

PLANNING BOARD

PACKET OF MATERIALS

MEETING FEBRUARY 24, 2016

Cover page with date

Agenda

Minutes for approval (February 3, 2016)

Applications

Supporting Documents

Agenda
Bar Harbor Planning Board
Wednesday, February 24, 2016
Council Chambers- Municipal Building
93 Cottage Street
6:00 P.M.

I. CALL TO ORDER

II. ADOPTION OF THE AGENDA

III. EXCUSED ABSENCES

IV. APPROVAL OF MINUTES (February 3, 2016)

V. REGULAR BUSINESS

- a. **Completeness Review – SP-2016-01– Mount Desert Biological Laboratory**
Project Location: Bio Lab Road, Bar Harbor Tax Map 208, Lot 003-000
Applicant: Mount Desert Biological Laboratory
Application: The applicant is proposing to demolish an existing building and construct a 6,720 sq. ft. training facility in a Marine Research district.
- b. **Land Use Ordinance Amendments for Downtown Village I, Downtown Village II and Downtown Village Transitional Districts Use Amendments – Update.–Article III Land Use Activities and Standards draft amendments in the form of draft warrants: Town Council set for March 1, 2016 Public Hearing**
- c. **Land Use Ordinance Amendments for General Review Standards, Light and glare & Signs and advertising, Definitions and Design Review – Update. –Article V Site Plan Review, Article XII Construction and Definitions and Article XIII Design Review draft amendments in the form of draft warrants. Town Council set for March 1, 2016 Public Hearing.**
- d. **Land Use Ordinance Discussion of Parking.**
- e. **Land Use Ordinance Discussion of Housing.**

VI. OTHER BUSINESS

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

VIII. ADJOURNMENT

**Minutes
Bar Harbor Planning Board
Wednesday, February 3, 2016
Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.**

I. CALL TO ORDER

The Chair called the meeting to order at 6:00 PM. Planning Board members present: Ivan Rasmussen, Chair; Basil Eleftheriou, Jr., Secretary; and Joseph Cough, Member.

Also present: Robert Osborne, Planning Director.

II. ADOPTION OF THE AGENDA

Mr. Eleftheriou, Jr. moved to adopt the agenda as presented. Mr. Cough seconded the motion and the Board voted three in favor and none against the motion.

III. EXCUSED ABSENCES

John Fitzpatrick and Tom St. Germain

IV. APPROVAL OF THE MINUTES

a. January 20, 2016

Mr. Cough made a motion to approve the minutes as presented. Mr. Eleftheriou, Jr. seconded the motion and the Board voted three in favor and none against the motion.

V. REGULAR BUSINESS

- a. Land Use Ordinance Amendments for Downtown Village I, Downtown Village II and Downtown Village Transitional Districts Use Amendments – Update.**—Article III Land Use Activities and Standards draft amendments in the form of draft warrants: Town Council Certification of Ordinances and set for Public Hearing

Planning Director, Bob Osborne stated that the Town Council, at their February 2, 2016 meeting had set the Land Use Ordinance amendments for final public hearing on March 1, 2016. He noted that there was no questions or comments from the Council on this item and the current language will go to final public hearing.

- b. Land Use Ordinance Amendments for General Review Standards, Light and glare & Signs and advertising, Definitions and Design Review – Update.** —Article V Site Plan Review, Article XII Construction and Definitions and Article XIII Design Review draft amendments in the form of draft warrants. Town Council Certification of Ordinances and set for Public Hearing. Revised illustration for sign types.

Planning Director, Bob Osborne stated that the Town Council, at their February 2, 2016 meeting had set the Land Use Ordinance amendments for final public hearing on March 1, 2016. He noted that there was no questions or comments from the Council on this item and the current language will go to final public hearing.

Mr. Osborne noted that a revised graphic illustration of these newly defined illuminated sign types is in the packet and if there is no objection it would be placed on the Town web site to help people understand the four types of internally illuminated signage.

c. Land Use Ordinance Discussion of Parking.

Mr. Osborne stated that The Planning Board, in their January 20, 2016 discussion of parking and housing, brought up the concept of utilizing "subcommittees" with the express purpose of moving along the work of the Board an accelerated pace. The Board arrived at the concept of John Fitzpatrick and Basil Eleftheriou, Jr. meeting with the Planning Director with regard to parking and Ivan Rasmussen and Joe Cough meeting with the Planning Director with regard to housing.

Mr. Osborne noted that there are no standing Planning Board subcommittees. The discussions that Board members had with the Planning Director on January 27 and 28 were not in any sense an official meeting of the Planning Board and no actions were taken or approved. Staff contacted the Ed Bearor, Town Attorney to work through what the public notification requirements and record keeping requirements are for two Planning Board members to meet with town staff. Mr. Bearor indicated that there are none.

Mr. Osborne noted that his discussions with Board members on parking and housing both echoed the importance of input from parties directly impacted by the current regulations on parking and housing. The idea was suggested that comment from commercial and institutional users whose parking needs not met by the current standards be sought out. The idea was suggested that comment from developers, contractors and Code Enforcement to identify what aspects of the Land Use Ordinance might stand in the way of providing housing opportunities be sought out.

Staff recommends that the Planning Board seek out parties that can provide comment on their parking and housing issues and that the meetings be public and noticed. Larger employers and businesses that have issues parking all of their cars on a single parcel of land are potential participants for a focus group. Village businesses that cannot provide on-site parking and need more municipal parking for their customers and employees are potential focus group participants.

The Board suggested that the March 2, 2016 meeting be preceded by a 4:00 pm meeting related to parking that is advertised and the public is encouraged to weigh in on the issues.

Mr. Eleftheriou, Jr. made a motion to have the public meeting on parking at 4:00 pm on March 2, 2016. Mr. Cough seconded the motion. The vote was three in favor and none against.

Mr. Osborne suggested that we identify the areas in the Town that have the most parking concerns. It was suggested that perhaps the area from Hulls Cove to Jackson Lab could be the primary focus area. The proposed study area of districts would include the Hulls Cove Business and Residential Corridor districts, Village Historic, Educational Institutional, Bar Harbor Gateway, Village Residential,

Downtown Residential, Downtown Village I, II and Transitional, Mount Desert Street and Scientific Research. It would also include the Shoreland districts.

Mr. Osborne noted that there is an inconsistent approach to how the parking use is addressed from district to district in the Land Use Ordinance.

The Downtown Residential district contemplates parking garage and parking lot, parking lot with 10 or more spaces accessory to permitted use, parking lot with 10 or less spaces accessory to permitted use, uses accessory to permitted uses and structures. This appears to be the only district in the study area that contemplates BOTH principal use parking lots and parking garages as well as accessory use parking lots.

The Mount Desert Street Corridor district does not expressly contemplate either parking or accessory uses and does not cite parking requirements. There is some doubt that either parking or accessory uses are properly provided for in this district.

The Downtown Village I, II and Transitional districts do not expressly contemplate either parking or accessory uses but do cite parking requirements. Again, there is some concern that parking and accessory uses are not properly provided for in the Downtown Village districts.

The remaining districts do contemplate parking and accessory uses in some fashion. (It should be noted that accessory uses by definition are on the same lot as the principal use.)

This inventory also identified the uses Government facility/use and Municipal use as defined below. Both of these terms could be construed to mean a wide range of government and municipal uses including parking lot:

Mr. Osborne noted that government facility/use is defined as: "A governmental or public service use for the general benefit of the citizens funded in whole or in part by the state, federal government, Town of Bar Harbor or a quasi-public organization, including, by way of illustration and without limitation, public parks and recreational facilities, visitor information offices."

And,

Municipal use is defined as: "Buildings or land which is owned by the Town of Bar Harbor and operated under its supervision."

Mr. Osborne noted that either government facility/use or municipal use can be construed to include municipal parking lots.

The Government facility/use is cited in the Bar Harbor Gateway, Village Historic, Village Residential, Downtown Residential, Hulls Cove Business, Shoreland Limited Residential, Shoreland General Development I, Shoreland General Development II and Shoreland General Development III Districts.

The Municipal facility use is cited in Bar Harbor Gateway, Downtown Village I, Downtown Village II, Downtown Village Transitional, Hulls Cove Residential Corridor, Shoreland General Development I and Shoreland General Development III Districts.

The Board raised an issue regarding if there is a way to require that parking spaces be preserved in districts where the standard has been waived? The thought is that each space that goes away adds to the overall deficit of parking in the village. Mr. Osborne indicated that he would discuss the question with the Town Attorney.

d. Land Use Ordinance Discussion of Housing.

Mr. Osborne noted that a suggestion at the prior Planning Board meeting was to do an analysis of what districts currently facilitate affordable housing and see if the district boundaries might be adjusted to better accommodate affordable housing.

Looking at the Village area generally the districts are Village Historic, Educational Institutional, Bar Harbor Gateway, Village Residential, Downtown Residential, Downtown Village I, II and Transitional and Mount Desert Street. It would also include the Shoreland districts.

Using the minimum lot size and the minimum area per family standards the requirements can be converted into dwelling units per acre. The general conclusion is that the Village districts have dwelling units/acre limitations ranging from 1.1 du's/ acre to 58.8 du's/acre.

Bar Harbor Gateway, (sewered 8.7 du's/acre non-sewered 4.3 du's/acre), Village Historic (1.1 du's/acre), Mt. Desert (4.3 du's/acre), Village Residential (sewered 4.3 du's/acre, non-sewered 2.2 du's per acre), Downtown Village I (58.8 du's/acre), Downtown Village II and Downtown Village Transitional (not applicable because there is no per family minimum area), Downtown Residential (17 du's/acre).

Mr. Osborne suggested that the standards can be re-worked based on the outcome that the Town wishes to achieve.

I. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

None.

II. ADJOURNMENT

Mr. Cough moved to adjourn the meeting at 7:12 pm. Mr. Eleftheriou, Jr. seconded the motion. The Board voted unanimously in favor of the motion to adjourn.

Signed as approved:

**Basil Eleftheriou, Jr., Secretary
Planning Board, Town of Bar Harbor**

Date

RECEIVED

FEB 03 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

Site Plan Application
SP -16-01

***Mount Desert Island Laboratory
New Training Laboratory***
Bar Harbor, Maine

Submitted to:
Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609

Owner and Applicant:
Mount Desert Island Laboratory
P.O. Box 35
Salisbury Cove, ME 04672

Agent:
Coplon Associates
112 Cottage St.
Bar Harbor, ME 04609

February 3, 2016

Mount Desert
Island
Laboratory

New
Training
Laboratory

Bar Harbor,
Maine

Site Plan
Application
SP-16-01

1	Site Plan Application
2	Fees Paid
3	Title and Interest
4	Legal Documents
5	Permits
6	Statements of Capacity and Design
7	Design Plans
8	Design Approval by State and Local Agencies
9	Location Map
10	Site Plan
11	Medium Density Soil Survey
12	Street, Sidewalk and Access Plan
13	E-911
14	Photographs
15	Subsurface Wastewater Disposal
16	Groundwater
17	Erosion and Sedimentation Plan
18	Fire Protection
19	Solid and Hazardous Waste
20	Building Plans and Elevations
21	Lighting Plan
22	Signs
23	Traffic Impact
24	Technical and Financial Capacity
25	Business Operations
26	Mining
27	
28	
29	
30	
31	



BAR HARBOR PLANNING BOARD
APPLICATION FOR SITE PLAN

(as described by Article V of the Bar Harbor Land Use Ordinance)

APPLICATION# SP-16-01

DATE 2-3-16

FEE\$ 2282.⁰⁰ MAP 208 LOT 3 USE marine research

APPLICANT:

Name Mt. Desert Island Biological Laboratory

Address, PO Box 35
Salisbury, Cove, ME 04672

Telephone 207 288 9880

Email mark@mdibl.org

OWNER:

Name Same

Address _____

Telephone _____

Email _____

PROJECT REPRESENTATIVES:

Name Coplon Associates

Address 112 Cottage Street, Bar Harbor, ME 04609

Telephone 207 288 4122

Email scoplon@coplonassociates.com



BAR HARBOR PLANNING BOARD
APPLICATION FOR SITE PLAN

(as described by Article V of the Bar Harbor Land Use Ordinance)

Please provide a complete written summary that accurately describes the project for which you seek approval (attach additional pages if necessary):

Project involves the removal of the existing 2476 SF one story Hegner Laboratory and replace it with a new 6,720 SF two story laboratory. A portion of the existing building is within the 75' shoreland setback. The new building will decrease the non-conformity o by being located be set back further from the shore than the existing building. The new building will have Hardy board and metal exterior siding. There will be a minimal amount of site work associated with the new building. The building will connect to the existing on-site wastewater disposal system and onsite water supply.

CERTIFICATION:

This application and all information submitted are true and correct to the best of our knowledge. If approval is granted, all work executed shall be performed in strict conformance with the approved application, conditions imposed by the Bar Harbor Planning Board and the Bar Harbor Land Use Ordinance. Permission is hereby granted to the Bar Harbor Code Enforcement Officer, or his/her designee, to enter and have access to the subject property at all times during and immediately upon completion of construction to ensure compliance with the approved application and the Bar Harbor Land Use Ordinance. Failure to grant such access shall result in the immediate issuance of a stop work order.

It is understood that no application shall be deemed pending until and unless it has been certified as complete by the Bar Harbor Planning Board, that the Planning Board shall not conduct substantive review, a review of the application to determine whether it complies with the standards set forth in the Bar Harbor Land Use Ordinance, until the application has been deemed complete. It is further understood that neither the submission or review of, nor public comments about a pre-application sketch plan, nor the conduct of a site inspection shall be construed to be a substantive review of the proposed development.

Mark Hanson (GPO) 2-3-16
Applicant Date

Owner Date

Revised date 3-27-12

9. SITE PLAN Scale not to Exceed 1"=40'

	Exhibit	Waiver
<input type="checkbox"/> Magnetic North	X	
<input type="checkbox"/> Plan Preparation Date		
<input type="checkbox"/> Graphic Scale		
<input type="checkbox"/> Owner & Applicant Name/Address		
<input type="checkbox"/> Designer, Surveyor, Engineer		
<input type="checkbox"/> Name of each Municipality in which the development is located		
A <input type="checkbox"/> Abutting Property owners with Book and Page References		
B <input type="checkbox"/> Tax Map & Lot Number(s)		
C <input type="checkbox"/> Land Use District(s)		
D <input type="checkbox"/> Lot Line Dimensions (metes & bounds)		
E <input type="checkbox"/> Lot Size in Square Feet		
F <input type="checkbox"/> Locations of Lot Monumentations		X
G <input type="checkbox"/> Total Proposed Development Acreage		
H <input type="checkbox"/> Remaining Undeveloped Land Retained		
I <input type="checkbox"/> Lot Numbers		
J <input type="checkbox"/> Lots Developed/Sold within Past 5 Years		
K <input type="checkbox"/> Subdivisions within 200 ft. With Owners Names		X
L <input type="checkbox"/> Existing/Proposed Contours @ 5 or 10 ft. Intervals		
M <input type="checkbox"/> Items within 200 feet of the subject property:	X	
<input type="checkbox"/> Buildings & Structures		
<input type="checkbox"/> Streets (W/names)		
<input type="checkbox"/> Sidewalks		
<input type="checkbox"/> Easements		
<input type="checkbox"/> Driveways, Entrances, Exits		
N <input type="checkbox"/> Location of Existing & Proposed Buildings/Structures On Site		
O <input type="checkbox"/> Distance between Proposed Buildings/Structures On Site	X	
P <input type="checkbox"/> Utilities Locations - Existing/Proposed	X	
Q <input type="checkbox"/> Sign Locations - Existing/Proposed		X
R <input type="checkbox"/> Open Drainage Courses, Wetlands, and Gravel Aquifers	X	
S <input type="checkbox"/> Stone Walls, Graveyards, and Fences		X
T <input type="checkbox"/> Significant Wildlife Habitat or Spawning Grounds Locations (I.F.&W.)	X	
U <input type="checkbox"/> Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)		
V <input type="checkbox"/> Historic & Archaeological Site Locations		
W <input type="checkbox"/> Wetlands & Waterbody Locations within 200' (regardless of size)		
X <input type="checkbox"/> Shoreline		
Y <input type="checkbox"/> 100 Year Flood Elevation		
Z <input type="checkbox"/> Portions of the Site Subject to Routine Flood/Standing Water		
AA <input type="checkbox"/> Lot Lines and Water bodies Setbacks		
BB <input type="checkbox"/> Fire Hydrants & Fire Ponds Existing/Proposed		
CC <input type="checkbox"/> Fire/Emergency Equipment Site Access		
DD <input type="checkbox"/> Easements/Access to Water Bodies Existing/Proposed		
EE <input type="checkbox"/> Access Locations to Adjacent Undeveloped Land		X
FF <input type="checkbox"/> Recreation/Open Space Land Existing/Proposed		
GG <input type="checkbox"/> Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations		
HH <input type="checkbox"/> Lot Coverage Calculations - Existing/Proposed		
II <input type="checkbox"/> Parking Locations with Dimension, Angles, Radii, etc		
JJ <input type="checkbox"/> Subdivision Name		
KK <input type="checkbox"/> Soil Test Pit Locations		X

10. Medium Density Soil Survey -STAFF PROVIDED Exhibit 3 Waiver _____

11. LANDSCAPING, BUFFERING & SCREENING PLAN - EXISTING & PROPOSED

<input type="checkbox"/>	Magnetic North	_____	<u>X</u>
<input type="checkbox"/>	Plan Preparation Date	_____	
<input type="checkbox"/>	Graphic Scale	_____	
<input type="checkbox"/>	Owner & Applicant Name/Address	_____	
<input type="checkbox"/>	Designer, Surveyor, Engineer	_____	
<input type="checkbox"/>	Tax Map & Lot Number(s)	_____	
<input type="checkbox"/>	Land Use District(s)	_____	
<input type="checkbox"/>	Name of each Municipality in which the development is located	_____	
A	<input type="checkbox"/> Botanical & Common Names	_____	
B	<input type="checkbox"/> Plant Locations & Size	_____	
C	<input type="checkbox"/> Installation Schedule	_____	
D	<input type="checkbox"/> Maintenance Plan	_____	
E	<input type="checkbox"/> Vegetation Clearing Limits	_____	
F	<input type="checkbox"/> Tree (8+\" d.b.h.) Locations	_____	<u>↓</u>

LOANT SEED STATEMENT

12. STREET, SIDEWALK & ACCESS PLAN

Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals

A	<input type="checkbox"/> Drainage Scheme at all Intersections Existing/Proposed	_____	<u>X</u>
B	<input type="checkbox"/> Intersections of Proposed Streets with Existing Streets	_____	
C	<input type="checkbox"/> Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	_____	
D	<input type="checkbox"/> Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	_____	
E	<input type="checkbox"/> Horizontal & Vertical Curve Data	_____	
F	<input type="checkbox"/> Intersections - Turning Radii	_____	
G	<input type="checkbox"/> Centerline Grade	_____	
H	<input type="checkbox"/> Bearing, Distance, Tangent, Radii for All Street Lines	_____	
I	<input type="checkbox"/> Location, Dimension, Grade, Radii of Accel and Decel Lanes	_____	
J	<input type="checkbox"/> Design Details for Street Improvements	_____	
K	<input type="checkbox"/> Travel Direction	_____	
L	<input type="checkbox"/> Crosswalk Locations	_____	
M	<input type="checkbox"/> Street Names	_____	<u>↓</u>

13. E-911

Street Name Certification by Addressing Officer _____ X

14. PHOTOGRAPHS (All pictures must be labeled with a description)

A	<input type="checkbox"/> Town's Aerial Photograph	_____	<u>X</u>
B	<input type="checkbox"/> Pictorial of Site from Public Ways, Site Location (N,S,E,W)	_____	
	<input type="checkbox"/> Existing Improvements within 200'	_____	
	<input type="checkbox"/> Existing Vegetation within 200'	_____	
	<input type="checkbox"/> Other Physical and Natural Features within 200'	_____	<u>↓</u>

15. SUBSURFACE WASTEWATER DISPOSAL

A	<input type="checkbox"/> HHE 200 Forms	_____	<u>X</u>
B	<input type="checkbox"/> Cumulative Impact Assessment	_____	

STATEMENT ON ADEQUACY OF T.S. SYSTEM

	Exhibit	Waiver
16. GROUNDWATER - to be extracted		
A <input type="checkbox"/> Use Assessment - Daily, Monthly, & Annual Rate	_____	X
B <input type="checkbox"/> Hydrogeological Impact Study If Required (pg. 41)	_____	
<input type="checkbox"/> Basic Soils	_____	
<input type="checkbox"/> Water Table Depth	_____	
<input type="checkbox"/> Groundwater Quality - Existing	_____	
<input type="checkbox"/> Groundwater Resources Impact	_____	
<input type="checkbox"/> Groundwater Quality Projections	_____	↓
17. EROSION & SEDIMENTATION PLAN		
<input type="checkbox"/> Erosion & Sedimentation Control Plan	X	_____
18. FIRE PROTECTION		
A <input type="checkbox"/> Statement from Bar Harbor Fire Chief - <u>STAFF PROVIDED</u>	S	_____
<input type="checkbox"/> Development Impact on Fire Protection Service	_____	_____
<input type="checkbox"/> Approval of Hydrant and Fire Pond Locations	_____	_____
<input type="checkbox"/> Approval of Access Plans	_____	_____
<input type="checkbox"/> Life Safety Codes (NFPA 101) Certification	_____	_____
B <input type="checkbox"/> State Fire Marshall's Office Preliminary Approval	X	_____
19. SOLID & HAZARDOUS WASTE		
A <input type="checkbox"/> Description, Amount and Nature Of Solid and/or Hazardous Waste	MDIBL LETTER X	_____
<input type="checkbox"/> Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes		_____
<input type="checkbox"/> Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes		_____
<input type="checkbox"/> Method of Transport, Storage, Disposal and Material Handling		_____
20. BUILDING PLANS & ELEVATIONS		
<input type="checkbox"/> Magnetic North	X	_____
<input type="checkbox"/> Plan Preparation Date		_____
<input type="checkbox"/> Graphic Scale		_____
<input type="checkbox"/> Owner & Applicant Name/Address		_____
<input type="checkbox"/> Designer, Surveyor, Engineer		_____
<input type="checkbox"/> Tax Map & Lot Number(s)		_____
<input type="checkbox"/> Land Use District(s)		_____
<input type="checkbox"/> Name of each Municipality in which the development is located		_____
A <input type="checkbox"/> Floor Plans for All Levels of All Structures		_____
B <input type="checkbox"/> All Elevations Indicating Height - Proposed Exterior Materials and Colors		_____
C <input type="checkbox"/> Proposed Use of All Floors		_____
D <input type="checkbox"/> Seating Capacity - Restaurants only	↓	X
21. LIGHTING PLAN		
A <input type="checkbox"/> Exterior Lighting Details Existing & Proposed	X	_____
B <input type="checkbox"/> Types of Fixture with Manufacturer' Specifications Sheets	↓	_____
C <input type="checkbox"/> Radius of Intensity of Illumination	↓	_____
22. SIGNS		
<input type="checkbox"/> Design Details Existing & Proposed	_____	X
23. TRAFFIC IMPACT		
<input type="checkbox"/> 10+ Lot/Units or 100+ Trips Per Day	_____	X
<input type="checkbox"/> Trip Estimates - Amount & Type - Day & Peak Hours	_____	
<input type="checkbox"/> Engineering Impact Analysis	_____	

STATEMENT
ON EX,
WATER
SUPPLY

24. TECHNICAL & FINANCIAL CAPACITY

- A Cost Estimate
- B Financing Arrangements
- C Curriculum Vita of Each Professional Assoc With Project
- D Descriptions of Similar Project by Developer

Exhibit	Waiver
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

25. BUSINESS OPERATIONS

- A Operating Statement & Mitigation Plan
- B Employment & Operation Hours Projections
- C Operator Information (if not owner)

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

26. MINING

- A D.E.P. Permit where Applicable
- B Extraction Plan
- C Restoration Plan
- D Performance Guarantee for Restoration Plan
- E Washing Operation Plans
- F Evidence of Insurance

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

WAIVER DESCRIPTION

The applicant respectfully requests the following waivers to the site plan review standards. The waivers are listed as found on the accompanying Application Checklist.

4. LEGAL DOCUMENTS

- A. *Proposed Easements, Covenants, Agreements, etc*
N/A
- B. *Proposed Deed for Roads or Other Property to be Dedicated*
N/A
- C. *Proposed performance and plant maintenance guarantees*
N/A
- D. *Condominium Declaration*
N/A
- E. *Site Restoration Guarantee*
N/A

5. PERMITS

- A. *Army Corps of Engineers*
N/A

6. STATEMENTS OF CAPACITY & DESIGN

- B. *Public Works*
N/A
- C. *Sewer*
N/A
- D. *Schools and Busing*
N/A
- E. *Water*
N/A

7 DESIGN PLANS

- B. *Private Water Supply*
N/A – No new systems - Statement on connections to existing system to be provided.
- C. *Individual Wells*
N/A
- D. *Fire Hydrants, Fire Ponds*
N/A
- E. *Central Subsurface Wastewater*
N/A – No new systems - statement on adequacy of connection to existing system
- F. *Shared Subsurface Wastewater*
N/A

7.1 DESIGN APPROVAL FROM STATE AGENCIES

- A. *Central Water Supply*

N/A - No new systems – DHHS letter addressing quality of existing water supply to be provided.

B. – E.

N/A

9. SITE PLANS

F - K. (Related to subdivisions)

N/A

Q. Sign Locations

N/A

R. Open drainage courses, wetlands, and gravel aquifers

N/A – (statement on no wetlands)

S. Stonewalls, Fences, Graveyards

N/A

DD. – KK.

N/A

11. LANDSCAPING and BUFFERING

N/A - Statement on Loam and Seed

12. STREET SIDEWALK and ACCESS PLAN

N/A

13. E911

N/A

15. SUBSURFACE WASTEWATER DISPOSAL

N/A – Statement on capacity of existing system will be provided.

16. GROUNDWATER

N/A – Statement on capacity of existing system will be provided.

20. BUILDING PLANS AND ELEVATIONS

D. Seating Capacity

N/A

23. TRAFFIC IMPACT

N/A

24. TECHNICAL and FINANCIAL CAPACITY

C - D

N/A.

25. BUSINESS OPERATIONS

A., C.

N/A

26. MINING

N/A

Project Team

Owner and Applicant:

Mount Desert Island Biological Laboratory
PO Box 35
Salisbury Cove, ME 04672
207 288 9880
mark@mdibl.org

Agent and Landscape Architect:

Coplon Associates
112 Cottage Street
Bar Harbor Maine 04609
207 288 4122
scoplon@coplonassociates.com

Architect:

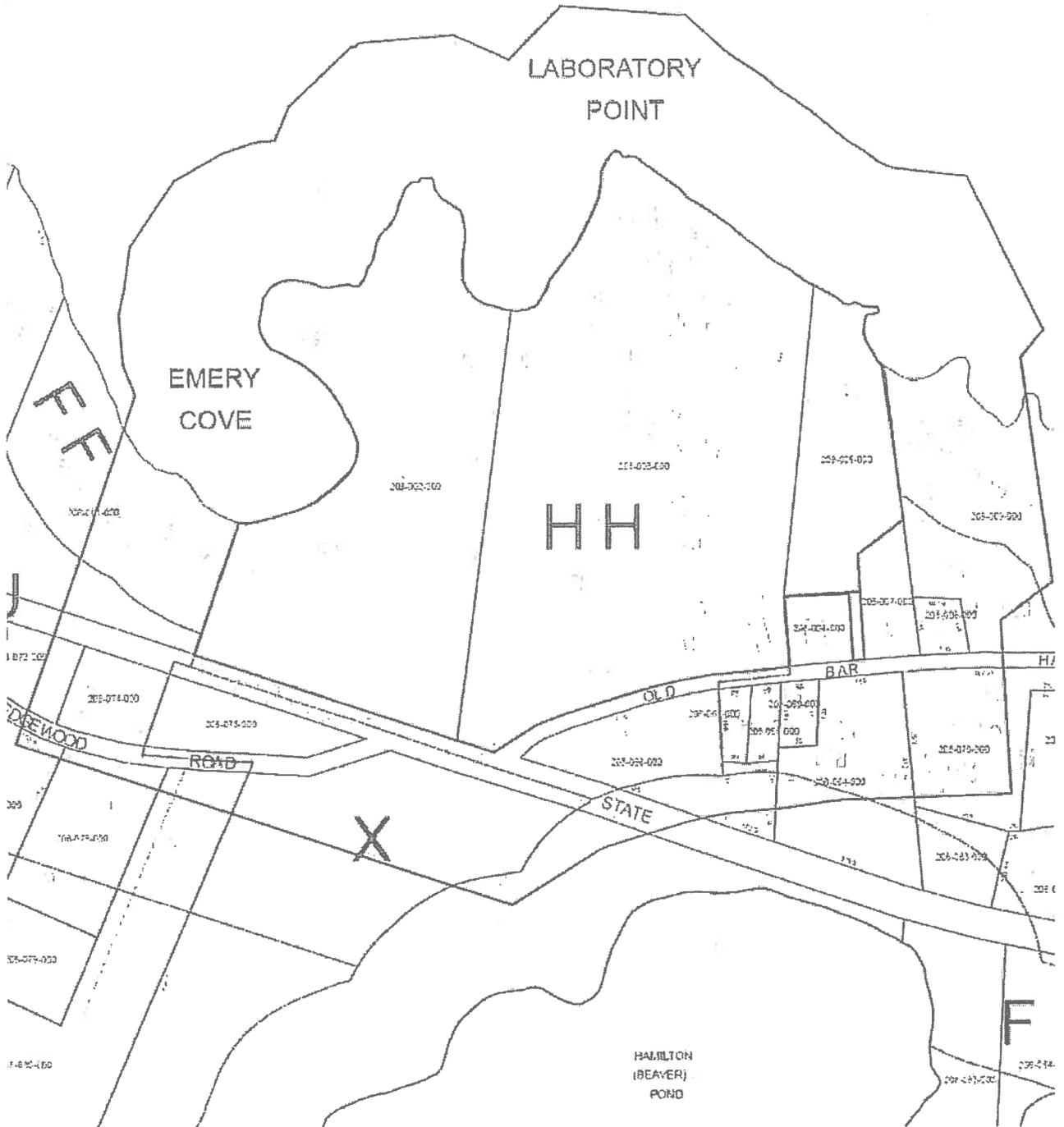
Design Group Collaborative
40 Church Street Studio A
Ellsworth, Maine 04605
207 664 0560
chaskell@dgcarchitects.com

Engineer:

Hedefine Engineering and Design
P.O. Box 668
Ellsworth, ME 04605
207.664.0930
eero@hedeng.co

Exhibit 1

ABUTTERS WITHIN 300' OF LOTS 2, 3, 4 MAP 208



Abutters within 300' of Map 208, Lots 2, 3, & 5

Map 208, Lot 1

MUN FAMILY LIMITED PARTNERSHIP
3 WOODLAND LOOP
BAR HARBOR, ME 04609-9716
2604/336

Map 208, Lot 4

BAPTIST CHURCH OF SALISBURY COVE
EDEN BAPTIST CHURCH
C/O MARY RUSH, CLERK
919 STATE HWY 3
BAR HARBOR, ME 04609
NO B/P LISTED

Map 208, Lot 7

WILCOMB, JOHN E
WILCOMB, JEAN B
PO BOX 49
SALISBURY COVE, ME 04672-0049
714/524

Map 208, Lot 8

EVANS, JEAN R
EVANS, DAVID H
8921 SW 61ST AVE
GAINSVILLE, FL 32608
3742/295

Map 208, Lot 9

BOWDEN, GAIL J
PO BOX 50
SALISBURY COVE, ME 04672-0050
2674/456

Map 208, Lot 64

KELLEY, MICHAEL J
KELLEY, SUSAN M
PO BOX 59
SALISBURY COVE, ME 04672-0059
1567/175

Map 208, Lot 66

MDI BIOLOGICAL LABORATORY
PO BOX 35



SALISBURY COVE, ME 04672-0035
708/531

Map 208, Lot 67
MCFARLAND, SYLVIA E
PO BOX 8
SALISBURY COVE, ME 04672-0008
1524/187

Map 208, Lot 68
MDI BIOLOGICAL LABORATORY
PO BOX 35
SALISBURY COVE, ME 04672-0035
5057/268

Map 208, Lot 69
EDEN BAPTIST CHURCH
C/O MARY RUSH, CLERK
919 STATE HWY 3
BAR HARBOR, ME 04609
1076/154



Map 208, Lot 70
COMBS, THEODORE J
COMBS, MARY K
PO BOX 168
MOUNT DESERT, ME 04660
4184/123

Map 208, Lot 73
HATCH, ADA G
35 LEDGEWOOD ROAD
BAR HARBOR, ME 04609
4753/22

Map 208, Lot 74
DUNTON, CLIFFORD P
DUNTON, SANDRA L
25 LEDGEWOOD RD
BAR HARBOR, ME 04609-9749
1253/98



Map 208, Lot 75
MDI BIOLOGICAL LABORATORY
PO BOX 35
SALISBURY COVE, ME 04672-0035

NO B/P LISTED

Map 208, Lot 77

ROBERTSON, MARLA A
3040 EAST WEYMOUTH STREET
TUCSON, AZ 85716
2676/183

Map 208, Lot 78

MITCHELL, WAYNE H
MITCHELL, JUDITH L
26 LEDGEWOOD RD
BAR HARBOR, ME 04609-9749
1535/601

Map 208, Lot 82

MDI BIOLOGICAL LABORATORY
PO BOX 35
SALISBURY COVE, ME 04672-0035
1062/294

Exhibit 1

Authorization to Access Property

The Mount Desert Island Biological Laboratory grants permission to representatives of the Town of Bar Harbor to access the property for purposes related to the review of this application.

SP-16-01

MISCELLANEOUS PAYMENT RECPTH: 307322
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 02/02/16 TIME: 13:27
CLERK: jturcotte DEPT:
CUSTOMER#: 0

PARCEL: 208-003-000

CHG: SITEPL SITE PLAN REVIE 2282.00

AMOUNT PAID: 2282.00

PAID BY: MDI BIO LAB
PAYMENT METH: CHECK
069277

REFERENCE:

AMT TENDERED: 2282.00
AMT APPLIED: 2282.00
CHANGE: .00

Exhibit 3

TITLE and INTEREST

KNOW ALL MEN BY THESE PRESENTS: That The Wild Gardens of Acadia, a corporation organized and existing under the Laws of the State of Maine and located at Bar Harbor, Hancock County, Maine, in consideration of one dollar and other valuable considerations paid by The Mount Desert Island Biological Laboratory, a corporation organized and existing under the Laws of the State of Maine, located at said Bar Harbor; the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever QUIT-CLAIM unto the said The Mount Desert Island Biological Laboratory, its successors and assigns forever, a certain lot or parcel of land situated at Salisbury Cove in said Bar Harbor, bounded and described as follows, to wit:

Beginning on the county road on the eastern line of land formerly of the Mount Desert Transit Company, now of said Wild Gardens of Acadia, it being also a corner of land formerly of Alston H. Ieland; thence easterly, but always following said county road, to land now or formerly of Rebecca W. Edwards; thence northerly, by said land of said Edwards, to the northwest corner thereof; thence easterly, by the northerly line of said land of Edwards and a production thereof easterly, to land of Ceylon Emery, it being the western line of the lot known formerly as Giles Hopkins' lot; thence northerly, but always following said land of Ceylon Emery, to the shore of Frenchman's Bay; thence westerly, following the shore, to the northeasterly corner of said land formerly of said Transit Company, now of said Wild Gardens of Acadia, it being the northwesterly corner of land

formerly of Benjamin Emery; thence southerly, but always following said land formerly of said Transit Company now of said Wild Gardens of Acadia, to the county road, the place of beginning, together with the shore, or flats, in front of the parcel above described and between the same and Frenchman's Bay.

The above conveyance is made subject to the following conditions, to wit:-

1. That the Wild Gardens of Acadia be permitted to place and maintain by the public roadside near the main entrance, a bronze tablet secured upon a granite rock or boulder, rehearsing the history of the acquisition of the land and its gift to the Laboratory, and rehearsing also the memorial nature of the gift in association with the late Dr. S. Weir Mitchell of Philadelphia, whose name it shall bear as a station of the Laboratory, and its intended chief station;

2. That the said land shall not in whole or in part, be sold, conveyed, or leased without the consent of the Wild Gardens of Acadia formally expressed in writing;

3. That the ownership of said land shall revert to the grantor if for a period of three consecutive years it shall not be employed actively and creditably for the promotion of biological research.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to it the said The Mount Desert Island Biological Laboratory, its successors and assigns, forever.

And The Wild Gardens of Acadia does covenant with the said The Mount Desert Island Biological Laboratory, its successors and assigns, that it will WARRANT AND FOREVER DEFEND the

premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it the said The Wild Gardens of Acadia.

IN WITNESS WHEREOF the said The Wild Gardens of Acadia has caused its seal to be hereto affixed and these presents to be signed in its name and behalf by George B. Dorr, its President, this first day of December in the year of our Lord one thousand nine hundred and twenty-three.

Signed, sealed and delivered
in presence of

THE WILD GARDENS OF ACADIA

W. H. Lyman

By George B. Dorr
President.



STATE OF MAINE.

Hancock ss.

Dec. 1

1923.

Then personally appeared the above named George B. Dorr, President, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said corporation.

Before me,

Serenus B. Rodick
Notary Public.

Exhibit 4

LEGAL DOCUMENTS

This section is not applicable to the project.

Exhibit 5

PERMITS

A Maine Department of Environmental Protection Permit-by-Rule is required for soil disturbance within the 75' shoreland setback. This application has been submitted. No other state or federal permits are required.

Exhibit 6

STATEMENTS OF CAPACITY & DESIGN

All required statements are staff provided.

Exhibits 7 and 7.1

DESIGN PLANS and DESIGN APPROVALS

A., B. *Public Water Supply and Central Private Water Supply:*

- Letter from Maine Department of Health and Human Services regarding existing public water supply from to which project will connect.
- Statement on project water demand and sufficiency of existing supply system attached.
- Connections to existing system shown on Site Plan, Exhibit 9

C. *Individual Wells* – NA

D. *Fire Hydrants, Dry Hydrants and Fire Ponds*

Water supply for fire protection will be provided by two existing 5000 gallon underground fire cisterns tanks. The capacity of these existing tanks is sufficient for the replacement building.

E. *Public Sewer* – NA

F. *Central Subsurface Wastewater Disposal System*

- The additional flow contribution of the replacement building to the existing wastewater system will be minimal. Statement on sufficiency of existing system to handle increase flows attached.
- Connections to existing system shown on Site Plan, Exhibit 9

G. *Stormwater Disposal System*

- The additional runoff from the replacement building that to be managed on site system will be minimal. Statement on sufficiency of existing system to handle increase flows attached.
- Stormwater management shown on Site Plan, Exhibit 9

H. *Other Utilities*

- Connections to other utility systems shown on Site Plan, Exhibit 9

SECTION 7.1

The requirements of this section are N/A, Statements of capacity included in Section 7

Design Approval By DHHS or DEP

- a. Central Private Water Supply (DHHS)- The new training lab project does not require review from the DHHS because the new building will use all existing water and wastewater utilities currently serving the existing lab to be replaced. Refer to accompanying letter from the Maine Drinking Water program regarding approval of existing system
- b. Individual Wells (DHHS)- The project does not require review from the DHHS because the new building will use all existing water and wastewater utilities. The campus has obtained prior approval from the DHHS, see informatioll in section G.
- c. Central or Shared subsurface wastewater system (DHHS)- The project does not require review from the DHHS because the new building will use all existing water and wastewater utilities.
- d. Wastewater Discharge License (DEP)- The project does not require a discharge license from the DEP because no waste materials will be discharged into the environment without first receiving adequate treatment.

October 13, 2009

Mark Hanscome
MDIBL
P.O. Box 35
Salsbury Cove, ME 04672

Dear Mr. Hanscome:

The Drinking Water Program (DWP) has completed its review of the plans for the instillation of a Well Manager WM 210CPH Constant Pressure System. As part of the construction process you have indicated that you will be combining two sources # 194931 and #294931 into one flow. This flow will then pass through an existing, previously approved UV system, prior to entering the MDIBL distribution system.

➤ **Approval for the Project is granted.**

The DWP recommends that the treatment system is serviced on an annual basis. Please keep a maintenance log for any service or inspection completed on the treatment. The DWP will ask to see this during inspections.

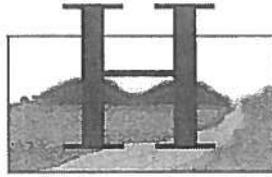
Following the completion of the project please contact me to set up a date for a field inspection of the project. If you have any questions or comments, please contact me by phone at 561-4299 or by e-mail at greg.dumonthier@maine.gov

Sincerely,



Greg DuMonthier
DWP Field Services

ec: Lindy Moceus
cc: File

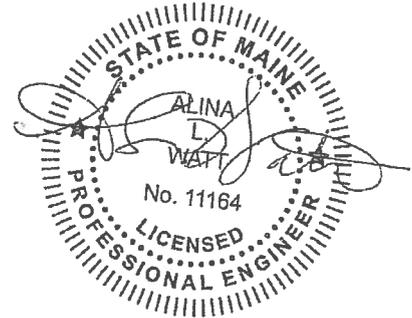


H E D E F I N E
ENGINEERING & DESIGN, INC.

**Mount Desert Island Biological Laboratory (MDIBL)
new Teaching Laboratory**

WATER AND SEWER UTILITIES

February 1, 2016



The proposed project includes the construction of a new teaching laboratory building, located the Mount Desert Island Biological Laboratory (MDIBL) campus located at 159 Old Bar Harbor Road, Bar Harbor, ME. The projects will require Bar Harbor Planning Board approval. For approval, we understand that it is necessary to demonstrate that the proposed water service and sewer treatment is adequate and capable of handling the calculated daily and peak demands.

The proposed new teaching laboratory will be located at the location of an existing regular laboratory structure and a "fish shed" that will both be removed to accommodate the new construction. There is an existing teaching lab on the campus at a separate location that will change use and become a regular lab facility with the construction of the new teaching lab building. The new teaching lab will house the same faculty, staff and student course load that the current teaching lab serves; the existing teaching lab that will become a regular lab will assume the same staffing numbers as the lab building that is to be removed. The end result of the overall shift in usage is a net zero change in faculty, staff and student usage of the buildings.

Sewer Service

The building will be served by a private sewer treatment system located on site, which serves the entire MDIBL campus. Calculation of the design sewer flows for the building is based on the State of Maine Subsurface Wastewater Disposal Rules, Effective Date: January 18, 2011, page 30-32, Table 4C. This table bases design flows on the number of employees/students and other usage factors. Since, as described above, there will be no net change in usage, we may conclude that there will be **no net increase** in daily design flow to the existing system due to the construction of this project.

Water Service

The water supply is an on-site system consisting of two wells that is permitted as a small public water supply through the State of Maine Department of Health and Human Services, ID# 294931101. The water system supplies the entire MDIBL campus. The permit will be modified to reflect the proposed development.



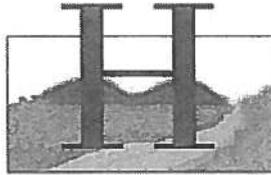
Calculation of the estimated daily water demand for the building is based on the State of Maine Subsurface Wastewater Disposal Rules, Effective Date: January 18, 2011, page 30-32, Table 4C. This table bases design flows on the number of employees/students and other usage factors. Since, as described above, there will be no net change in usage, we may conclude that there will be **no net increase** in daily water demand to the existing system due to the construction of this project.

Calculation for the peak demand is based on the Uniform Plumbing Code, Table 6-5 and Chart A-3 of Appendix A, which is based on fixture counts. As there will be a change in the number of fixtures from the building that is to be removed to the proposed teaching lab, existing and proposed peak demands were calculated. The peak demand of potable water for the existing building was estimated to be 20 GPM. The proposed building has a calculated peak demand of 23 GPM, resulting in an overall increase of **3 gallons per minute (GPM)**. The on-site water system consists of 2 wells with a well manager system that maintains constant pressure. Well capacity is reportedly available up to 15,000 gallons per day (GPD). Daily monitoring indicates that actual average campus-wide daily usage is around 1500 GPD. Compared with the overall system, the increase in peak water demand described above is minor. It may be reasonably concluded that the existing system has the capacity to provide water to the proposed facility.

The new building is also proposed to be sprinklered. There is an existing campus sprinkler system that the building will be tied into, located approximately 100 yards away in the Morris Laboratory building. Current water holding capacity for the sprinkler system is 25,000 gallons. The owner has had preliminary discussions with fire control consultants regarding tying the proposed building into the existing sprinkler system and it was indicated that this arrangement would not appear to be a problem. If it is determined during the final building and sprinkler design phase that an additional tank is required then one will be added.

Conclusion

Since the proposed development will create a net zero change in daily demand, and the peak water demand will increase only a small amount (3 gpm), it may be concluded that the existing potable water and sewer services on-site are adequate to serve the proposed project.



H E D E F I N E
ENGINEERING & DESIGN, INC.

February 1, 2016

Planning Board
93 Cottage Street
Bar Harbor, ME 04609

Subject: Traffic Generation for the MDI Biological Laboratory (MDIBL) – New Teaching Laboratory

Dear Sir or Ma'am:

We are writing with regard to the proposed construction of a new teaching laboratory building, located the Mount Desert Island Biological Laboratory (MDIBL) campus located at 159 Old Bar Harbor Road, Bar Harbor, ME. The project will require Bar Harbor Planning Board approval. For approval, we understand that the Town of Bar Harbor requires an estimate of vehicle trip generation for the proposed project. Therefore as requested, we have calculated an estimate of the anticipated vehicle trips for the typical weekday and for the peak hours for the proposed use. Our understanding of the proposed layout is based on a set of schematic design architectural plans prepared by Design Group Collaborative, located in Ellsworth, ME.

A smaller existing laboratory building and a “fish shed” building will be demolished to accommodate the new teaching lab, to be constructed in the same location. Since the new building will have a larger square footage, and trip generation is frequently calculated based on building size, trip calculations will be larger for the proposed structure; however, we would like to note that the intended use of the building, along with other associated changes in building space usage on the entire MDIBL campus, is anticipated to create a net zero change in the number of faculty, staff and students.

Trip Generation

Vehicle trips expected to be generated by the proposed development were calculated based on the trip generation rates presented in the 7th Edition of Trip Generation published by the Institute of Transportation Engineers (ITE). This publication provides projections of trip generation based on the intended use of the proposed facility. Trip generation data from ITE for Land Use Code 760 (“Research and Development Center”) was used for projecting trip generation for the proposed building.



According to ITE, the use for the proposed teaching laboratory building will generate more traffic during the week than on weekends. Therefore, trip generation calculations were only performed for the weekday condition. The following results were calculated using a proposed teaching laboratory size of approximately 5,800 square feet (sf). The existing buildings (laboratory and fish shed) to be removed are approximately 1,878 sf and 568 sf, respectively; a total of 2,446 sf.

Summary of Increase Trip Generation Calculations

<u>Time Period</u>	<u>Variable</u>	<u>Value</u> (1000 SF)	<u>Trip Rate</u>	<u>Trips</u>	<u>Total</u>
PROPOSED BUILDING					
Weekday	1000 SF of Bldg.	5.8	8.11	47.04	≈47 trips/day
Weekday – AM Peak Hour	1000 SF of Bldg.	5.8	1.24	7.19	≈7 trips/hr
Weekday – PM Peak Hour	1000 SF of Bldg.	5.8	1.08	6.26	≈6 trips/hr
EXISTING BUILDING					
Weekday	1000 SF of Bldg.	2.4	8.11	19.46	≈20 trips/day
Weekday – AM Peak Hour	1000 SF of Bldg.	2.4	1.24	2.98	≈3 trips/hr
Weekday – PM Peak Hour	1000 SF of Bldg.	2.4	1.08	2.59	≈3 trips/hr
CHANGE IN WEEKDAY DAILY TRIPS					+27 trips/day
CHANGE IN WEEKDAY AM PEAK HOUR TRIPS					+4 trips/hour
CHANGE IN WEEKDAY PM PEAK HOUR TRIPS					+3 trips/hour

A total of 7 Weekday Peak Hour and 47 daily trips are anticipated for the new teaching laboratory. This is an increase of about 27 daily trips and 4 peak hour trips from the existing building that is to be removed. As noted above, this is based solely on building square footage and is not supported by the anticipated ‘net zero’ change in actual facility use.

It is anticipated that the vast majority of vehicles utilizing the site will be passenger cars, light trucks and sport utility vehicles. A small percentage of traffic may include single unit vehicles such as oil and/or propane delivery trucks.

Traffic Impact of Proposed Development

The project is served by the Old Bar Harbor Road which is off State Route 3, a relatively high-volume State Route. There is a High Crash Location (HCL) listed by the Maine Department of Transportation (MDOT) located approximately 1 mile to the east, on Route 3. It is our opinion that, by inspection, the increase in overall daily vehicle traffic generated by the proposed project (27 trips/day) is so minor (<1%) as to be negligible in comparison to the existing vehicle traffic on Route 3 at this location, which according to the 2014 traffic counts is approximately 7,530 Annual Average Daily Traffic (AADT). Likewise, the vehicle trips generated during the peak hours (4 trips/hr.) is similarly insignificant. Based on this, it is our opinion that the proposed development will not adversely affect the HCL located nearby or have a significant impact on traffic conditions in the area. Additionally, based on the current configuration we do not believe that a traffic movement permit will be required from MDOT for this project.

Parking Capacity

According to the Town of Bar Harbor's Land Use ordinance, parking requirements for "educational or scientific institution, research facility, or research production facility: one parking space per each 1.5 employees, based on the highest expected average employee occupancy, plus visitor and customer parking to meet the needs of specific operations." As noted above, there is no anticipated increase in the number of faculty, employees, or students associated with this project. The existing laboratory building does not have any formal striped parking spaces; the proposed new teaching lab includes 5 striped parking spaces (2 designated ADA accessible) in front of the building. The existing limits of the paved areas around the building are not changing.

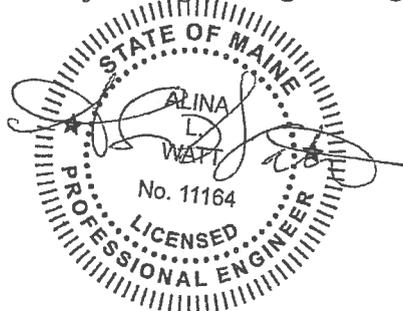
Conclusion

It is our opinion that the level of traffic generated by this proposed project will not negatively affect the overall traffic flow of Route 3 or the general vicinity. Additionally, as there is no significant increase in parking demand anticipated, we believe that the existing parking infrastructure meets the requirements of the Town of Bar Harbor's Land Use Code.

We trust this analysis is adequate for your needs but do not hesitate to contact us should you need additional information at 207-664-0930 or alina@hedeng.co (not .com).

Sincerely,

Hedefine Engineering & Design, Inc.



Alina Watt, P.E.
Project Engineer

15010/Documents/MDIBL Traffic Letter 02-01-16.doc

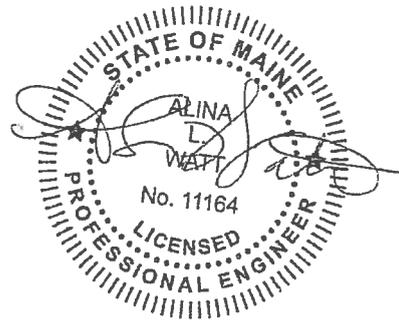


Mount Desert Island Biological Laboratory (MDIBL)

New Teaching Laboratory

STORMWATER MANAGEMENT PLAN

February 1, 2016



Narrative

The MDIBL New Teaching Laboratory project consists of the demolition of an existing laboratory building and fish shed structure, and the construction a new teaching lab facility in the same location. The project is located on the MDIBL campus, located at 159 Old Bar Harbor Road in Bar Harbor, Maine. The new building and associated decks and paved walkway will create a small net increase in impervious area from existing conditions.

The topography for this project was obtained from a topographic survey performed by Plisga & Day in December, 2015.

The scale of the project is relatively minor and will not require a Stormwater permit from the Maine Department of Environmental Protection.

The applicant is submitting this application to create a net additional 500 SF (approximately) of impervious surface in the form of new building, decks and walkways. The site is currently developed and is home to the MDIBL campus. Access roadways and driveways will all remain as existing, parking areas will not change in size. No open water bodies exist on the site. Discharge of existing stormwater from the site flows directly into the adjacent Atlantic Ocean.

The intent of this drainage study is to demonstrate that the proposed development shall provide adequate stormwater management by looking at pre- and post-development runoff conditions. The methodology, results and proposed plan for managing the stormwater is described in this section.

Methodology

Criteria used to establish a viable stormwater management plan include:

1. Minimize erosion and control sedimentation while mitigating impact of increased stormwater flows from new impervious and developed areas.
2. Maintain existing flow paths and discharge points as much as possible.

As stormwater runoff discharges directly to the Ocean from this project, the Town of Bar Harbor does not require that post-development discharge be limited to less than 10% of pre-development conditions; therefore these runoff values have not been quantified as part of this report.

As formal modeling was not performed, hydrological soil data was not obtained for the site. The site is located directly on the rocky Atlantic shore with visible ledge and other typical coastal geology.

General topography

The proposed building is located on a point of land that sticks out into the ocean. The site generally slopes either to the northwest or northeast, toward the ocean on either side of the point. Behind the proposed building, grade



slopes to the northwest and drops sharply at an approximately 67% slope, levels off slightly and then drops again down to the water at a steep 90% slope.

Alterations to natural drainage ways

As noted, runoff generally drains either northwest or northeast across the site, down steep rocky shores to the ocean. The predevelopment drainage patterns are being maintained after development. The runoff from the proposed roofs and decks will be allowed to flow directly into the ocean, as it does currently.

Alterations to land cover

The area of proposed development is mostly roofs, decks and paved walkways with some ledgy shoreline and grassed areas. The land cover will be altered by the removal of approximately 3,500 sf of existing buildings (laboratory, fish shed, and bike shed) and paved walkways; and the placement of approximately 4,000 sf of new impervious surface from the construction of a new teaching laboratory building and paved walkway. This results in a net increase of impervious area of approximately 500 sf.

Development Impacts

Based on the direct discharge from the proposed development into the ocean, and the minor increase in impervious area, it is our opinion that there will be no adverse impacts due to stormwater runoff from this project.

Stormwater Quantity

The increase in stormwater quantity due to the small addition of impervious area is considered minimal. Even though this project is not required to meet the limits of runoff increase due to the receiving waters, we do not believe that the post-development conditions will create an increase in runoff that will exceed 10% of the pre-development conditions – this is based on experience with projects of a similar layout and nature.

Stormwater Detention and Retention Submissions

No detention or retention structures are proposed as part of this project.

Easements

No easements for storm water quantity are being requested.

Maintenance

The storm water management system must be maintained and evaluated. A maintenance schedule is provided in the erosion and sedimentation control notes.

Conclusions

Based on the results of our analysis it can be concluded that there will be no significant impact on downstream structures or properties. Peak discharges from developed areas are directly discharging to the Atlantic Ocean, and are not considered to pose any damage to existing drainage ways.

Exhibit 8

LOCATION MAP



USGS location map shown on project survey



Project Summary:

District: Marine Research
Map: 208, Lot 3

Owner/Applicant: Mount Desert Island Biological laboratory
PO Box 35
Salisbury Cove, ME 04672

Project Design: Site Planning/Landscape Architecture
Coplon Associates
112 Cottage Street
Bar Harbor, ME 04609

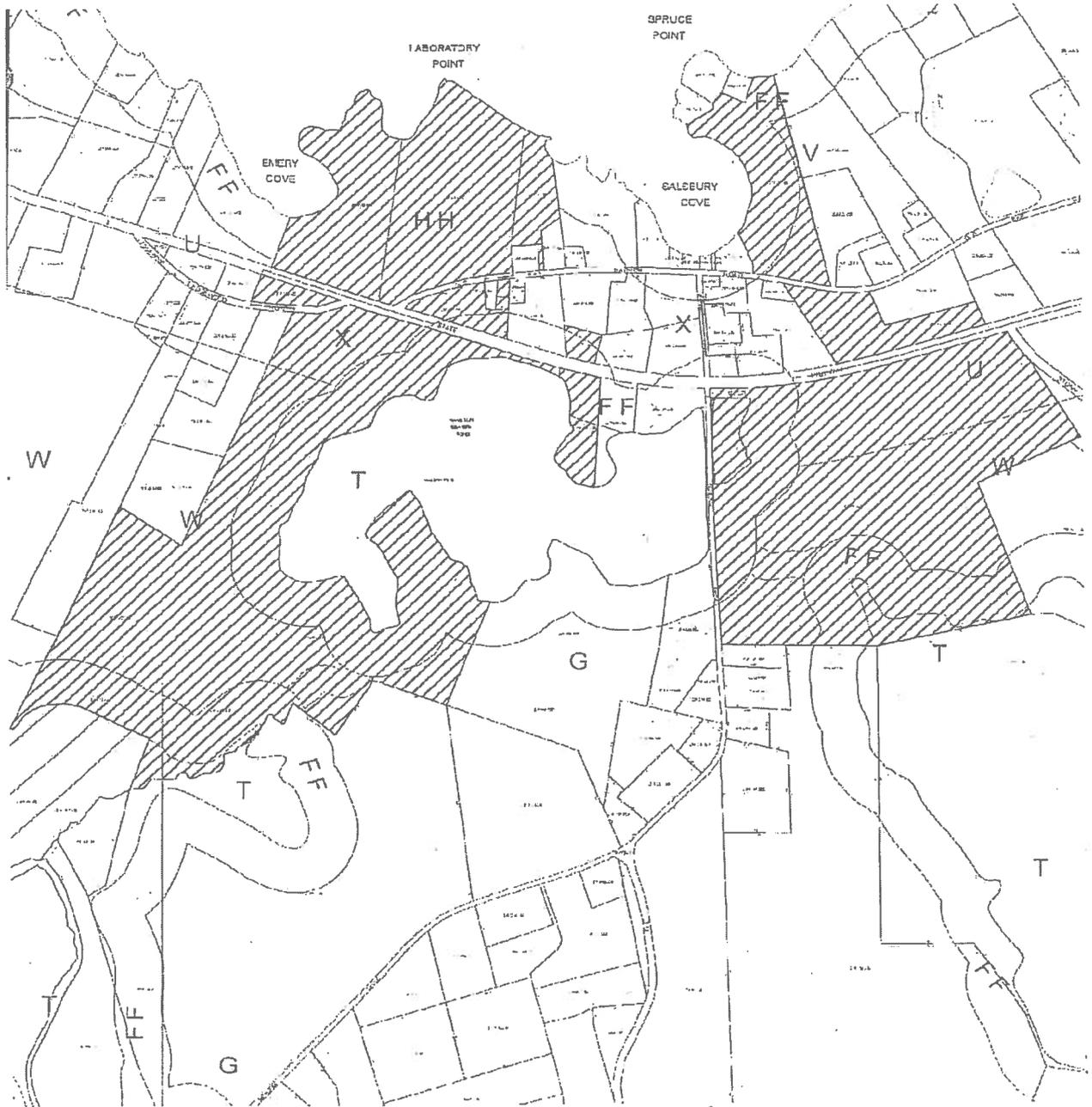
Architecture
Design Group Collaborative
40 Church Street, Studio A
Ellsworth, ME 04605

Engineering
Hedefine Engineering and Design
PO Box 668
Ellsworth, ME 04605

Exhibit 8

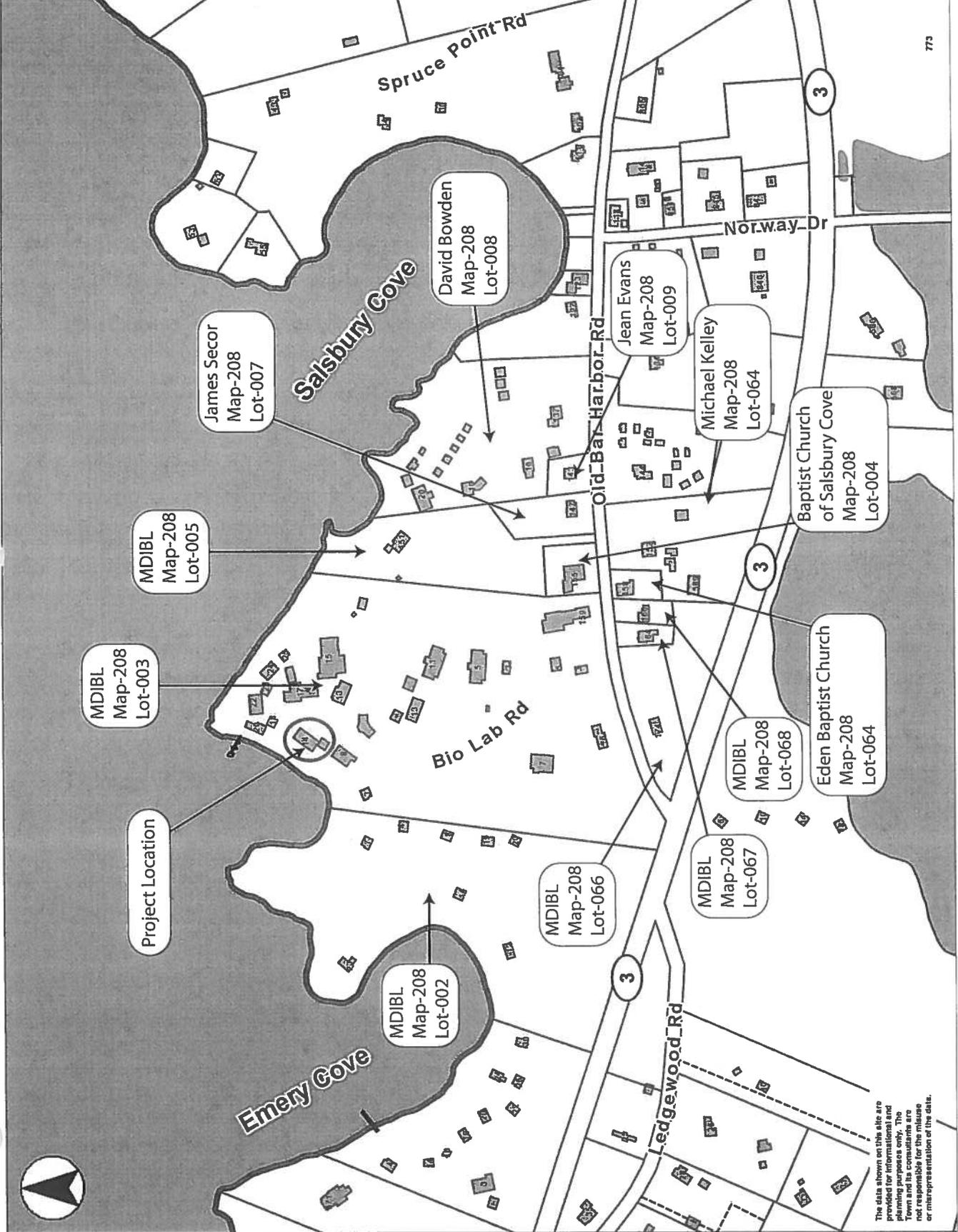
Mt. Desert Island Biological Laboratory

Contiguous Holdings





- Wharves
- Public History
- ROWs
- Parcels
- Town Boundary
- Highways
- Buildings (2008)
- Road Centerlines
- Streams
- Lake & Ponds
- Mask
- Atlantic Ocean



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the accuracy or misrepresentation of the data.

MDIBL New Training Lab - Surrounding Properties

Source: Town of Bar Harbor Assessing Dept.
Printed on 02/02/2016 at 12:10 PM

0 400 800 ft

Allowable Floor Area and Volume Calculations
for the proposed MDI Biological Laboratory Training Laboratory

	Existing Hegner Laboratory	Proposed Training Laboratory
Existing Floor Area Inside 75' Setback	1,291 SF	n/a
Allowable Floor Area	1,808 SF (Existing Plus 30%)	1680 SF
Existing Volume Inside 75' Setback	10,570 CF	n/a
Allowable Volume	13,741 CF (Existing Plus 30%)	13,375 CF

RECEIVED

FEB 09 2016

TOWN OF BAY HARBOR
 PLANNING/CODE ENFORCEMENT

Exhibit 9

SITE PLANS

Included in this exhibit: Proposed site plan and relevant project details.

The replacement building project location is internal to the developed area of the Mt. Desert Island Biological Laboratory campus. All buildings and driveways within 200' are shown on the site plan. There are no other streets, sidewalks or easements within the project area. There are no stonewalls, graveyards and fences or wetlands within 200' of the project area. No portion of the site is subject to routine flooding. The project floor elevation is at 31, 100 year flood elevation is 13.4.

Exhibit 9

Historical and Natural Resource Data

In 2010, the Mt. Desert Biological Laboratory received site approval for the New Marshall Laboratory Wing (SP09-08), which is across the access road within 150' of the New Training Laboratory. As part of this application, letters confirming there were no significant or essential wildlife habitats, historical or tribal resources have been designated within the project area. As these project areas are very close to one another, the previous review letters should be applicable to this project. The applicant has requested updated review letters from the Maine Historic Preservation Commission and Tribal Historical Commission. An updated letter from the Natural Areas Program is included.



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
93 STATE HOUSE STATION
AUGUSTA, MAINE 04333

PAUL R. LePAGE
GOVERNOR

WALTER E. WHITCOMB
COMMISSIONER

February 2, 2016

Samuel Coplon
Coplon Associates
112 Cottage Street
Bar Harbor, ME 04609

Via email: scoplon@coplonassociates.com

Re: Rare and exemplary botanical features in proximity to: Mount Desert Island Biological Laboratory Building,
Bar Harbor, Maine

Dear Mr. Coplon:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request received January 12, 2016 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Bar Harbor, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM



PHONE: (207) 287-8044
FAX: (207) 287-8040
WWW.MAINE.GOV/DACF/MNAP

Letter to Samuel Coplon
Comments RE: MDIBL building, Bar Harbor
February 2, 2016
Page 2 of 2

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

The Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,



Don Cameron | Ecologist | Maine Natural Areas Program
207-287-8041 | don.s.cameron@maine.gov

Rare and Exemplary Botanical Features within 4 miles of
 Mount Desert Island Biological Laboratory building, Bar Harbor, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
American Sea-blite						
	T	S2	G5	1998-09-29	8	Tidal wetland (non-forested, wetland)
	T	S2	G5	2013-10-01	18	Tidal wetland (non-forested, wetland)
Auricled Twayblade						
	T	S2	G3G4	1891-07-03	21	Non-tidal rivershore (non-forested, seasonally wet), Forested wetland
Birch - Oak Rocky Woodland						
	<null>	S3	G3G5	2004-12-10	15	Rocky summits and outcrops (non-forested, upland), Dry barrens (partly forested, upland)
Brackish Tidal Marsh						
	<null>	S3	GNR	2009	13	Tidal wetland (non-forested, wetland)
	<null>	S3	GNR	2009	12	Tidal wetland (non-forested, wetland)
Canada Burnet						
	T	S1	G5	2007	8	Conifer forest (forest, upland), Non-tidal rivershore (non-forested, seasonally wet)
Canada Mountain-ricegrass						
	SC	S2	G5	1897-07-14	10	Dry barrens (partly forested, upland)
	SC	S2	G5	1953-06-23	4	Dry barrens (partly forested, upland)
Low-elevation Bald						
	<null>	S3	GNR	2004-12-10	22	Rocky summits and outcrops (non-forested, upland)
	<null>	S3	GNR	2004-12-10	24	Rocky summits and outcrops (non-forested, upland)
Nantucket Shadbush						
	T	S2	G3Q	1991-05-15	6	Dry barrens (partly forested, upland), Non-tidal rivershore (non-forested, seasonally wet), Old field/roadside (non-forested, wetland or upland)
Raised Level Bog Ecosystem						

**Rare and Exemplary Botanical Features within 4 miles of
Mount Desert Island Biological Laboratory building, Bar Harbor, Maine**

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
	<null>	S4	GNR	1999-09-02	1	Forested wetland, Open wetland, not coastal nor rivershore (non-forested, wetland)
Salt-hay Saltmarsh						
	<null>	S3	G5	2013-10-01	63	Tidal wetland (non-forested, wetland)
Spruce - Fir - Northern Hardwoods Ecosystem						
	<null>	S5	GNR	1999	21	Conifer forest (forest, upland), Hardwood to mixed forest (forest, upland)
Swarthy Sedge						
	E	S2	G5	1891-06-24	4	Rocky coastal (non-forested, upland)
	E	S2	G5	1898-08-17	6	Rocky coastal (non-forested, upland)
	E	S2	G5	1891-06-24	5	Rocky coastal (non-forested, upland)

STATE RARITY RANKS

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.
- SU** Under consideration for assigning rarity status; more information needed on threats or distribution.
- SNR** Not yet ranked.
- SNA** Rank not applicable.
- S#?** Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).

Note: **State Rarity Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.

GLOBAL RARITY RANKS

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.
- GNR** Not yet ranked.

Note: **Global Ranks** are determined by NatureServe.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's **Endangered** and **Threatened** plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

NON-LEGAL STATUS

- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE** Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

Visit our website for more information on rare, threatened, and endangered species!
<http://www.maine.gov/dacf/mnap>

ELEMENT OCCURRENCE RANKS - EO RANKS

Element Occurrence ranks are used to describe the quality of a rare plant population or natural community based on three factors:

- **Size:** Size of community or population relative to other known examples in Maine. Community or population's viability, capability to maintain itself.
- **Condition:** For communities, condition includes presence of representative species, maturity of species, and evidence of human-caused disturbance. For plants, factors include species vigor and evidence of human-caused disturbance.
- **Landscape context:** Land uses and/or condition of natural communities surrounding the observed area. Ability of the observed community or population to be protected from effects of adjacent land uses.

These three factors are combined into an overall ranking of the feature of **A, B, C, or D**, where **A** indicates an **excellent** example of the community or population and **D** indicates a **poor** example of the community or population. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank. The Maine Natural Areas Program tracks all occurrences of rare (S1-S3) plants and natural communities as well as A and B ranked common (S4-S5) natural communities.

Note: **Element Occurrence Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines Element Occurrence ranks for animals.

Visit our website for more information on rare, threatened, and endangered species!
<http://www.maine.gov/dacf/mnap>



John E. Baldacci
GOVERNOR

STATE OF MAINE
DEPARTMENT OF INLAND FISHERIES & WILDLIFE
FISHERIES DIVISION
PO BOX 50
JONESBORO, MAINE 04461

Phone: 207-633-8025 Fax: 207-633-8026



ROLAND D. MARTIN
COMMISSIONER

November 20, 2009

Anna Faloon, LEED AP
44 Central Street
Bangor, ME 04401-5110

Dear Anna,

Your letter of November 6 to William Woodward has been forwarded to me for a reply as I am the Regional Fisheries Biologist for Hancock and Washington Counties.

Regarding your request for information for the Marshall Lab Wing new addition (MDI Biological Laboratory), there are no essential of significant fishery habitats at the site

Sincerely,

Rick Jordan
Regional Fisheries Biologist

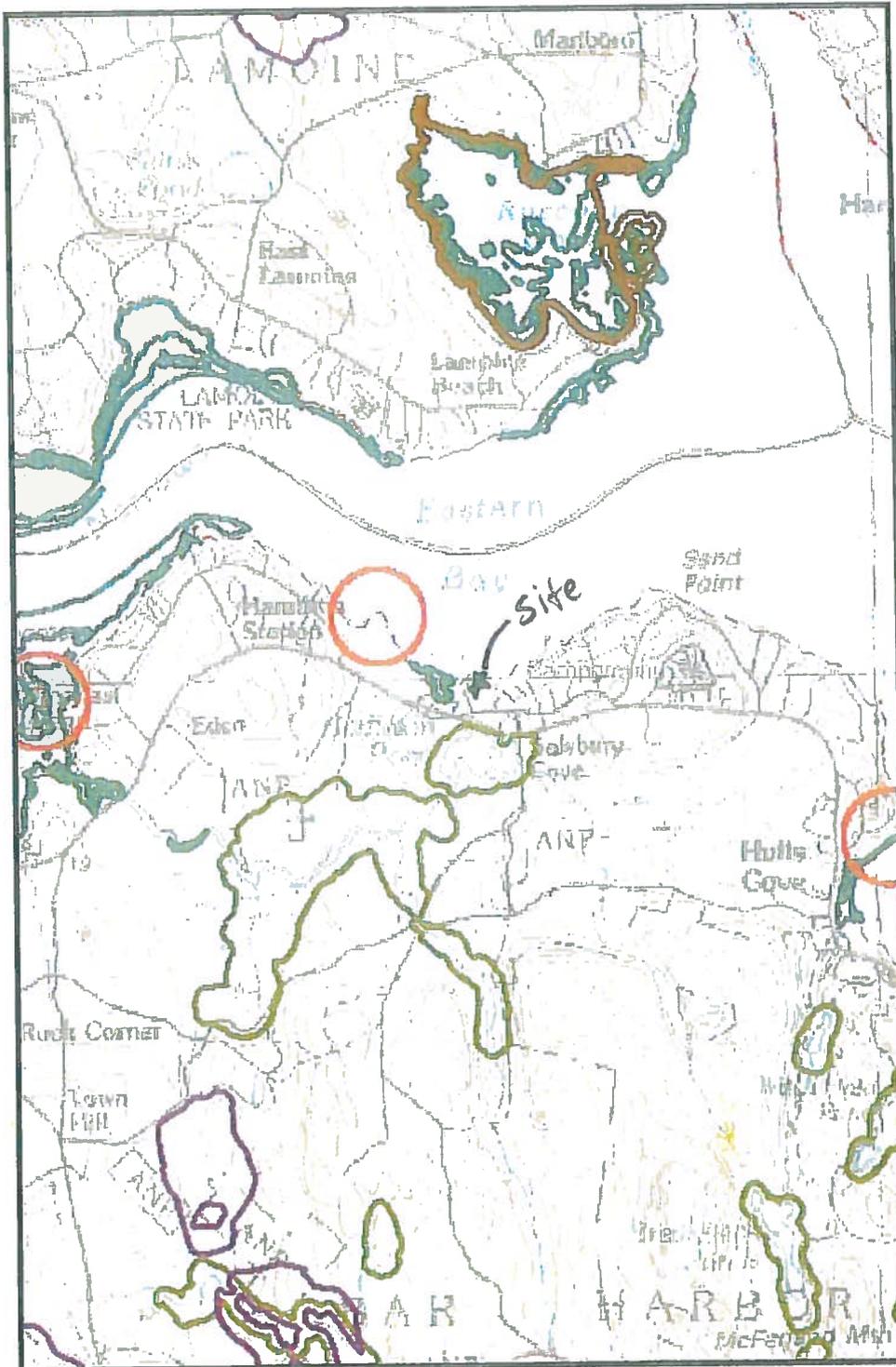
Anna Faloon

From: Hall, James [James.Hall@maine.gov]
Sent: Thursday, November 12, 2009 4:47 PM
To: Anna Faloon
Subject: MDI Review for Marshall Wing Lab
Attachments: WBRCMTDES.jpg

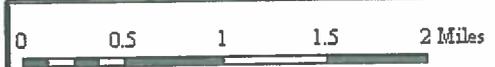
Please find the enclosed map. There are no Significant or Essential Wildlife Habitats in the Project Area.

James Hall, Wildlife Biologist

Search for Wildlife Observations & Habitat



- Bald Eagle Nest Site
- Piping Plover / Least Tern Nesting, Feeding, & Brood-rearing Area
- Roseate Tern Nesting Area
- Deer Winter Area
- Inland Waterfowl / Wading Bird Habitat
- Tidal Waterfowl / Wading Bird Habitat
- Seabird Nesting Island
- Shorebird Area
- Significant Vernal Pool
- Endangered, Threatened, & Special Concern Species Habitat
- Township Boundary
- County



1 = 57,913

UTM Projection, Zone 19N, NAD83



P.O. Box 220
 Jonesboro, ME 04648
 Voice: (207) 434-5927
 Fax: (207) 434-5923
 November 12, 2009



Anna Faloon

From: soctomah@ainop.com
Date: Wednesday, November 25, 2009 4:55 PM
To: Anna Faloon
Subject: Bar Harbor Project

Tribal Historic Preservation Office
Passamaquoddy Tribe
PO Box 159 Princeton, Me. 04668
207-796-2301

WBRC
141 Preble St
Portland, Maine
Anna.faloon@wbrcae.com

November 24, 2009

Re: Bar Harbor " Biological lab -

Dear Anna Faloon;

The Passamaquoddy THPO has reviewed the following application regarding the historic properties and significant religious and cultural properties in accordance with NHPA, NEPA, AIRFA, NAGPRA, ARPA, Executive Order 13007 Indian Sacred Sites, Executive Order 13175 Consultation and Coordination with Indian Tribal Governments, and Executive Order 12898 Environmental Justice.

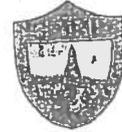
The above listed proposed project will not have any impact on cultural and historical concerns of the Tribe.

Sincerely;
Donald Soctomah
Soctomah@ainop.com
THPO
Passamaquoddy Tribe



John E. Baldacci
GOVERNOR

STATE OF MAINE
DEPARTMENT OF INLAND FISHERIES & WILDLIFE
FISHERIES DIVISION
P.O. BOX 76
JONESBORO, MAINE 04461



ROLAND D. MARTIN
COMMISSIONER

November 20, 2009

Anna Faloon, LEED AP
44 Central Street
Bangor, ME 04401-5116

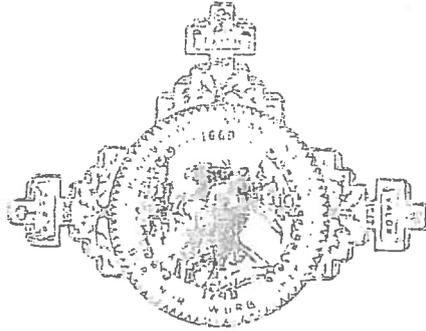
Dear Anna,

Your letter of November 6 to William Woodward has been forwarded to me for a reply as I am the Regional Fisheries Biologist for Hancock and Washington Counties.

Regarding your request for information for the Marshall Lab Wing new addition (MDI Biological Laboratory), there are no essential of significant fishery habitats at the site

Sincerely,

Rick Jordan
Regional Fisheries Biologist



PENOBSCOT INDIAN NATION
BONNIE NEWSOM - ARCHAEOLOGY DEPARTMENT
12 WABANAKI WAY, INDIAN ISLAND, ME 04468
E-MAIL: bnewsom@penobscotnation.org Fax: 207-817-7463

NAME	Anna Faloon, LEED AP
ADDRESS	WBRC 44 Central Street Bangor, ME 04401-5116
OWNER'S NAME	Mount Desert Island Biological Laboratory
TELEPHONE	(207) 947-4511
FAX	(207) 947-4628
EMAIL	anna.faloon@wbrcae.com
PROJECT NAME	3116.30 MDIBL Marshall Lab Wing
PROJECT SITE	Bar Harbor, ME
DATE OF REQUEST	November 6, 2009
DATE REVIEWED	November 20, 2009

Thank you for the opportunity to comment on the above referenced project. This project appears to have no impact on a structure or site of historic, architectural or archaeological significance to the Penobscot Nation as defined by the National Historic Preservation Act of 1966, and subsequent updates.

Also, if Native American cultural materials are encountered during the course of the project, please contact me at (207) 817-7332. Thank you.


BONNIE NEWSOM, THPO
Penobscot Nation

Exhibit 10

MEDIUM DENSITY SOIL SURVEY

Staff provided

Exhibit 11

LANDSCAPING, BUFFERING AND SCREEN PLANTING – EXISTING AND PROPOSED

No additional landscaping or screening is proposed for the project. All disturbed surfaces will be loamed and seeded.

Exhibit 12

STREET, SIDEWALK & ACCESS PLAN

The requirements of this section are not applicable to the project

Exhibit 13

E-911

The requirements of this section are not applicable to the project

Exhibit 14

PHOTOGRAPHS

Town air photo

Images of project site



Project Site

Mount Desert Island Biological Laboratory
NEW TRAINING LABORATORY
Town of Bar Harbor Aerial Photograph

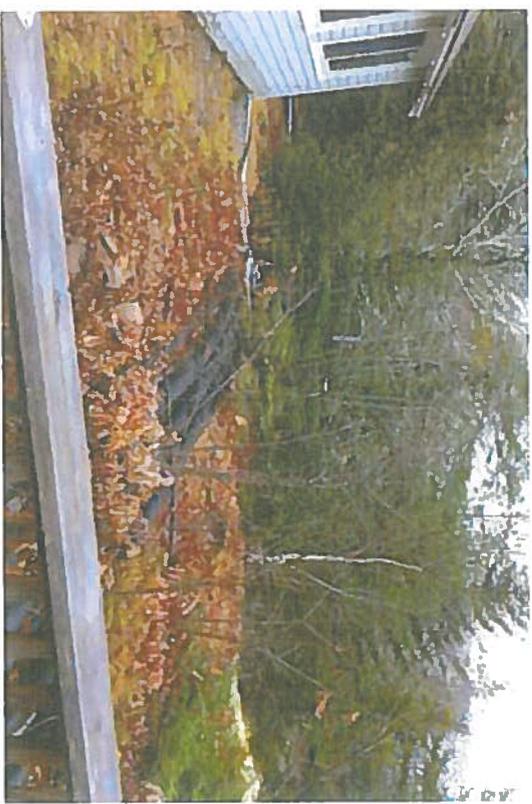
Mt. Desert Island Biological Laboratory Training Lab
Exhibit 14 **Site Photos**



View west of existing lab buildings and sheds to be removed.



Panorama viewing west / southwest of existing buildings. Parking areas to remain.



View south from west side of existing building
Existing sewerwater piping to remain.



View southwest to project site from entrance to Marshall Lab

Exhibit 15

SUBSURFACE WASTEWATER DISPOSAL

This section is not applicable to the project. Statement on capacity of existing system noted in Exhibit 7

Exhibit 16

GROUNDWATER

This section is not applicable to the project. Statement on capacity of existing water system noted in Exhibit 7

Exhibit 17

EROSION AND SEDIMENTATION CONTROL PLAN

Refer to the project Site Plan in Exhibit 9

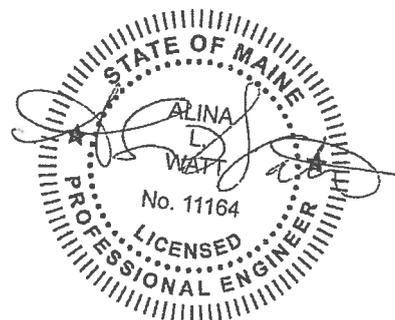


**Mount Desert Island Biological Laboratory (MDIBL)
New Teaching Laboratory**

Erosion & Sedimentation Control Plan

February 1, 2016

Narrative



The proposed project will require earthmoving activities, including clearing, the disturbance of existing soils and excavation and fill associated with the removal of several existing structures and the construction of a 3460 sf footprint building, and adjacent walkways and connections to on-site utilities. The project is located on the Mount Desert Island Biological Laboratory (MDIBL) campus, at 159 Old Bar Harbor Road, in Bar Harbor, Maine. Most of the proposed disturbance will occur on a flat area where an existing building currently is located. It is adjacent to fairly steep slopes leading down to the Atlantic Ocean, however no work is proposed on these slopes as part of this project. The potential for minor erosion exists throughout the site during earthmoving activities.

General sediment and erosion control methods will be used with work occurring in the spring, summer or fall. Winter erosion control methods as described on the drawings shall be used during winter construction. If the site is not complete by winter, but no work will be occurring over the winter, then the site shall be stabilized in the fall and completed in the spring.

Erosion will be controlled by two main methods. The first will be to reduce initial erosion by protecting bare soils. Regular mulching will be applied throughout construction to minimize initial disturbance. The secondary method will be to control and catch the sedimentation. This will be done primarily through the use of silt fence and stone check dams, as needed.

Existing Erosion Problems

There are no known significant erosion issues in the vicinity of the project.

Protected Natural Resource

The project site is immediately adjacent to the Atlantic Ocean and is located within the local Shoreland Zoning District.

Soils

Soils mapping by the Natural Resources Conservation Service and provided on the Web Soil Survey indicate that the predominant soils on the development site are Lyman-Tunbridge complex (LuC). The suitability ratings for this soil for "Small Commercial Buildings is "Very Limited" and "1.0". This generally means that the development costs and ease of construction will be more severe and must be carefully evaluated. In the case of the site for the Bio Lab this is predominantly due to shallow ledge and steep slopes typically associated with LuC soils. The exact site of the lab does not have steep slopes at the building location. Directly adjacent to the building is a steep, rocky drop to the water. The new structure will be set back from the steep slope to a greater distance than the current building and is being placed on a relatively flat area



thus negating this limiting factor. The limiting factor of shallow ledge can be accommodated with shallow spread footings.

The mapped soils also indicate that the soils may be susceptible to erosion, having an erosion factor of about 0.32. This rating is considered “moderate”. Since the site has previously been disturbed for construction, it is likely that the soils have been modified from that indicated by the mapping. As the current site is well vegetated and does not appear to have major erosion issues, it is likely that the new structure can be built with limited erosion if good erosion control practices are used as described herein.

Erosion Control Measures

Erosion control measures include but are not limited to the following:

- All disturbed areas are to be loamed, seeded and stabilized with mulch or geotextile fabric.
- Silt fencing or bark mulch berms will be installed down to gradient of all grubbing and earth moving activities.
- Temporary grass or legume cover will be installed on dormant stockpiles and construction during the non-growing season.
- Water will be utilized to control dust if necessary.
- Construction entrances will be installed to minimize materials being carried off site by construction vehicles.

Site Stabilization

Items listed in Erosion Control Measures will be incorporated before and during construction for site stabilization.

Implementation Schedule

Refer to Construction Sequence on the plans for the implementation schedule for installing the erosion and sediment controls. Erosion control measures are the first items to be installed and the last to be removed.

Erosion and Sediment Control Plan

Refer to the attached Site Plan which includes the following:

- Contours
- Erosion and sediment control plan elements
- Land cover types and boundaries
- Protected natural resources (if present)
- Locations (general)
- Locations of controls
- Disturbed areas

Details and Specifications

Refer to the attached site plan package which includes details of erosion control measures and a description of the sizing, spacing and stabilization of each erosion control measure.



Winter Stabilization Control

Recognizing that construction during the winter months in Maine is difficult and that construction activities may be delayed, special consideration must be made to prevent damage to the site.

Winter construction, if necessary, will adhere to the following plan:

- All open areas which are not permanently stabilized will be heavily mulched (at least twice the typical rate) when work is completed on the site and not anticipated again within one day.
- All open areas will be heavily mulched (at least twice the typical rate) every night in the case of a forecast of stormy weather within 12 hours.

MAINTENANCE OF STORMWATER SYSTEM

Facilities requiring regular maintenance at the project include the stormwater management system and roadway. The following are the maintenance requirements that will be cared for by the owner. The entity responsible for ensuring that maintenance will be completed in a timely manner will be the owner. During construction, the prime contractor, who is yet to be determined, will have this responsibility.

LONG TERM MAINTENANCE PLAN:

Inspect 2 times annually on or about May 1 and November 1 minimum and after severe storms.

1. Ditches

- a. Rip-rap lined ditches
 - Inspect semi-annually
- b. Maintenance
 - Remove sediment buildup, leaves, litter or other debris from the bottom and side slopes.
 - Reposition stones to restore channel to original dimensions.
- c. Vegetated Ditches
 - Inspect the ditch lining monthly for slumping of the lining, down cutting of the ditches base, or undercutting of the banks.
- d. Maintenance
 - Repair immediately.
 - Mow or brush-cut annually to prevent the establishment of woody vegetation.

2. Pipes

- a. Inspect for sediment buildup.
- b. Maintenance
 - Flush pipes and remove sediment at which time the depth of sediment at any location in the pipe exceeds 3 inches.

3. Rip-Rap protection

- a. Inspect semi-annually or after severe storms for dislodged stones or slumping of the stone lining.
- b. Maintenance



- Reposition stones to restore the pathway's original dimensions and a uniform surface.
- Clean any accumulated sediments and debris from rip-rap protection.

4. Vegetation

- a. Inspect vegetated areas each spring.
- b. Maintenance
 - Re-seed and mulch areas where cover is less than 90%.
 - Rework seed and mulch areas that have spotty plant germination and are sparsely vegetated, or where soil erosion is evident.

5. Parking Areas

- a. Maintenance
 - The parking areas shall be swept as needed to maintain. In particular, sweeping will occur in late winter or early spring to remove the winter's accumulation of sand and abrasives.

6. Roads

- a. Maintenance
 - The road and shoulder shall maintained with a cross slope and foreslopes shall be repaired when erosion occurs.

General site area Maintenance

1. Side slopes of gravel surfaces and embankments

- a. Inspections
 - Inspect slopes for rill erosion due to concentrated flows.
- b. Maintenance
 - Replace topsoil and reseed eroded slopes.



Housekeeping Notes

Establish proper equipment/vehicle fueling and maintenance practices:

Minimum equipment/vehicle fueling and maintenance practices that will be implemented to control pollutants to stormwater (e.g., secondary containment, drip pans, spill kits, etc.)

- **Equipment Fueling** - Equipment is to be fueled in designated areas on site. Fueling equipment is to be maintained according to OSHA regulations. Spill cleanup materials are to be provided by the operators of the equipment or the owners of the fueling equipment. Cleanup materials are to be present near the fueling area and clearly labeled.
- **Maintenance and Inspection:** Weekly
- **Equipment Repair and Maintenance** - Unless vehicle cannot be moved without incurring further damage, no repairs are to occur on site. If a machine is creating a pollution problem, it must be removed from the site. No equipment will be permitted on site that is leaking any fuels, fluids or lubricants. Any and all routine maintenance is to occur offsite.
- **Installation Schedule:** To be maintained throughout construction activities
- **Maintenance and Inspection:** Daily

Spill Prevention and Control Plan:

All chemical agents are to be stored in OSHA and DOT approved containers, if applicable. All chemicals are to be stored in a safe manner, and stored in a secondary containment unit whenever possible (i.e. fuel cabinet, concrete spill containment tank, etc.) Cleanup materials are to be present near the chemical storage area and clearly labeled. Spill cleanup materials are to be provided by the owner of the material.

In the event of a spill, superintendent is to be notified of spill immediately. Spill is to be contained as quickly as possible, with provided cleanup materials. Spilled materials must be prevented from entering stormwater system. In the event of a spill for which there are inadequate cleanup materials, spill is to be contained with earth dikes until other measures can be implemented. Spilled chemicals and cleanup materials are to be isolated and disposed of according to Superintendent's instructions. Superintendent is to post and maintain a contact list of disposal resources in job trailer. Included in this list shall be emergency contact numbers for the manufacturers of any material brought on site by any subcontractor. Superintendent will be responsible for response training for all employees on the site, as well as the foreman of each subcontractor on site. Foreman of subcontracting companies will be responsible for training each of their own workers in spill response. Subcontractors are to provide Superintendent with written confirmation that this training has been performed.

Exhibit 18

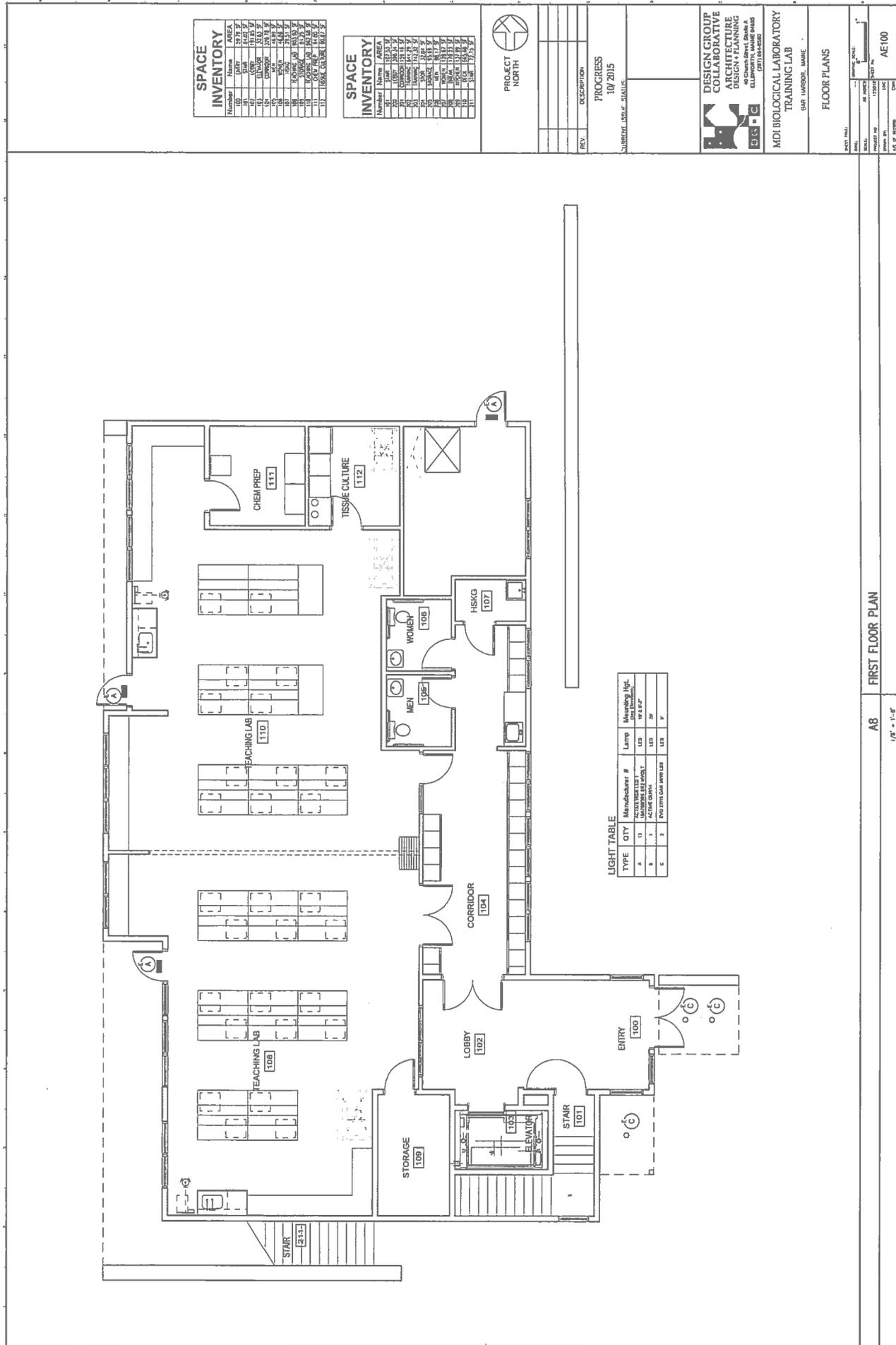
FIRE PROTECTION

Preliminary approval from State Fire Marshall is pending. Applicant will supply letter of approval prior to public hearing.

Exhibit 19

SOLID and HAZARDOUS WASTE

There will be no hazardous waste generated by the proposed project. A licensed solid waste hauler (Gott's Disposal, SW Harbor, ME) will dispose of solid waste generated at the proposed facility.



SPACE INVENTORY

Number	Name	AREA
101	STAIR	107.50 SF
102	LOBBY	107.50 SF
103	ENTRY	107.50 SF
104	CORRIDOR	107.50 SF
105	MEN	107.50 SF
106	WOMEN	107.50 SF
107	RESTROOM	107.50 SF
108	TEACHING LAB	107.50 SF
109	STORAGE	107.50 SF
110	TEACHING LAB	107.50 SF
111	CHEM PREP	107.50 SF
112	TISSUE CULTURE	107.50 SF

SPACE INVENTORY

Number	Name	AREA
101	STAIR	107.50 SF
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108	TEACHING LAB	107.50 SF
109	STORAGE	107.50 SF
110	TEACHING LAB	107.50 SF
111	CHEM PREP	107.50 SF
112	TISSUE CULTURE	107.50 SF

PROJECT NORTH

REV.	DESCRIPTION

PROGRESS 10/2015

CURRENT ISSUE STATUS

DESIGN GROUP COLLABORATIVE ARCHITECTURE DESIGN + PLANNING
 100 UNIVERSITY AVENUE SUITE 2000
 DURHAM, NORTH CAROLINA 27705-4600
 (919) 484-6200

MDI BIOLOGICAL LABORATORY TRAINING LAB
 OUR LOCATION NAME

FLOOR PLANS

DATE: 10/15/15
 SCALE: AS SHOWN
 PROJECT NO: 110000
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE OF REVISION: [blank]

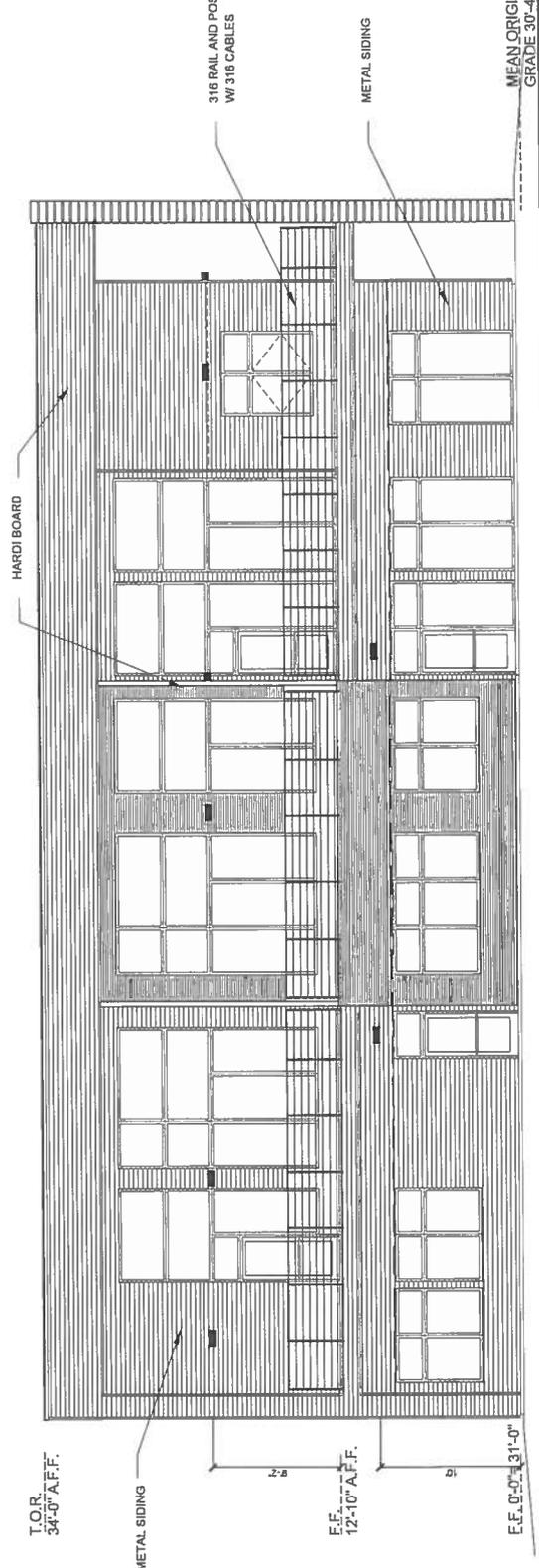
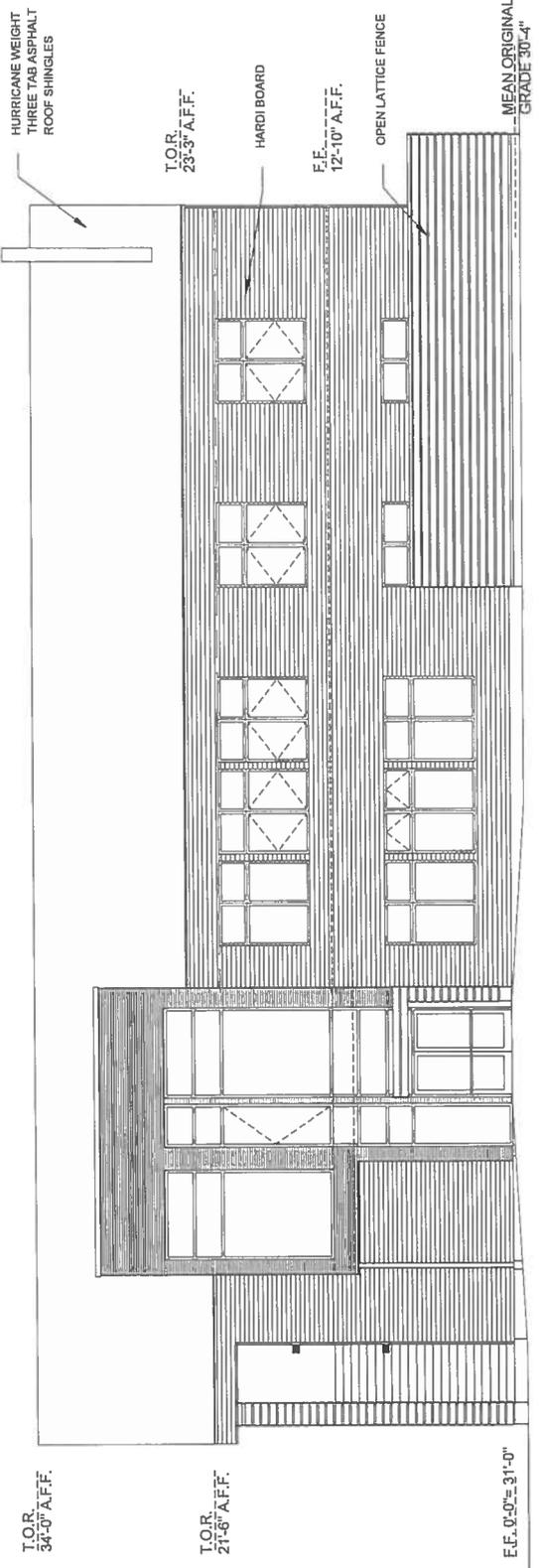
AE/100

LIGHT TABLE

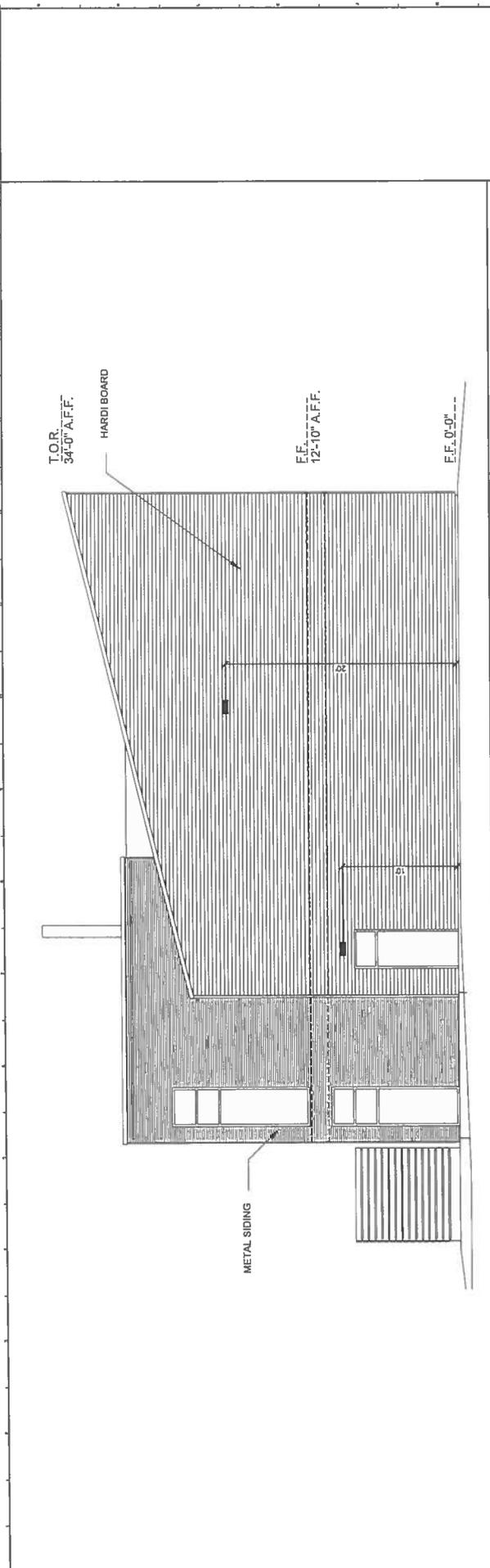
TYPE	QTY	Manufacturer #	Lamp	Mounting Hgt.
A	15	ACTIVE QUANTITY	LED 10 x 4 1/2"	10'
B	1	ACTIVE QUANTITY	LED 10 x 4 1/2"	10'
C	3	ACTIVE QUANTITY	LED 10 x 4 1/2"	10'

A8 FIRST FLOOR PLAN

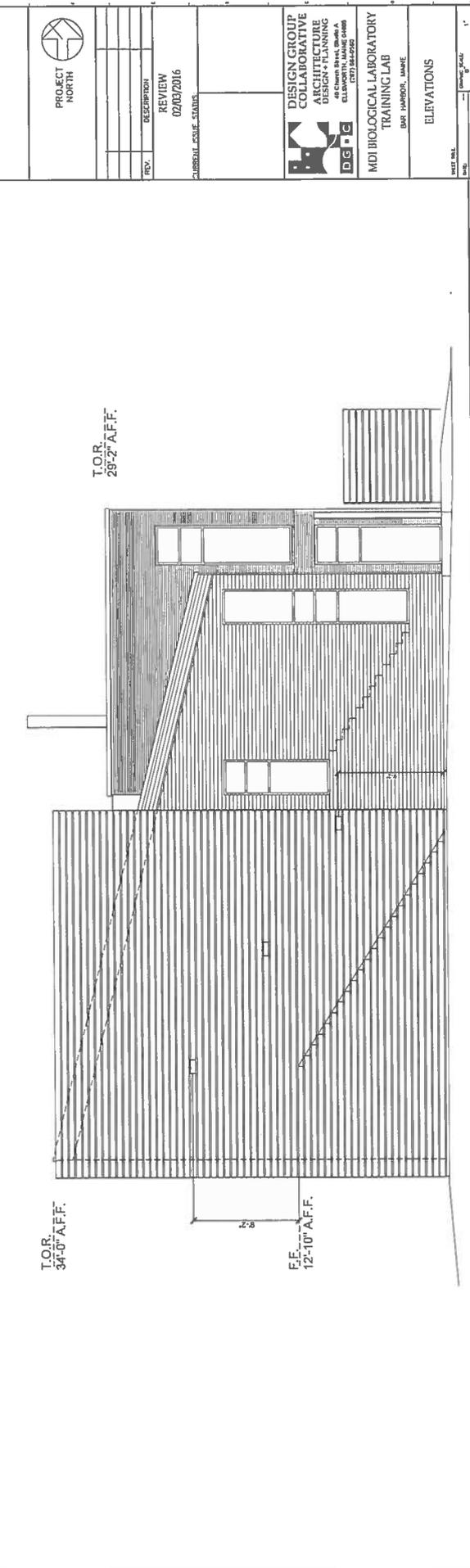
1/8" = 1'-0"



 PROJECT NORTH		DESIGN GROUP COLLABORATIVE ARCHITECTURE 42 CHANDLER STREET, SUITE 200 BOSTON, MASS 02114	MDI BIOLOGICAL LABORATORY TRAINING LAB BOSTON, MASS
REV.	DESCRIPTION	ELEVATIONS	
	REVIEW 02/03/2016	SHEET NO. E201 PROJECT NO. DATE DRAWN BY CHECKED BY DATE OF REVISION	
	NUMERICAL LEVEL STATUS		



NORTH 1/4" = 1'-0"



SOUTH 1/4" = 1'-0"

 PROJECT NORTH	REV. DESCRIPTION _____ _____ _____	REVIEW 02/03/2016 CHARBOL LESIE STANIS	 DESIGN GROUP COLLABORATIVE ARCHITECTURE INTERIORS 48 CHURCH STREET, SUITE A ELLINGTON, MAINE 04801 (207) 842-0000	MDI BIOLOGICAL LABORATORY TRAINING LAB BANG HARBOR, MAINE	ELEVATIONS
	SHEET NO. DRAWING NO. DATE # OF SHEETS PROJECT NO. 1320000 PART No. E200 DRAWN BY CHECKED BY DATE OF REVISION				

Exhibit 21

LIGHTING PLAN

All exterior lighting will be located on the building. Refer to Exhibit 20 for building light locations. Proposed lighting fixture is included in this section.

Check out more Lighting and Controls Solutions from Acuity Brands. Click here for details.



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Lithonia Lighting Products

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- Indoor HID
- Emergency
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- The Stock Guide
- LED Lighting

JHBL LED
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ABL Wiring and Controls

- RELOC Wiring Solutions
- Acuity Controls

Additional ABL Companies

Resources

- Specification Sheets
- Photometrics
- Building Information Models
- PSG Catalog
- Acrylic/Polycarb Compatibility Table
- Warranty Information
- More Resources
- Prior Recalls

Did you find what you need?

Feedback

WSR

Decorative Half-Round



SHARE



Intended Use

For building and wall mounted applications.

Architectural Sconce Series - The clean, crisp lines of the Architectural Sconce Series are designed to balance nicely in a range of retail, commercial, institutional and architectural environments. These versatile, artistically-inspired shapes can be used to highlight subtle architectural details or to provide security lighting for pedestrian walkways and parking areas. Series includes **Trapezoid (WST)**, **Half-Round (WSR)**, **Quarter Sphere (WSQ)** and **Mini-Trapezoid (WSTM)**.

Construction

Housing: Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone. Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder with other architectural colors available.

Optics

Interchangeable, segmented reflectors for superior uniformity and control. Three full cutoff distributions available: FT (forward throw), MD (medium throw) and WT (wide throw). Four uplight distributions available in WSR only: FTU (forward throw, 10% up), MDU (medium throw, 10% up), WTU (wide throw, 10% up) and MDU5 (medium throw, 50% up). Compact fluorescent MD (medium throw) only. Two **Precision Beam** uplight distributions are available in WSR only with the WT (wide throw); Pencil Beam (WTUP) and the Column Beam (WTUC).

Both **Precision Beams** are available in white, blue, green, red and yellow color options.

Nighttime Friendly™ - Decorative style, half-round shape, full cutoff downlight distribution, 175W max.

Electrical

HID: 50W MH-150W utilizes a high reactance, high-power factor ballast. 35S and 50S utilizes a reactor normal-power factor ballast. 175W utilizes a constant-wattage auto transformer ballast. Quick-disconnect plug easily disconnects reflector from ballast. Ballasts are copper wound and 100% factory tested. CFL: compact fluorescent ballast is Class P, electronic, high-power factor, <10% THD with starting temp. of 0 degrees F (-18 degrees C).

Socket: HID is porcelain, medium-base copper alloy, nickel-plated screw shell and center contact. (UL Listed 660W, 600V 4KV pulse rated). Fluorescent socket is high-temperature thermoplastic with integral lamp retention clip.

Installation

Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each

Product Overview

Specification Sheets

Building Information Models

Installation Instructions

Sell Sheets

Additional Images

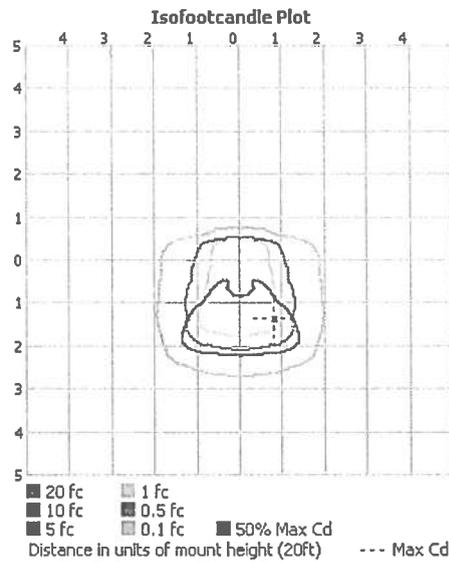
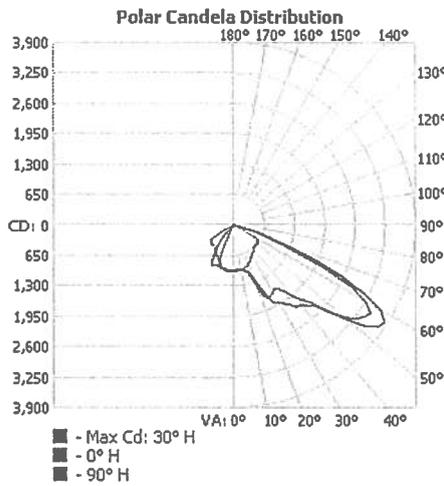
Questions about this product?

Related Products

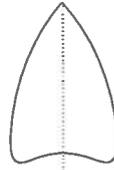
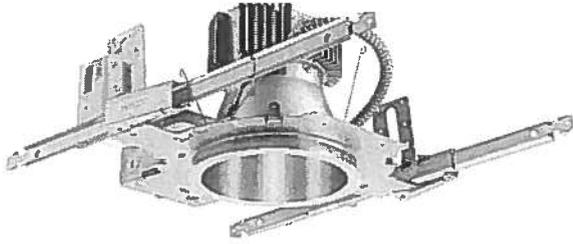


OUTDOOR PHOTOMETRIC REPORT

CATALOG: WSR 100M FT
 TEST #: LTL11540
 TEST LAB: ACUITY BRANDS LIGHTING CONYERS LAB
 TEST DATE: 1/31/2008
 CATALOG: WSR 100M FT
 DESCRIPTION: ARCHITECTURAL SCONCE WITH FORWARD THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA
 SERIES: WSR
 LAMP CATALOG: MP100/U/MED
 LAMP: ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.
 LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 8500
 INPUT WATTAGE: 140
 LUMINOUS OPENING: RECTANGLE (L: 6", W: 13.8")
 MAX CD: 3,836.4 AT HORIZONTAL: 30°, VERTICAL: 57.5°
 CUTOFF CLASS: FULL CUTOFF
 ROADWAY CLASS: VERY SHORT, TYPE III
 EFFICIENCY: 47.9%



VISUAL PHOTOMETRIC TOOL 1.2.47 COPYRIGHT 2016, ACUITY BRANDS LIGHTING. THIS PHOTOMETRIC REPORT HAS BEEN GENERATED USING METHODS RECOMMENDED BY THE IESNA. CALCULATIONS ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THIS PHOTOMETRIC REPORT IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER. THIS REPORT IS PROVIDED WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. IN NO EVENT WILL ACUITY BRANDS LIGHTING BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS REPORT.



Gotham Architectural Downlighting
LED Downlights

6" Evo®
Downlight

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

EXAMPLE: EVO 35/10 6AR MWD LSS MVOLT EZ1

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVO	27/ 2700 K	10 1000 lumens 35 3500 lumens	6AR Clear	VND Very narrow (0.5 s/mh)	LSS Semi-specular	MVOLT 120
	30/ 3000 K	15 1500 lumens 40 4000 lumens	6PR Pewter	ND Narrow (0.7 s/mh)	LD Matte-diffuse	277 347*
	35/ 3500 K	20 2000 lumens 45 4500 lumens	6WTR Wheat	MD Medium (0.9 s/mh)		
	40/ 4000 K	25 2500 lumens	6BR Gold	MWD Medium wide (1.0 s/mh)		
		30 3000 lumens	6WR ¹ White	WD Wide (1.2 s/mh)	LS Specular	
			6BR ¹ Black			
			6WRAMF ¹ White anti-microbial			

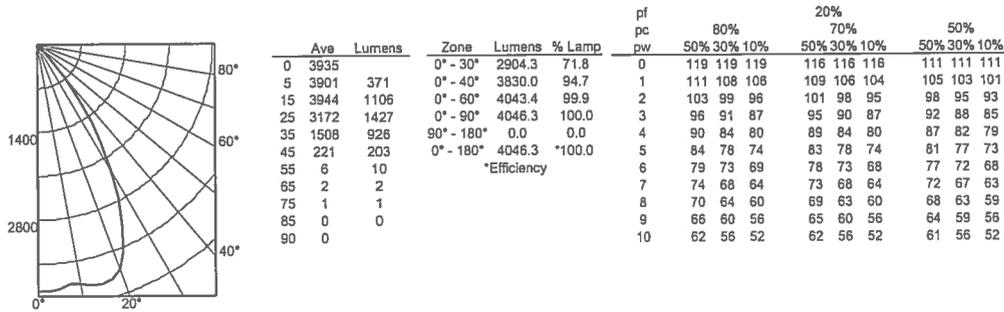
ERING INFORMATION

Driver ³	Options
EZ1 eldoLED ECOdrive 0-10V dimming driver. Minimum dimming range level 1%	SF Single fuse. Specify 120V or 277V. BGTD Bodine generator transfer device. Specify 120V or 277V.
EZB eldoLED SOLOdrive 0-10V dimming driver. Minimum dimming level <1%.	TRW⁶ White painted flange CR190 High CRI (90+)
EDAB eldoLED SOLOdrive DALI dimming driver. Minimum dimming level <1%. Minimum lumen 1500/Maximum lumen 3000.	TRBL⁷ Black painted flange CP¹⁰ Chicago plenum. Specify 120V or 277V.
EDXB eldoLED POWERdrive DMX with RDM (remote device management). Minimum dimming level <1%. Includes termination resistor. Minimum lumen 1500/Maximum lumen 3000.	EL⁸ Emergency battery pack with integral test switch RRL¹¹ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
EXA1 XPoint Wireless, eldoLED ECOdrive 1% dimming, 0-10V. Refer to XPoint tech sheet.	ELR⁹ Emergency battery pack with remote test switch
EXAB XPoint Wireless, eldoLED SOLOdrive <1% dimming, 0-10V. Refer to XPoint tech sheet.	NPS80EZ⁵ nLight® dimming pack controls 0-10V eldoLED drivers.
ECOS2^{4,5} Lutron® Hi-Lume® 2-wire forward-phase dimming driver. Minimum dimming level 1%. Minimum lumen 1500/Maximum lumen 3000.	NPS80EZER^{5,9} nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
ECOS3^{4,5} Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%. Minimum lumen 1500/Maximum lumen 4500.	

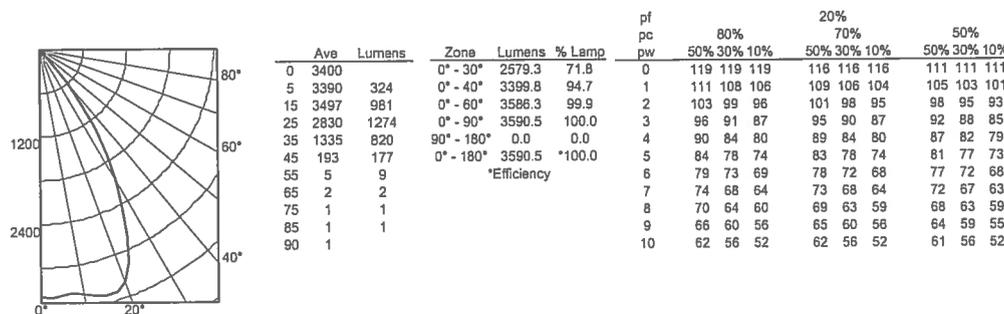
PHOTOMETRY

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance: Single Luminaire 30" Above Floor

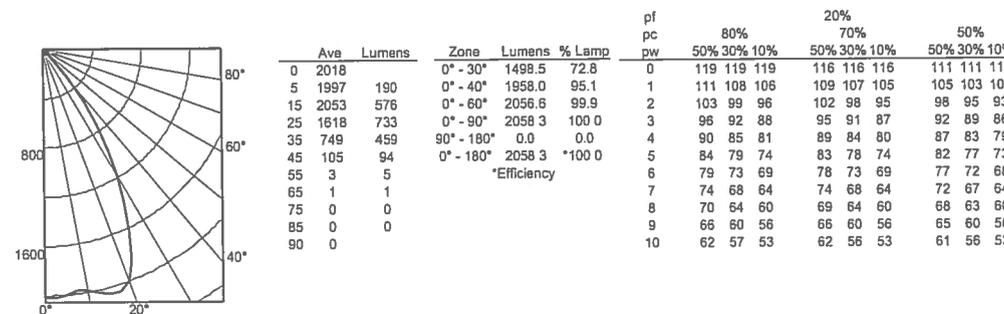
EVO 35/40 6AR LS INPUT WATTS: 48.1, DELIVERED LUMENS: 4046, LM/W=84.1, 1.03 S/MH, TEST NO. LTL27768



EVO 35/35 6AR LS INPUT WATTS: 42.1, DELIVERED LUMENS: 3591, LM/W=85.3, 1.05 S/MH, TEST NO. LTL27767



EVO 35/20 6AR LS INPUT WATTS: 23.2, DELIVERED LUMENS: 2058, LM/W=88.7, 1.02 S/MH, TEST NO. LTL27777



LUMEN OUTPUT MULTIPLIER - CRI

CRI	FACTOR
80 CRI	1
90 CRI	0.79

LUMEN OUTPUT MULTIPLIER - CCT

CRI	FACTOR
4000 K	1.035
3500 K	1
3000 K	0.973
2700 K	0.938

LUMEN OUTPUT MULTIPLIER - TRIM FINISH

FINISH	CLEAR (AR)	PEWTER (PR)	WHEAT (WTR)	GOLD (GR)	WHITE (WR/WRAMF)	BLACK (BR)
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte-diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

Exhibit 22

SIGNS

There are no signs associated with this project.

Exhibit 23

TRAFFIC IMPACT

This section is not applicable to the project. The replacement laboratory will not generate additional traffic.

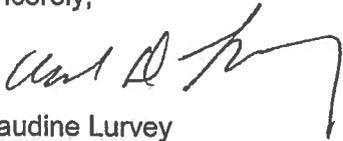
January 22, 2016

Bar Harbor Planning Board
Town of Bar Harbor
Bar Harbor, ME 04609

To Whom It May Concern:

The MDI Biological Laboratory has the necessary funding in hand for the construction of the new laboratory facility. Funding has been awarded to the MDI Biological Laboratory through State of Maine Department of Economic and Community Development Maine Biological Research Bonds.

Sincerely,



Claudine Lurvey
Director of Finance

Operating Statement, Operation Hours Projections, Proposed Shifts

The MDI Biological Laboratory is a rapidly growing, independent, nonprofit biomedical research institution. Its mission is to improve human health and well-being through basic research, education, and development ventures that transform discoveries into cures. Our campus is located in Salisbury Cove, Maine. Typical hours of operation are from 8:00 a.m. to 6:00 p.m. Monday through Friday. There are no evening or weekend shifts, however members of the scientific staff routinely work after-hours, including evenings and weekends.

Number of Employees

Existing Staff

Scientific Staff	18
Administrative and Support Staff	36
Seasonal Staff	3
Total Staff	57

Exhibit 26

MINING

This section is not applicable to the project.