



PLANNING BOARD AGENDA

Southwest Harbor Thursday, March 21st, 2024 @ 6:00 PM
Town Office & via Zoom

I. CALL TO ORDER:

II. ROLL CALL:

EXCUSED ABSENCES: Kenneth Salvatore.

UNEXCUSED ABSENCES:

MOTION: _____ **SECOND:** _____ **VOTE:** | | |

III. ADOPTION OF AGENDA:

MOTION: _____ **SECOND:** _____ **VOTE:** | | |

IV. APPROVAL OF MINUTES: February 15th, 2024.

MOTION: _____ **SECOND:** _____ **VOTE:** | | |

V. PUBLIC HEARING: None.

VI. OLD BUSINESS: None.

VII. NEW BUSINESS:

- PRE-APPLICATION WORKSHOP
Jose "Joey" Feliciano
"Acadia Views" Subdivision
228 & 234 Main St.
Map 7 Lots 029 & 031

MOTION: _____ **SECOND:** _____ **VOTE:** | | |

VIII. CEO ISSUES: None.

IX. NEXT MEETING DATE: April 4th, 2024.

MOTION: _____ **SECOND:** _____ **VOTE:** | |

X. ADJOURN MEETING:

MOTION: _____ **SECOND:** _____ **VOTE:** | |

Town of Southwest Harbor
Planning Board Minutes February 15th, 2024

Town Office and via Zoom 6:00 PM

- I. **Call to Order:** Eric Davis called the February 15, 2024 Planning Board meeting to order at 6:00pm.
- II. **Roll Call:** Eric Davis, Ken Salvatore, John Williams, Priscilla Ksionzyk, Joel Wolak, Michael Levesque, and Deputy CEO Katie Higgins.

Others attending: Kirk Ritter w/Talaria

Excused absences: Lee Worcester

Eric Davis motioned to accept excused absence.
Seconded by Ken Salvatore. Motion passed 6 | 0 | 0
- III. **Adoption of the Agenda:** The board agreed to adopt the agenda and move on to Approval of Minutes.
- IV. **Approval of Minutes:** December 7, 2023.
Eric Davis motioned to approve the minutes December 7, 2023.
Second by John Williams. Motion passed 6 | 0 | 0
- V. **Completeness Review:**
Hinckley Yacht Service/Talaria Company LLC
130 Shore Rd
Tax Map 017 Lot 065

Michael Levesque noted that several abutters across the street were left off the site plan. Other than that, the board determined that all applicable standards were met. Eric Davis motioned that the application is complete, conditional that the abutters are added to the site plan.
Seconded by Priscilla Ksionzyk. Motion passed 6 | 0 | 0
- VI. **Public Hearing:**
Hinckley Yacht Service/Talaria Company LLC
130 Shore Rd
Storage Building
Tax Map 017 Lot 065

Eric Davis opened the Public Hearing at 6:08pm.
Nobody was present in person or via Zoom.
Eric Davis closed the Public Hearing at 6:09pm.

VII. Performance Standards:

Hinckley Yacht Service/Talaria Company LLC
130 Shore Rd
Tax Map 017 Lot 065

When discussing Buffering Standards, Michael Levesque brought up concern that there should be buffering for the six parking spaces. Discussion about the mixed use of the property and buffering standards continued. Kirk Ritter explained that the property contains three dwelling units and a separate office space, but the proposed project is residential. Other board members determined that the buffering standards are only for commercial projects.

Eric Davis motioned that the applicant is not required to provide additional buffering for proposed residential project.

Seconded by John Williams. Motion passed 5 | 1 | 0

Michael Levesque voted no due to buffering concerns.

All other applicable standards were met.

Eric Davis motioned that the applicant has met the Performance Standards and the application is approved.

Seconded by Ken Salvatore. Motion passed 5 | 1 | 0

Michael Levesque voted no due to buffering concerns.

VIII. CEO Items: None

IX. Next Meeting Date: TBA

The board agreed to schedule the next meeting as needed, dependent upon what the CEO receives for applications in the coming weeks.

X. Adjourn Meeting: Eric Davis motioned to adjourn at 6:21pm. Second by Ken Salvatore. Motion passed 6 | 0 | 0

APPROVED

Planning Board, Chair

Date: _____



Town of Southwest Harbor Subdivision Application

Date Received: 2/23/24

complete application
received 3/8/24

Subdivision Name:

APPLICANT INFORMATION:

Name of Property Owner:

Address:

Name of Applicant:

Address:

Jose C. Feliciano
234 Main St. Southwest Harbor,
Maine 04679
Same

Telephone:

Name of Land Surveyor, Engineer, Architect or others preparing plan:

Address:

Telephone:

Registration#:

TW BENSON LAND SURVEYOR
7 FREEMAN RIDGE RD
JWH
244 7820 2262

Person and Address to which all correspondence regarding this application
should be sent to

JOEY

What legal interest does the applicant have in the property to be developed
(ownership, purchase & sales contract, etc.)? 7249/437

What interest does the applicant have in any abutting property?

ND

LAND INFORMATION:

Location of property (Street Location:
(from County Registry of Deeds) Book
(from Tax Maps) Map

2287
234 MAIN ST
7249 Page 437
7 Lot 29 & 31

Total acreage of parcel: 4.63
Acreage to be developed:
Proposed number of Lots:
Proposed number of Buildings: 1 GARAGE/APT
Proposed number or Dwelling Units: 10 TOTAL

Indicate the nature of any restrictive covenants currently in or to be placed in the deeds:

Has this land been part of a prior approved subdivision?
Or other division within the past 5 years? ☐ Yes ☒ No
☐ Yes ☒ No

Identify existing use of land (farmland, woodlot, etc.)

RESIDENTIAL

Does the parcel include any water bodies? ☐ Yes ☒ No

Does the parcel include any wetlands? ☒ Yes ☐ No

Does the parcel include significant groundwater aquifers? ☐ Yes ☒ No

Does the parcel include any identified critical natural resources or wildlife habitats?
☐ Yes ☒ No (if yes, identify)

Is any portion of the property within a special flood hazard area as identified by the
National Flood Insurance Program (FIRM Maps)? ☐ Yes ☒ No

GENERAL INFORMATION

Proposed name of development:

Project Type: ☒ Residential ☐ Commercial ☐ Mixed ☐ Single Family
☐ Multi-Family ☐ Condominium ☐ Other

Does this development require extension of public infrastructure? ☐ Yes ☒ No
☐ Roads ☐ Storm drainage ☐ sidewalks ☐ fire protection equipment

☐ Town Water ☐ Town Sewer

PRIVATE
WATER & SEWER RUN INTO
DEVELOPMENT

Identify method of water supply to proposed development:

☐ individual wells ☐ central well with distribution lines

☒ Town Water

Identify method of sewage disposal: ☐ individual systems ☐ central on site
disposal with distribution lines ☒ Town Sewer

Identify method of fire protection for the proposed development:

☐ dry hydrants located on an existing pond or water body

☐ existing fire pond ☒ fire hydrants

FIRE DEPT

☐ Yes ☒ No

Is any portion of the property within 250' of the high water mark of a pond, river, or salt water body? ☐ Yes ☒ No

☐ Yes ☐ No (if yes please attach letter requesting wavier and state reasons)

To the best of my knowledge, all the above stated information submitted in this application is true and correct.

Signature

Date _____

Town of Southwest harbor subdivision application summary

On the property at 234 Main Street, these structures are on the property which is house number.

one and two which are residential dwelling units, number three is a storage unit. 4 and 5 are.

1-bedroom cabins. We are proposing one- and 2-bedroom cabins for numbers 3 ,6,7,8, and 9.

We are proposing number 10 a garage with an apartment on the second floor with a proposed.

driveway from the existing road a continued proposed driveway going one way around the property.

We are also asking for either a concrete wall or wooden fence on both sides of my property coming up from the road.

Thank you.

Feliciano Subdivision

ZITO, FRANCIS T. & DI 483
24 SOUTH HILLS DRIVE
BEDFORD NH 03110 0

241 MAIN SOUTHWEST HA 515
710 OAK POINT ROAD
TRENTON ME 04605

HART, JOSHUA FRANCIS 581
P.O. BOX 477
AMBLER PA 19002 0477

GILMAN, LARRY C 924
PO BOX 1564
SOUTHWEST HARBOR ME 04679

GUERETTE REVOCABLE FA 984
MICHAEL J GUERETTE, TRUSTEE
ROSANNE T GUERETTE, TRUSTEE
SOUTHWEST HARBOR ME 04679

ARLINGTON PETROLEUM, 1105
6300 RICHMOND AVE
STE. 300
HOUSTON TX 77057

SAUNDERS, JOSEPH G 1212
PO BOX 701
SOUTHWEST HARBOR ME 04679

RAYNOR, THOMAS J 1603
1533 CHELSEA FALLS LANE
SUWANEE GA 30024

abutters notices sent 3/8/24

\\Benson_NAS\WORK\CARLSON 2013\WORK\PL1556 FEB 2024 SUB PLAN.dwg, 3/8/2024 5:36:54 PM, Xerox versalink Driver PCL6



Plan References:
AHO/Acem Title Survey for Circle K Great Lakes
226 Main Street Southwest Harbor, Maine November 30, 2011
By: Millman Land Surveyors, Hudson, Ohio.
Plan Showing Property at Southwest Harbor, Maine
for Anne M. Richards August 1978 by: Robert Raynes, Bar Harbor, Maine.
Plan Showing Property at Southwest Harbor, Maine
for Anne M. Richards August 1978 by: Robert Raynes, Bar Harbor, Maine.
Plan of Survey for Gary Fountain & Michael Rowley 246 Main Street
Route 102 Main Street Southwest Harbor, Maine
By: T.W. Benson Land Surveying, Southwest Harbor, Maine.

See Plan for Jeff Katz, dated 5/2/03
& recorded at HCRD in 31/154 by
T.W. Benson Land Surveying, Inc.

Zito
6587/98

Raynor
6319/1

We, the members of the SOUTHWEST HARBOR PLANNING BOARD,
in accordance with TITLE 30-A SECTION 4404 et. seq.,
certify that the criteria set forth in Section 4404
have been considered in connection with this
Subdivision and all criteria having been met, we
approve this Subdivision and this plan of the
Subdivision.

Chairman

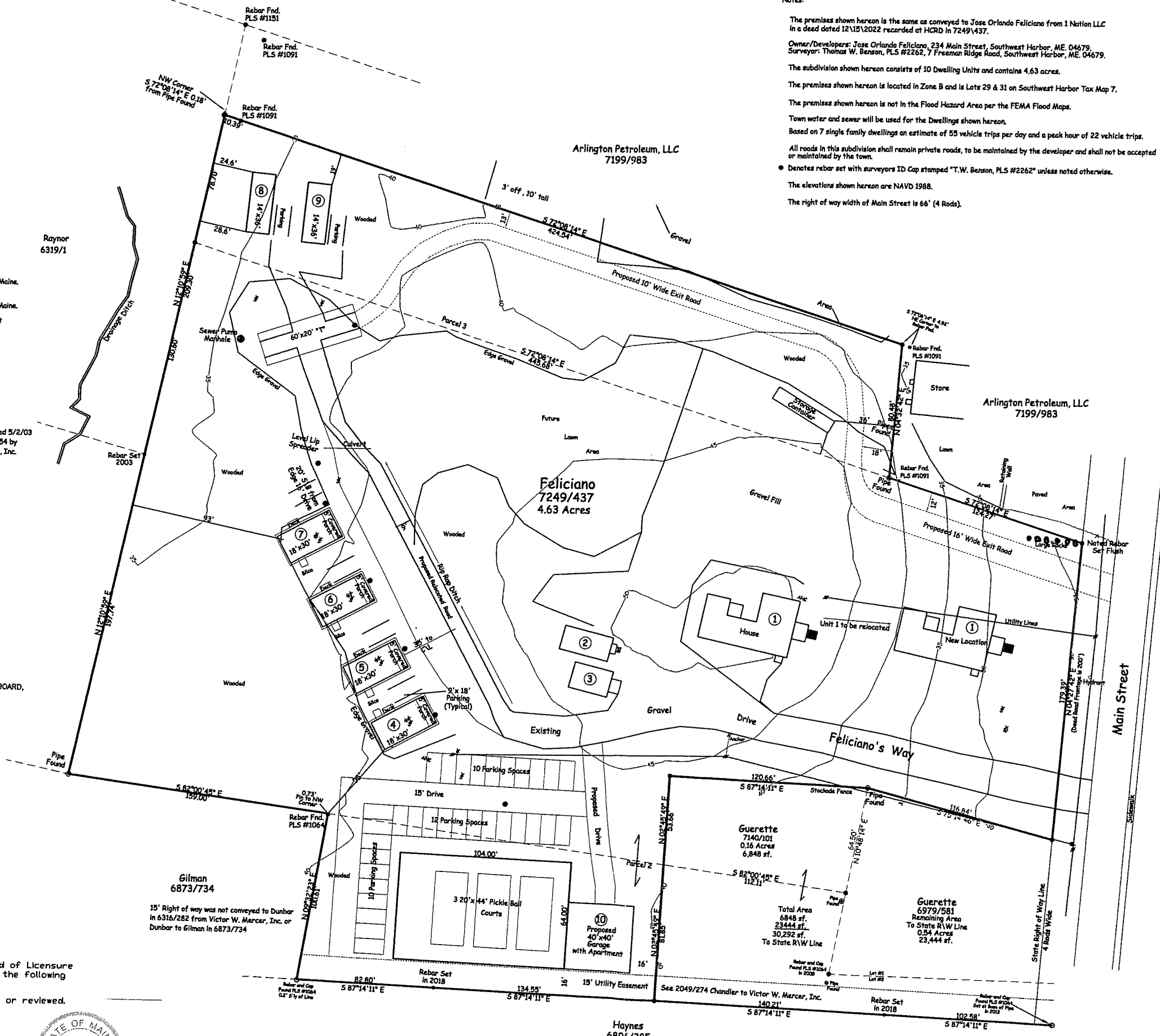
Date:

The survey shown hereon conforms to the Board of Licensure
for Land Surveyors Standards of Practice with the following
exceptions:

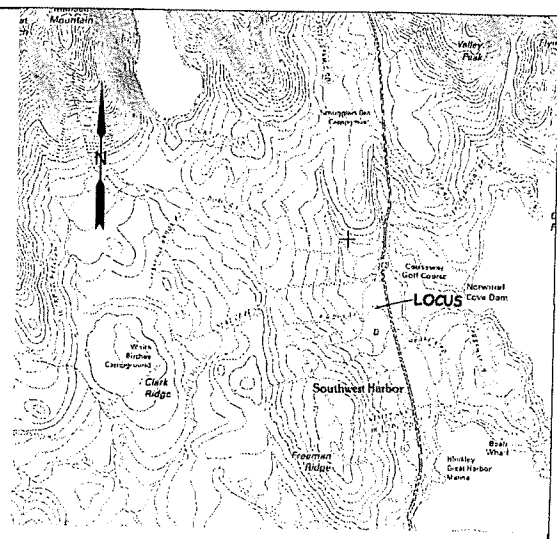
All Private Records have not been identified or reviewed.
All Deeds referenced are not listed hereon.
No Report or Description was prepared.



Thomas W. Benson, PLS #2262
T.W. Benson Land Surveying, Inc.
7 Freeman Ridge Road
Southwest Harbor, Maine 04679
207-244-7820



Notes:
The premises shown hereon is the same as conveyed to Jose Orlando Feliciano from 1 Nation LLC
in a deed dated 12/15/2022 recorded at HCRD in 7249/437.
Owner/Developers: Jose Orlando Feliciano, 234 Main Street, Southwest Harbor, ME. 04679.
Surveyor: Thomas W. Benson, PLS #2262, 7 Freeman Ridge Road, Southwest Harbor, ME. 04679.
The subdivision shown hereon consists of 10 Dwelling Units and contains 4.63 acres.
The premises shown hereon is located in Zone B and is Lots 29 & 31 on Southwest Harbor Tax Map 7.
The premises shown hereon is not in the Flood Hazard Area per the FEMA Flood Maps.
Town water and sewer will be used for the Dwellings shown hereon.
Based on 7 single family dwellings on estimate of 55 vehicle trips per day and a peak hour of 22 vehicle trips.
All roads in this subdivision shall remain private roads, to be maintained by the developer and shall not be accepted
or maintained by the town.
• Denotes rebar set with surveyors ID Cap stamped "T.W. Benson, PLS #2262" unless noted otherwise.
The elevations shown hereon are NAVD 1988.
The right of way width of Main Street is 66' (4 Roads).



Location Map
Not to Scale

Saunders
1424/176

Saunders
968/137

Record Owner
Jose Orlando Feliciano
234 Main Street
Southwest Harbor, ME. 04679

Preliminary Subdivision
For

Acadia Views
228 & 234 Main Street
Southwest Harbor, Maine
Scale 1" = 30' February 28, 2024

HANCOCK COUNTY REGISTRY OF DEEDS
RECEIVED
AT _____ H. _____ M. AND RECORDED
INSTRUMENT NO. _____
FILE NO. _____
ATTEST



See Mult Unit Subdivision
"Captain's Den" HCRD45/84
Tax Map 7, Lot 34B