, Ryan Donahue, Mike Magnani, Mike Mansolilli, Lee Worcester, Code Officer Donald Lagrange and Eric Davis.

II. Acceptance of Minutes of September 1, 2011: It was moved (Worcester) and seconded (Magnani) to approve the minutes of September 1, 2011 as presented. Vote: 3 – 0 - 2 (Donahue and Terry)

III. Visitors to be heard not on the agenda: none

IV. Applications:

- a. Margo Stanley, Map 13, Lot 25-12, 37 Mountain View Avenue: Purpose – Re-division of a lot in an approved subdivision: The Chairman reviewed the application and It was moved Worcester and Seconded Davis that the application is complete. Vote 6 – 0

Review Criteria: The Board reviewed the recommendations of the CEO and determined that: It was Moved (Worcester) and Seconded (Magnani) that Map 1, lot 25-12 of the Western Mountain Aces subdivision be permitted to divide into two lots comprising of 1.06 and .94 acres. Vote: 6 0

The Board signed the mylar plans for approval of the lot division of Map 1, Lot 25-12, Western Mountain Acres.

- b. Robert Rankin, Map 13, Lot 7, 93 Marshall Brook Road: Purpose: add 20' x 30' transient cottage: Lee Worcester said he owns a minority interest in the abutting properties. Chairman asked if anyone on the board had an issue with Worcester hearing the application. It was

unanimously agreed Worcester should hear the application with the board. It was Moved (Worcester) and Seconded (Mansolilli) that the application is complete. Vote: 6 – 0.

Upon review of the CEO recommendations, It was Moved Magnani and Seconded Worcester that items a, b, c, d, f, g, h, I, j, k, m, o, p, q, r, s, t, u are not applicable and that items e, l, and n are applicable. Vote : 6 – 0

Applicable performance standards:

- E. Exterior Lighting:
- L. Parking and Loading Standards
- N. Sewerage Disposal Standards

It was Moved Worcester and Seconded Terry that the application meets the performance standards as stated in the CEO memo and is approved conditional on the following: that any new exterior lights must be shielded, that one space is required for each sleeping room and two spaces are required for the residence and that the sewerage disposal system is adequate for the addition of the rental cottage. Worcester/Terry Vote: 6 – 0

It was Moved Terry and Seconded Magnani that the application is in compliance with general regulations and standards, standards of zones and non-conforming standards. Vote 6 – 0.

It was Moved Mansolilli and Seconded Terry that the application of Robert Rankin to construct a 20' x 30' transient cottage rental based on the representations and facts presented in the CEO evaluation memo dated September 20, 2011 is approved. Vote 6 – 0

- c. Donald Lodge, Map 17, Lot 1, 170 Seawall Road:  
Purpose: convert single family residence to a three (3) bedroom Bed & Breakfast: It was Moved Worcester and Seconded Davis that the application of Donald Lodge to convert a single family residence to a three bedroom B & B is complete. Vote: 6 – 0

It was Moved Worcester and Seconded Magnani, that performance standards A through U with the exception of E & L are not applicable for the stated reasons and item E & L is herein accepted as condition of the application. And that the Board further accepts the CEO recommendations with reference to performance standards and that the applicant will provide the CEO a copy of the State Fire Marshal's memo for the file. Vote 6-0

Compliance: It was Moved Worcester and Seconded Terry that the application is in compliance to the General Regulations and Standards, Standards for Zones and Non-conforming Standards. Vote 6 - 0

It was Moved Mansolilli and Seconded Terry that the application of Donald Lodge to convert a single family residence into a three bedroom bed and breakfast with owner's quarters is approved. Vote: 6 - 0

- V. Other Business: Worcester will bring in a packet for the Board's review on affordable housing that was provided by Island Housing Trust. He is interested in a discussion and will bring in information near the end of this month. Lagrange passed out information for the next meeting on October 20<sup>th</sup>, including a workshop with proposed zoning clarifications.
- VI. Adjournment: It was Moved (Worcester) and Seconded (Magnani) to adjourn the meeting at 7:30 p.m. Vote 6 - 0