Town of Southwest Harbor

Planning Board Minutes November 2, 2023

Town Office and via Zoom 6:00 PM

1. Call to Order: Eric Davis called the November 2, 2023, Planning Board to order at 6:00pm
2. Roll Call – Eric Davis, John Williams, Michael Levesque, Ken Salvatore, and CEO John Larson absent was Lee Worcester, Joe Wolak, Priscilla Ksionzyk.

Others attending: Chapin McFarland/Greg Johnston

1. Approval of Minutes of October 19, 2023.

Eric Davis motioned to approve the minutes October 19, 2023.

 Second by Ken Salvaltore. Motion passed unanimously.

1. Chairman Davis opened the Public Hearing for Inhabitants of Cranberry Isle/Greg Johnston & Associates at 6:02 pm. No one spoke and the Chair closed the Public Hearing at 6:03pm.

IV. Old Business:

 Inhabitants of Cranberry Isle/Greg Johnston & Associates.

15 Mansell Lane – Zone B

Parking Area and Change of Use

Tax Map 007 Lot 084

Performance Standards

Compliance Review For:

Inhabitants of Cranberry Isle

15 Masell Lane – B Zone

Parking Area and Change of Use

Tax Map 017 Lot 112

PERFORMANCE STANDARDS:

 A. Buffering Standards:

 **MET X**  NOT MET N/A

 Shown on Site Plan C1.

 B. Driveway and Driveway Opening Standards:

 **MET X** NOT MET N/A

 Show on Site Plan C1.

 C. Erosion and Sedimentation Control Standards:

 **MET X** NOT MET N/A

 See Exhibit 5.

 D. Exterior Lighting Standards:

 **MET X** NOT MET N/A

 See Exhibit 6.

 E. Fill and Excavation Standards:

 **MET X** NOT MET N/A

 Shown on Site Plan C1.

 F. Fire Protection Standards:

 MET NOT MET **N/A X**

The parking area is not one of the listed facilities in the LUO that are required to be

 approved by the State Fire Marshall’s Office.

 G. Flood Hazard Area Standards:

 MET NOT MET **N/A X**

No portion of this lot is located in/on the flood plain.

 H. Handicapped Access Standards:

 **MET X** NOT MET N/A

 Found on Site Plan C1. LUO doesn’t specifically apply. ADA rules followed.

 I. Heavy Commercial or Industrial Pollutants Standards:

 **MET X** NOT MET N/A

 Shown on Site Plan C1. Sedimentation control includes provisions for water truck to

 control dust during construction.

 J. Noise Standards:

 **MET X** NOT MET N/A

 Shown on site plan C1. Natural buffers have been added to help disrupt noise

 transmission.

 K. Parking and Loading Standards:

 **MET X** NOT MET N/A

 Shown on Site Plan C1.

 L. Road Standards:

 **MET**  NOT MET N/A **X**

 M. Sewage Disposal Standards:

 MET NOT MET **N/A X**

No sewer required for parking lot.

 N. Sign Regulation Standards:

 MET X NOT MET N/A

 Show on Site Plan C1.

 O. Soil Regulation Standards:

 **MET X** NOT MET N/A

 See Exhibit 3.

 P. Storm Water Runoff Standards:

 **MET X** NOT MET N/A

 See Exhibit 5.

 Q. Stream Standards:

 MET NOT MET **N/A X**

No streams shown on plans.

 R. Vibration Standards:

 MET NOT MET N/A **X**

The parking area does not generate vibration meeting the requirement of regulation bin accordance with LUO.

 S. Water Quality Standards:

 MET X NOT MET N/A

Adequate provisions in stormwater management and erosion control are to be employed to mitigate sediment transport offsite.

 T. Water Supply Standards:

 **MET X** NOT MET N/A

 Shown on Site Plan C1.

 Motion approved unanimously. 4 | 0

 VI. CEO Items: None

VII. Next Meeting date November 16, 2023

VIII. Adjourn Meeting

Motion to adjourn at 6:15pm by Eric Davis, 2nd by John Williams.

Motion passed 4 | 0

APPROVED

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 Planning Board, Chair