

PLANNING BOARD

PACKET OF MATERIALS

MEETING AUGUST 3, 2016

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda
Bar Harbor Planning Board
Wednesday, August 3, 2016
Council Chambers- Municipal Building
93 Cottage Street
4:00 P.M.**

- I. CALL TO ORDER**
- II. ADOPTION OF THE AGENDA**
- III. EXCUSED ABSENCES**
- IV. APPROVAL OF MINUTES (July 20, 2016)**
- V. REGULAR BUSINESS**
 - a. Public Hearing- Conditional Use Application – CU-2016-01– Mount Desert Street, LLC**
Project Location: 68 Mount Desert Street, Bar Harbor Tax Map 104, Lot 414-000
Applicant: Mount Desert Street, LLC (Cathy Coston and Stephen Coston)
Application: The applicant is proposing demolition of an existing 12-room motel and construction of the Mount Desert Street Inn Bed and Breakfast, a 3 and 4-story, 19,500 sq. ft., 36-room bed and breakfast (a bed and breakfast III use).
 - b. Completeness Review- Site Plan Application – SP-2016-01– Acadia Hotel**
Project Location: 16 Mount Desert Street, Bar Harbor Tax Map 104, Lot 452-000
Applicant: H&P Enterprises, LLC (Peter Hastings)
Application: The applicant is proposing demolition of an existing commercial building and construction of a 3 -story, 10,000 sq. ft. building used for an eight-room expansion of the Acadia Hotel with retail space and year-round, two bedroom apartment and employee housing, with associated parking.
 - c. Land Use Ordinance Discussion of Draft Shoreland District at Ferry Terminal**
- VI. OTHER BUSINESS**
 - a. Pending Applications (Mount Desert Street, LLC)**
- VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**
- VIII. ADJOURNMENT**

Minutes
Bar Harbor Planning Board
Wednesday, July 20, 2016
Council Chambers – Municipal Building
93 Cottage Street
4:00 P.M.

I. CALL TO ORDER

The Chair called the meeting to order at 4:00 PM. Planning Board members present: Ivan Rasmussen, Chair; Tom St. Germain, Vice Chair; John Fitzpatrick, Secretary; Joe Cough, Member and Basil Eleftheriou, Jr., Member.

Also present: Robert Osborne, Planning Director and Angela Chamberlain, Code Enforcement Officer.

II. ADOPTION OF THE AGENDA

Mr. Cough moved to adopt the agenda as presented. Mr. Fitzpatrick seconded the motion and the Board voted five in favor and none against the motion.

III. EXCUSED ABSENCES

None

IV. APPROVAL OF THE MINUTES

a. July 6, 2016 Regular Meeting

Mr. Cough made a clarification about the circumstances of his request that the Board consider recusing him for consideration of an item on the July 6, 2016 agenda. Mr. Cough's son, with whom he does not live, works for the agent of an applicant, Eden Builders, Inc. Mr. Fitzpatrick seconded the motion to approve the minutes with the clarification. The Board voted five in favor and none against the motion.

V. REGULAR BUSINESS

a. Subdivision Sketch Plan Review (Pre-application) – SD-2016-04– Acadia Corporation

Project Location: 134 Main Street, Bar Harbor Tax Map 104, Lot 504-000

Applicant: Acadia Corporation

Application: The applicant is proposing demolition of an existing building and construction of a two-story building with commercial activity on the first floor and 4 dwelling units on the second floor in a Downtown Village I district.

Member Cough asked the Board if he should be recused from this item because of the involvement of Eden Builders, Inc. as the designer of the project and his son who works for Eden Builders, Inc. as a carpenter. His son works for the applicant's agent in a manner that is not involved with the subject project.

The Board discussed the circumstances briefly and Mr. Eleftheriou, Jr. moved not to accept Mr. Cough's offer to recuse himself because there is not a conflict of interest. Mr. St. Germain seconded the motion which was approved four in favor and none against.

Todd Hardy spoke representing the sketch plan. He explained that the proposal is for retail space on the ground floor and four apartments on the second floor. The subdivision of four dwelling units is the only aspect that requires Planning Board review.

Chair Rasmussen asked about the parking in the rear of the site. Mr. Hardy explained that it belongs to others.

There was some discussion about an existing right of way to an established parking area and that it should be shown on the plan. Mr. Hardy noted that he would be happy to note the easement area on the plan but did not recommend drafting a deeded easement at this time.

There was some discussion about existing parking to be removed and that should be shown on the plan.

Mr. Fitzpatrick asked if they had considered adding a third story with more dwelling units given the need for housing in the village. Mr. Hardy indicated that the issue becomes minimum lot area per family which cannot be met (750 sq. ft. per family). Mr. Hardy noted that the Downtown Village Transitional district does not have the minimum lot area per family requirement but their district does.

Mr. Hardy noted that the purpose of this housing is seasonal in nature.

Mr. Eleftheriou, Jr. noted that the retail area is doubled from the existing building.

There was some discussion about the need for a site visit and a doodle poll would be arranged to find a day and time to do it.

Mr. Cough moved that the Chair work with staff to set a date. Mr. Eleftheriou, Jr. seconded the motion which was approved five in favor and none against.

Mr. Cough moved that there be a legal description or easement more detail on the right of way and buildout on lot. Mr. Eleftheriou, Jr. seconded the motion which was approved five in favor and none against. There were some specific suggestions. There should be easement details on the right of way.

It was noted that the sq. ft. size of the building should be added to the application description.

Mr. Cough moved to approve the waivers as requested and Mr. Eleftheriou, Jr. seconded the motion which was approved unanimously.

Mr. Cough moved that there was not a need to hold a neighborhood meeting and Mr. Fitzpatrick seconded the motion which was approved unanimously.

b. Land Use Ordinance Discussion of Draft Shoreland District at Ferry Terminal

The Board discussed the draft language and made the following comments:

Mr. Fitzpatrick suggested that the purpose statement should be refined.

The Board suggested that the dimensional standards should be adjusted by making the front setback 50 feet and the side setback 25 feet. They discussed the building height and were inclined to have it be 35 feet maximum. They noted that using average grade that there the opportunity for a fairly tall building to have an average grade that can meet 35 feet because of the topography of the site. The Board requested that they be provided with as much information about the site as possible for the next meeting.

The Board discussed the term temporary and suggested it be defined in a clearer way in terms of temporary piers and temporary breakwaters.

The Board suggested there should be some standards related to lighting and design of a new building/pier.

VI. OTHER BUSINESS

None

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

The Board requested a copy of the ethics chapter from MMA to be provided for the next meeting

VIII. ADJOURNMENT

Mr. Cough moved to adjourn the meeting at 6:20 pm. Mr. Fitzpatrick seconded the motion. The Board voted five in favor and none against the motion to adjourn.

Signed as approved:

**John Fitzpatrick, Secretary
Planning Board, Town of Bar Harbor**

Date

TOWN OF BAR HARBOR

Planning Board

93 Cottage Street, Suite I

Bar Harbor, Maine 04609-1400

Tel. 207-288-3329

Fax 207-288-3032

TOWN OF BAR HARBOR PLANNING BOARD

NOTICE OF PUBLIC HEARING

CU-16-01

CONDITIONAL USE/SITE PLAN APPLICATION

MOUNT DESERT, LLC

This is to inform abutters within 300' of the following parcel, that under the authority provided in Section 125-61F of the Bar Harbor Land Use Ordinance, the Planning Board, on Wednesday, August 3, 2016, at 4:00 PM, will hold a public hearing for an application for a Land Use Ordinance Conditional Use/Site Plan application. The proposed project: demolition of an existing motel and construction of the Mount Desert Street Inn Bed and Breakfast, a 3 and 4-story, 19,500 sq. ft., 36-room bed and breakfast (a bed and breakfast III use).

The property is located at 68 Mount Desert Street and Bar Harbor Tax Map 104, Lot 414-000 and located within the Mount Desert Street Corridor district. The applicant is Mount Desert, LLC, Cathy Coston and Stephen Coston.

The application is filed as CU-16-01 and is available for public review in the Planning Department office, which is located in the Municipal Building at 93 Cottage Street in Bar Harbor. Under the requirements in Section 125-61.B(2), public comment may be received on or before August 1, 2016 in writing to Robert Osborne at this address, or directly by email: planner@barharbormaine.gov.

Under the requirements of Section 125-61.F(1) of the Bar Harbor Land Use Ordinance, notice of the hearing will be posted in the Mount Desert Islander for the publication weeks of July 21, 2016 and July 28, 2016. Abutters within 300' of the property will be notified by US Mail.

*Check out what's new in Planning at the Town's website, under Planning Department:
www.barharbormaine.gov.*

TOWN OF BAR HARBOR

PLANNING BOARD

93 Cottage Street, Suite I
Bar Harbor, Maine 04609-1400
Tel. 207-288-3329 Fax 207-288-3032

DECISION

Date: July 28, 2016

Application: – CU-2016-01– Mount Desert Street, LLC

Project Location: 68 Mount Desert Street, Bar Harbor Tax Map 104, Lot 414-000

Applicant: Mount Desert Street, LLC (Cathy Coston and Stephen Coston)

Application: The applicant is proposing demolition of an existing 12-room motel and construction of the Mount Desert Street Inn Bed and Breakfast, a 3 and 4-story, 19,500 sq. ft., 36-room bed and breakfast (a bed and breakfast III use).

Zoning District: in a Mount Desert Street Corridor district.

Conditional Use: Bed and Breakfast III

To the Code Enforcement Officer:

Under the authority and requirements of the Land Use Ordinance Article V, Section 125-61. F, at the properly noticed public hearing on March 30, 2016, by a motion duly made and seconded, it was voted to approve the noted application.

This approval is based upon the following submitted plans:

1. "Site and Utility Plan", exhibit C1, dated July 15, 2016 and prepared by Gregory F. Johnson, PE.
2. "Site and Utility Plan", exhibit C1, dated June 22, 2016 and prepared by Gregory F. Johnson, PE.
3. "Erosion Control and Stormwater Management Plan", exhibit C2, dated June 22, 2016 and prepared by Gregory F. Johnson, PE.
4. "Upper Level Entry Plan", exhibit 01, dated June 17, 2016 and prepared by Todd Hardy, Licensed Architect.
5. "Floor Plans", exhibit 02, dated June 17, 2016 and prepared by Todd Hardy, Licensed Architect.

6. "Exterior Elevations", exhibit 03, dated June 17, 2016 and prepared by Todd Hardy, Licensed Architect.
7. "Perspective Views", exhibit 04, dated June 17, 2016 and prepared by Todd Hardy, Licensed Architect.
8. "Lighting and Illumination Plan", exhibit (not stated), dated (not stated) and prepared by Greg F. Johnson, PE.
9. "Calculation of Mean Original Grade", exhibit (not stated), dated July 13, 2016 and prepared by Gregory F. Johnson, PE.
10. "Calculation of Mean Original Grade-Elevation View", exhibit (not stated), dated July 13, 2016 and prepared by Gregory F. Johnson, PE.
11. "Floor Plan Square Footage Assessment", exhibit (not stated), dated July 13, 2016 and prepared by Todd Hardy, Licensed Architect.

This approval is based upon the following FINDINGS AND CONCLUSIONS OF LAW:

1. Based on the documents received, this application meets the requirements under the Land Use Ordinance Article V.
2. Based on the documents received, and accepting the work of the professionals who have prepared the documents, this application meets the requirements of Section 125-55 Nonconforming Structures as found below:
 - a. The Board finds that the site is located in the Mount Desert Street Corridor district and that the existing site development has lot coverage in excess of 35%.
 - b. The Board finds that the requested lot coverage is in excess of 35% but is less than the existing lot coverage.
3. Based on the documents received, and accepting the work of the professionals who have prepared the documents, this application meets the requirements of Section 125-68 Shoreland Standards as found below:
 - a. No portion of the lot is within a shoreland area.
4. Based upon the documents received, and accepting the work of the professionals who have prepared them, this application meets the requirements of Section 125-69V3 Conditional Use.
 - a. The Board finds that the use will not create not create hazards to vehicular or pedestrian traffic on the streets, roads and sidewalks serving the proposed use as determined by the size and condition of such streets, roads, sidewalks, lighting, drainage, intensity of use by both pedestrians and vehicles, and the visibility afforded to pedestrians and the operators of motor vehicles;
 - b. The Board finds that the use will not create nuisances to neighboring properties because of odors, fumes, glare, hours of operation, noise, vibration or fire hazard, or unreasonably restricted access of light and air to neighboring properties. Furthermore, the proposed use will allow abutting property owners continued peaceful enjoyment their land;

- c. The Board finds that the proposed location for the use has no peculiar physical characteristics due to its size, shape, topography, or soils that will create or aggravate adverse environmental impacts on surrounding properties;
 - d. The Board finds that the proposed use will not have an adverse impact on significant scenic vistas or on significant wildlife habitat that could be avoided by reasonable modification of the plan.
 - e. The Board finds that the proposed use will not adversely affect the value of adjacent properties; and
 - f. The Board finds that the design and external appearance of any proposed building will constitute an attractive and compatible addition to its neighborhood as determined by the Design Review Board pursuant to § 125-114.
SEE CONDITION #1
5. Based upon the documents received, and accepting the work of the professionals who have prepared the documents, this application meets the requirements of Section 125-67 as found below:
- a. The Board finds the use of the property for bed and breakfast III is a conditional use in the Mount Desert Street Corridor district.
 - b. The Board finds that the development will meet the minimum lot standards for the Mount Desert Street Corridor district.
 - c. The Board finds that the proposed structure shall meet the maximum height requirements for the Mount Desert Street Corridor district.
 - d. The Board finds that the development will meet the requisite parking standards.
 - e. The Board finds that the development will meet the minimum parking areas and driveways standards.
 - f. The Board finds that the minimum loading requirements are not applicable to this application. Nevertheless there is adequate area on the site parking and maneuvering areas to accommodate loading of vehicles.
 - g. The Board finds that the development will meet the streets, sidewalks and access standards.
 - h. The Board finds that the development will meet the buffering and screening standards.
 - i. The Board finds that the development will meet the water standard.
 - j. The Board finds that the municipal water standard is met for this project.
 - k. The Board finds that the development will meet the groundwater standards.
 - l. The Board finds that the development will meet the stormwater management standards.
 - m. The Board finds that the municipal sewer facilities standard met for this application.
 - n. The Board finds that the development will meet the sewage waste disposal standards.

- o. The Board finds that the development is located in an area where the soils are not rated severe or very severe for the proposed activity.
- p. The Board finds that the development will meet the landscaping requirements.
- q. The Board finds that the development will not cause unreasonable soil erosion.
- r. The Board finds that the development is not located within a flood prone area.
- s. The Board finds that the development will not result in undue air pollution.
- t. The Board finds that the refuse disposal standards are met with this application.
- u. The Board finds that the dangerous and hazardous materials and wastes standards are not applicable to this application.
- v. The Board finds that no vibration will be transmitted outside the proposed development.
- w. The Board finds that there are no significant spawning grounds or wildlife habitat located on this property.
- x. The Board finds that there are no rare and irreplaceable natural areas located on this property.
- y. The Board finds that the development will not cause radiant heat to be perceptible beyond the proposed development.
- z. The Board finds that the development will meet the lighting standards.
- aa. The Board finds that the proposed development will comply with the Bar Harbor Noise Ordinance.
- bb. The Board finds that the development will meet the sign standards.
- cc. The Board finds that the development does not include the outdoor storage of materials.
- dd. The Board finds that the development will meet the utilities standard.
- ee. The Board finds that the development will not cause an unreasonable burden on the Municipal Fire Department. **SEE CONDITION # 2.**
- ff. The Board finds that the development conforms to the Comprehensive Plan.
- gg. The Board finds that the applicant meets the financial and technical capacity standard.
- hh. The Board finds that there is no registered farmland in Bar Harbor.
- ii. The Board finds that the Town is able to provide municipal services to the proposed development.
- jj. The Board finds that there are no known violations of the Bar Harbor Land Use Ordinance.
- kk. The Board finds that the legal documents standard is not applicable to the proposed development.
- ll. The Board finds that the site does not contain any historic and archaeological resources.

mm. The Board finds that the utilization of the site standard is not applicable to the proposed development.

nn. The Board finds that there are no natural features of interest located on the property.

Conditions of Approval:

1. Prior to issuance of a building permit, the applicant must obtain a Certificate of Appropriateness from the Design Review Board for the project.
2. Prior to the issuance of a building permit, the applicant must obtain Fire Marshal approval for the project.

The applicant is advised of the following:

1. No modifications shall be made to this approval including changes to the plans, accompanying documents, and conditions without a review for a modification under the requirements in Section 125-88 of the Land Use Ordinance.
2. This permit does not relieve the applicant from any other local, state or federal permits that may be required for this proposed development.
3. Please refer to Article VIII for standards conditions that will be applied to the construction of this project. No performance bonds are required.
4. Building permits are required for this project.
5. There is an appeal period for any interested party of 30 days to appeal this decision of the Planning Board. It is the risk of the applicant to commence construction during this period.
6. Violations of any conditions placed upon this approval are subject to enforcement per Article IX, Section 125-100 B of the Land Use Ordinance.

Signed as approved:

Ivan Rasmussen, Chair
Planning Board, Town of Bar Harbor

Date

Appeals of this decision may be made to the Board of Appeals pursuant to section 125-103 of the Bar Harbor Land Use Ordinance within 30 days of this date of this decision.

§ 125-19 Mount Desert Street Corridor District.

[Added 11-2-2010[1]]

A. Purpose. The Mount Desert Street Corridor District is part of an important historic entry corridor into the village business district. Existing developments of bed-and-breakfasts should be encouraged to remain, whereas property that is redeveloped and/or infill development should be reviewed carefully to retain the historic character of this corridor.

B. Dimensional standards.

- (1) Minimum lot size: 20,000 square feet.
- (2) Minimum road frontage and lot width: 100 feet.
- (3) Minimum front setback: 25 feet.
- (4) Minimum side setback: 25 feet.
- (5) Minimum rear setback: 25 feet.
- (6) Minimum side and rear setback for accessory structures: 10 feet.
- (7) Maximum lot coverage: 35%.
- (8) Maximum height: 40 feet.
- (9) Minimum area per family: 10,000 square feet.

C. Allowed uses.

(1) Principal uses allowed with a building permit or a change of use permit from the Code Enforcement Officer: art gallery, home occupation, museum, place of worship; public or private park, single- or two-family dwelling; vacation rentals.

D. Uses allowed by site plan.

- (1) Principal uses allowed by minor site plan approval: wind turbines, offices, all types of schools, bed-and-breakfast I and II.
- (2) Principal uses allowed by major site plan: convalescent home; multifamily I and II; theaters.
- (3) Principal uses allowed by conditional use permit: retail; restaurants; bed-and-breakfast III and IV.

E. Allowed activities.

- (1) Activities allowed without a permit, provided that the activity complies with all provisions of Chapter 125: activities necessary for managing/protecting land; filling/earthmoving activity of less than 16 cubic yards; forest management activities except timber harvesting; nonintensive recreation uses not requiring structures; public utility installations/essential services.
- (2) Activities allowed by a building permit and which require approval of the Code Enforcement Officer: driveway construction; filling/earthmoving activity of 16 cubic yards or more.

F. Other requirements.

- (1) Design Review Board approval shall be required for all changes to existing or new facades if the subject property is listed in Appendix A or B of this chapter.
- (2) Design Review Board approval shall be required for all signage as stipulated in § 125-67BB.

[1] Editor's Note: This ordinance also repealed former § 125-19, Bar Harbor Historic Corridor, as amended.

BED-AND-BREAKFAST III

Overnight accommodations and a morning meal in a dwelling unit occupied by the owner/innkeeper or a designated employee provided to transients for compensation. Breakfast is included in the room rate.

[Added 6-8-2010]

§ 125-69 Standards for particular uses, structures or activities.

Notwithstanding and in addition to any other provision of this chapter, before granting site plan approval for any land use activity described in this section, the Planning Board must find that the proposed plan will comply with such of the following standards as are applicable:

V. Purpose of conditional use. The purpose of this section is to establish procedures and standards to enable the Planning Board to review applications for conditional uses. A "conditional use" is a structure or use that is generally not appropriate in a given district, but with restrictions and if controlled as to location, size and off-site impacts may have no adverse effects upon the public health, safety or welfare, surrounding properties, the natural environment, or on municipal services. The only structures or uses that shall be permitted as conditional uses are those approved as conditional uses by the Planning Board.

[Added 11-2-2010]

(1) Conditional use approval required. A building, structure or parcel of land may be used for a conditional use if the use is specifically listed as a conditional use within a specified land use district. Conditional use approval is granted by the Planning Board. The process for conditional use approval shall include all pertinent sections of Article V and Article XIII.

(2) Process for review of conditional use.

(a) A conditionally permitted use shall be subject to the review procedures for major site plan included in § 125-61 of Article V.

(b) A conditionally permitted use shall be subject to the submission requirements for major site plan included in § 125-66 of Article V.

[1] A conditionally permitted use shall be eligible for a waiver request pursuant to § 125-63 of Article V.

[2] A conditionally permitted use shall be eligible for a modification of standards pursuant to § 125-64 of Article V.

(3) Action on the application for a conditional use permit. The Planning Board may approve, approve with conditions, or deny the application for a conditional use permit. In addition to the findings required by § 125-67, the Planning Board may authorize issuance of a conditional use permit based upon the following findings:

(a) The proposed use will not create hazards to vehicular or pedestrian traffic on the streets, roads and sidewalks serving the proposed use as determined by the size and condition of such streets, roads, sidewalks, lighting, drainage, intensity of use by both pedestrians and vehicles, and the visibility afforded to pedestrians and the operators of motor vehicles;

(b) The proposed use will not create nuisances to neighboring properties because of odors, fumes, glare, hours of operation, noise, vibration or fire hazard, or unreasonably restricted access of light and air to neighboring properties. Furthermore, the proposed use will allow abutting property owners continued peaceful enjoyment their land;

(c) The proposed location for the use has no peculiar physical characteristics due to its size, shape, topography, or soils that will create or aggravate adverse environmental impacts on surrounding properties;

(d) The proposed use will not have an adverse impact on significant scenic vistas or on significant wildlife habitat that could be avoided by reasonable modification of the plan.

(e) The proposed use will not adversely affect the value of adjacent properties; and

(f) The design and external appearance of any proposed building will constitute an attractive and compatible addition to its neighborhood as determined by the Design Review Board pursuant to § 125-114.

(4) Conditions of approval.

(a) The Planning Board shall attach conditions to its approval of a conditional use to ensure the findings noted above will be met.

(b) The Planning Board shall require that the terms of any conditions of approval be recorded in the Hancock County Registry of Deeds prior to issuance of a building permit.

(5) Duration of conditional use approval.

(a) Provided that all conditions and standards of approval are met, a conditional use shall be a continuing grant of permission for as long as the property is used for such purposes. The conditional use shall expire if the owner:

[1] Physically alters the property and/or structure so it can no longer be used for the conditional use; or

[2] Ceases to use the property for the approved conditional use for one year or more; or

[3] Fails to initiate the operation or conduct of the conditional use within one year of the date of the Planning Board's vote to grant said approval.

(b) A conditional use may be expanded in area or function only with the granting of a new conditional use approval by the Planning Board. Other modifications to an approved plan shall be subject to § 125-61G on minor site plan.



G.F. Johnston & Associates
Consulting Civil Engineers
58 Hillcrest Circle, P.O. Box 197 Southwest Harbor,
Maine 04679
207-244-1200 Phone /Fax

RECEIVED

JUL 15 2016

July 15th, 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

Board Chairman & Planning Board Members
Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609

RE: The Mount Desert Street Inn
CUA 16-01

Dear Board Members:

Enclosed with this letter please find the additional items requested by the Board during the completeness hearing for the proposed Mount Desert Street Inn.

Item #1 – Revised Site Plan with Electrical Easement. Free Standing Sign & Revised Water connections. The plan has been updated to reflect future electrical easements and utility service connections resulting from our subsequent meetings with the Public Works Department. The water connections are each a 2" supply for domestic and fire flow. The location of the taps are revised based on our meetings with the public works department. The tap locations provide more direct lines between mechanical space and while minimizing street opening area.

Item #2 – Photometric and Lighting Cut Sheets. The full photometric contours have been provided with the lighting specifications.

Item #3 – Height / means original grade. The calculations of the mean original grade and the height the building are attached.

Item #4 – Floor Area. The architect has provided floor areas for each story. The total floor area is 20,844 square feet.

We appreciate the time you have spent reviewing this project to date. We look forward to furthering our discussion at the next Planning Board meeting.

Sincerely,

Greg Johnston P.E.
G.F. Johnston & Associates

From: Robert Osborne [mailto:rosborne@barharbormaine.gov]
Sent: Thursday, July 07, 2016 10:43 AM
To: 'Greg Johnston' <greg@gfjcivilconsult.com>
Subject: RE: Coston Completeness vote

Greg,

Looking at my notes but not the disk I have the following:

- Show electric easement on plan.
- Photometrics on separate plan.
- Lighting cut sheets.
- Show freestanding sign on plan.
- Plan to show height in accordance with ordinance language for each wall from grade.
- Plan and application to show actual floor area.
- Pending Design Review Board approval.

Member Fitzpatrick's motion to find the application complete and proceed to August 3 Public Hearing pending DRB approval and conditioned on lighting cut sheets, photometrics and easements.

The Board then seemed to add floor area to the application/plan. Then Member St. Germain seconded the motion. The Board voted 4 in favor and none against.

Then there was a second motion to have a site visit in the next two weeks.

Those are my notes.

Bob Osborne



G.F. Johnston & Associates
Consulting Civil Engineers

*Item #1 – Revised Site Plan with Electrical Easement.
Free Standing Sign & Revised Water connections.*



G.F. Johnston & Associates
Consulting Civil Engineers

Item #2 – Photometrics and Lighting Cut Sheets



LIGHTS:
LABELED

(A) LIGHT

CASEMENT UNDERMOUNTED
COOPER ET400ATSB

SIDE EXITS
RAB GN1LED13NRST11S

PARKING LIGHTS
RAB ALED2T360/D10/PCT

PHOTO



LEGEND

- X > 2.5 FC
- 1.0 FC < X < 2.5 FC
- 0.5 FC < X < 1.0 FC
- 0.25 FC < X < 0.5 FC
- 0.1 FC < X < 0.25 FC
- 0.05 FC < X < 0.1 FC
- LESS THAN 0.1 FC
- LIGHT FIXTURE

NOTE:
LIGHTING PHOTOMETRICS BASED ON PROPOSED
FIXTURES. AREA OF ILLUMINATION DEFICITS
EXHIBITED IN THESE PHOTOMETRICS FILES
UTILIZING PHOTOMETRICS PLAN WAS CREATED
UTILIZING INDUSTRY STANDARD .IES FILES AND
VIALUX (TM) SOFTWARE 2016.

LIGHTING AND ILLUMINATION PLAN
FOR
MOUNT DESERT STREET INN



G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04879
207-233-1290



SIDE EXITS

GN1LED13NRST11S



Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.3A
208V:	0.3A
240V:	0.3A
277V:	0.15A
Input Watts:	15W
Efficiency:	84%

LED Info

Watts:	13W
Color Temp:	4000K
Color Accuracy:	87 CRI
L70 Lifespan:	100000
Lumens:	647
Efficacy:	42 LPW

13 & 26 Watt Straight Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Straight Shade with 24" Goose Arm Style 1.

Color: Silver

Weight: 11.0 lbs

Technical Specifications

LED Characteristics

Color Accuracy (CRI):

CRI can change due to the fixture color. Please contact the RAB Lighting Design department for more details.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LED:

Single multi-chip, 13W high-output, long-life LED.

Correlated Color Temp. (Nominal CCT):

4000K

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Sensor Characteristics

Lead Time:

3 weeks expedited shipping. 6 weeks standard shipping.

Construction

Fixture:

The GN1LED13NRST11S comes with the GOOSE1S Arm.

Thermal Management:

Custom heat sink assembly in thermal contact with die-cast aluminum housing for superior heat sinking.

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate.

Gaskets:

High Temperature Silicone

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals. Offers significantly improved gloss retention and resistance to color change.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 100-240VAC 0.3 - 0.15A, 277VAC 0.15A, THD ≤20%, PF 97.5%.

Surge Protection:

4kv

Other

Shades:

11" Straight Shade offered.

Equivalency:

The GNLED13 is equivalent in delivered lumens to 75W incandescent, 50W MH or 18W CFL.

California Title 24:

Goosenecks complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. See our full warranty

Country of Origin:

Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant:

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

GN1LED13NRST11S



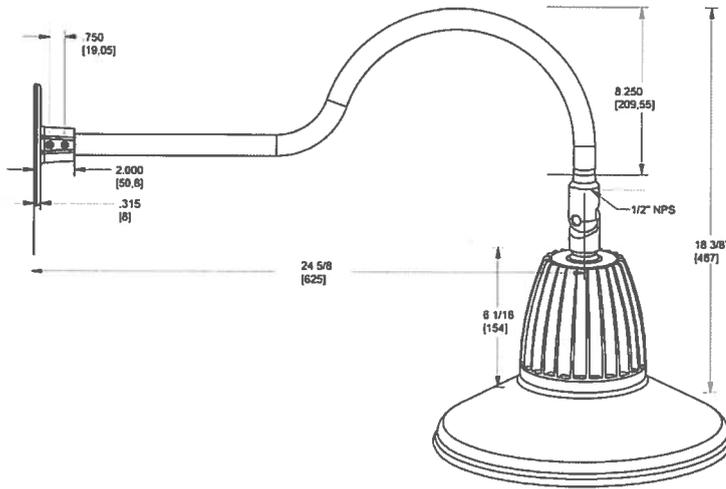
Technical Specifications (continued)

Other

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



Features

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5 year LED warranty

Ordering Matrix

Family	Watts	Color Temp	Reflector	Shade	ShadeSize	Finish
GN1LED	13	N	R	ST	11	S
	13 = 13W 26 = 26W	Y = 3000K (Warm) N = 4000K (Neutral)	= Flood R = Rectangular S = Spot	ST = Straight Shade	11 = 11" = 15"	B = Black W = White A = Bronze S = Silver G = Hunter Green YL = Yellow LB = Light Blue BL = Royal Blue BWN = Brown I = Ivory R = Red

PARKING AREA
ALED2T360/D10/PCT



Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	3.0A
208V:	1.8A
240V:	1.5A
277V:	1.3A
Input Watts:	360W
Efficiency:	N/A

LED Info

Watts:	360W
Color Temp:	5000K
Color Accuracy:	71 CRI
L70 Lifespan:	100000
Lumens:	36,664
Efficacy:	102 LPW

Specification grade area lights available with IES Type II distribution. For use in parking lots, roadways, pathways and general area lighting. Replaces up to 1000W HID fixtures. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 79.4 lbs

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

Effective Projected Area:

EPA = 1.2

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Die cast aluminum with airflow fins for cooling.

Lens:

Tempered glass

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Reflector:

Vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Drivers:

Constant Current, Class 1, 1560mA, 100-277V, 50-60Hz, 120V: 3.0A, 208V: 1.8A, 240V: 1.5A, 277V: 1.3A

Power Factor:

99.8% at 120V, 95.8% at 277V

ALED2T360/D10/PCT



Technical Specifications (continued)

Electrical

Surge Protection:

4kV
For areas prone to surges, upgrade to 10kV surge protection.

Photocell:

120V-277V Twistlock Photocell Included. Photocell is compatible with 120V-277V.

Optical

THD:

5.9% at 120V, 8.9% at 277V

BUG Rating:

B3 U0 G4

Other

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

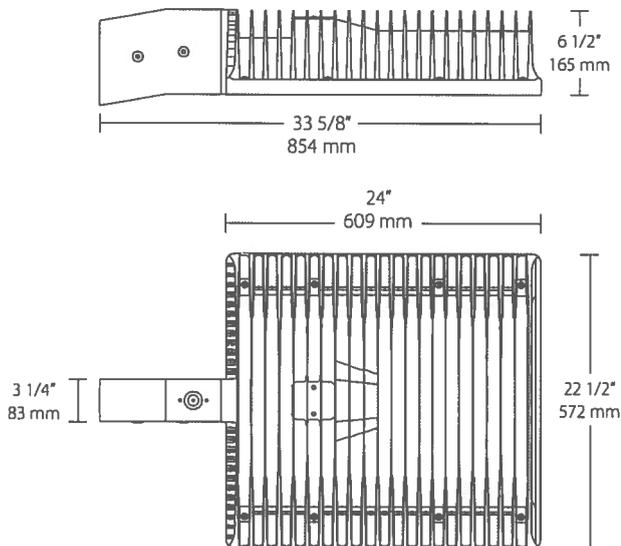
GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Dimensions



Features

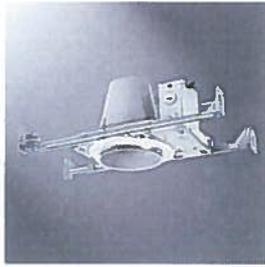
- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type II distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
2T = Type II	360 = 360W	= Arm	= 5000K (Cool)	= Bronze	= 120-277V	= No Photocell	= No Dimming	= No Bi-Level	
3T = Type III	260 = 260W	SF = Slipfitter	Y = 3000K (Warm)	W = White	480 = 480V	/PC = 120V Button	/D10 = Dimmable	/BL = Bi-Level	
4T = Type IV	150 = 150W		N = 4000K (Neutral)	RG = Gray		/PC2 = 277V Button			
	125 = 125W					/PCS = 120V Swivel			
	105 = 105W					/PCS2 = 277V Swivel			
	78 = 78W					/PCT = 120-277V Twistlock			
						/PCS4 = 480V Swivel			
						/PCT4 = 480V Twistlock			

CASEMENT UNDERMOUNTED

4-INCH INCANDESCENT NEW CONSTRUCTION NON - IC



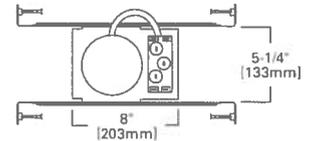
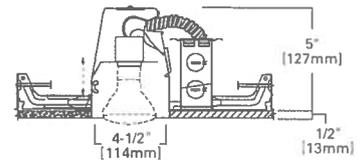
ET400ATSB

FEATURES

- All-Nail bar hangers
- Bar hangers may be shortened for narrow joist spaces
- Quick Connect wiring connectors included in junction box
- NM cable pry-outs and conduit knockout in junction box
- AIR-TITE™
- Die-formed housing and plaster frame
- Housing may be removed from plaster frame for junction box access
- Thermally protected
- Adjustable socket bracket

Compliances may not apply to all product configurations. Please consult the product spec sheet for compliance details.

COMPLIANCES: UL/cUL Listed - Wet Location, UL/cUL Listed - Damp Location, UL/cUL Listed 1598 Luminaire, UL/cUL Listed for Feed Through, AIR-TITE™ Certified ASTM E283



ORDERING INFORMATION: ORDER HOUSING AND TRIMS SEPARATELY^Δ

SAMPLE NUMBER: ET400ATSB - ERT401WHT

Housing	Trims	Lenses and Diffusers	Reflectors
ET400ATSB=4" Aperture, New Construction, Non-IC, AIR-TITE™, 120V Line Voltage, Adjustable Socket Bracket	<p>Adjustables</p> <p>ERT402 Eyeball - 30° Tilt, 40W R16, 60W PAR16, OD: 5" [127mm]</p> <p>ERT402=High Gloss Appliance White Trim Ring with White Eyeball</p> <p>Baffles</p> <p>ERT401 Plastic Step Baffle, 40W R16, 50W PAR20, 50W R20, OD: 5" [127mm]</p> <p>ERT401=High Gloss Appliance White Trim Ring with Black Baffle</p> <p>ERT401WHT=High Gloss Appliance White Trim Ring with White Baffle</p> <p>ERT410 Metal Baffle, 40W R16, 50W PAR20, 50W R20, OD: 5-1/16" [129mm]</p> <p>ERT410=Black Metal Baffle, Gloss White Trim Ring</p> <p>ERT410WHT=High Gloss Appliance White Metal Baffle, Gloss White Trim Ring</p>	<p>ERT455 Prismatic Glass Lens Showerlight, 40W A19, 50W PAR20, 50W R20, OD: 5-1/16" [129mm]</p> <p>ERT455=Showerlight, High Gloss Appliance White Trim Ring</p>	<p>ERT403 Clear Specular Reflector, 50W R20, 40W R16, 40W A19, OD: 5" [127mm]</p> <p>ERT403=High Gloss Appliance White Trim with Clear Specular Reflector</p>

NOTES: Δ UL/cUL Listed for Wet Location with select trims.

4-INCH INCANDESCENT REMODEL NON - IC



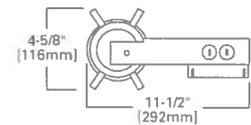
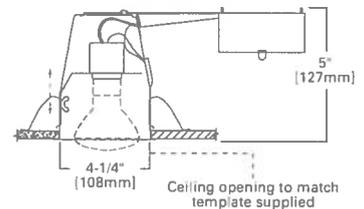
ET400RATSB

FEATURES

- Quick Connect wiring connectors included in junction box
- Thermally protected
- Die-formed housing
- Remodel springs accommodate 1/2" and 5/8" ceiling material
- NM cable pry-outs and conduit knockouts in junction box
- Adjustable socket bracket
- AIR-TITE™

Compliances may not apply to all product configurations. Please consult the product spec sheet for compliance details.

COMPLIANCES: UL/cUL Listed - Wet Location, UL/cUL Listed - Damp Location, UL/cUL Listed 1598 Luminaire, AIR-TITE™ Certified ASTM E283



ORDERING INFORMATION: ORDER HOUSING AND TRIMS SEPARATELY^Δ

SAMPLE NUMBER: ET400RATSB - ERT401WHT

Housing	Trims	Lenses and Diffusers	Reflectors
ET400RATSB=4" Aperture, Remodel, Non-IC, AIR-TITE™, 120V Line Voltage, Adjustable Socket Bracket	<p>Adjustables</p> <p>ERT402 Eyeball - 30° Tilt, 40W R16, 60W PAR16, OD: 5" [127mm]</p> <p>ERT402=High Gloss Appliance White Trim Ring with White Eyeball</p> <p>Baffles</p> <p>ERT401 Plastic Step Baffle, 40W R16, 50W PAR20, 50W R20, OD: 5" [127mm]</p> <p>ERT401=High Gloss Appliance White Trim Ring with Black Baffle</p> <p>ERT401WHT=High Gloss Appliance White Trim Ring with White Baffle</p> <p>ERT410 Metal Baffle, 40W R16, 50W PAR20, 50W R20, OD: 5-1/16" [129mm]</p> <p>ERT410=Black Metal Baffle, Gloss White Trim Ring</p> <p>ERT410WHT=High Gloss Appliance White Metal Baffle, Gloss White Trim Ring</p>	<p>ERT455 Prismatic Glass Lens Showerlight, 40W A19, 50W PAR20, 50W R20, OD: 5-1/16" [129mm]</p> <p>ERT455=Showerlight, High Gloss Appliance White Trim Ring</p>	<p>ERT403 Clear Specular Reflector, 50W R20, 40W R16, 40W A19, 50W PAR20, OD: 5" [127mm]</p> <p>ERT403=High Gloss Appliance White Trim with Clear Specular Reflector</p>

NOTES: Δ UL/cUL Listed for Wet Location with select trims.

Specifications and dimensions subject to change without notice. Consult your Cooper Lighting Representative or visit www.cooperlighting.com for available options, accessories and ordering information.

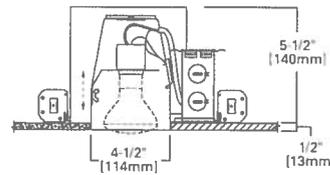
FEATURES

- All-Nail bar hangers
- Quick Connect wiring connectors included in junction box
- AIR-TITE™
- Bar hangers may be shortened for narrow joist spaces
- NM cable pry-outs and conduit knockouts in junction box
- Die-formed housing and plaster frame
- Housing may be removed from plaster frame for junction box access
- Adjustable socket bracket

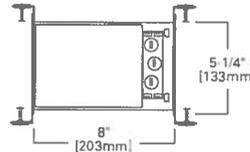
Compliances may not apply to all product configurations. Please consult the product spec sheet for compliance details.
COMPLIANCES: UL/cUL Listed - Wet Location, UL/cUL Listed - Damp Location, UL/cUL Listed 1598 Luminaire, UL/cUL Listed for Feed Through, UL/cUL Listed for Insulation Contact, AIR-TITE™ Certified ASTM E283



4-INCH INCANDESCENT NEW CONSTRUCTION ICAT



EI400ATSB



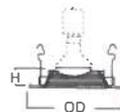
ORDERING INFORMATION: ORDER HOUSING AND TRIMS SEPARATELY^Δ

SAMPLE NUMBER: EI400ATSB - ERT401WHT

Housing	Trims
EI400ATSB =4" Aperture, New Construction, IC AIR-TITE™, 120V Line Voltage, Adjustable Socket Bracket	<p>Adjustables ERT402 Eyeball - 30° Tilt, 40W R16, 45W PAR16, OD: 5" [127mm] ERT402=High Gloss Appliance White Trim Ring with White Eyeball</p> <p>Baffles ERT401 Plastic Step Baffle, 35W PAR20, 30W R20, OD: 5" [127mm] ERT401=High Gloss Appliance White Trim Ring with Black Baffle ERT401WHT=High Gloss Appliance White Trim Ring with White Baffle</p> <p>ERT410 Metal Baffle, 30W R20, 35W PAR20, 50W PAR20, OD: 5-1/16" [129mm] ERT410=Black Metal Baffle, Gloss White Trim Ring ERT410WHT=High Gloss Appliance White Metal Baffle, Gloss White Trim Ring</p>
	<p>Lenses and Diffusers ERT455 Prismatic Glass Lens Showerlight, 30W R20, 35W PAR20, OD: 5-1/16" [129mm] ERT455=Showerlight, High Gloss Appliance White Trim Ring</p> <p>Reflectors ERT403 Clear Specular Reflector, 35W PAR20, 30W R20, 40W R16, 40W A19, 50W PAR 20, OD: 5" [127mm] ERT403=High Gloss Appliance White Trim with Clear Specular Reflector</p>

NOTES: Δ Not to be used in direct contact with spray foam insulation. Δ UL/cUL Listed for Wet Location with select trims.

ERT401 Plastic Step Baffle



HOUSING / LAMP:
 EI400ATSB: 35W PAR20, 30W R20
 ET400RATSB: 40W R16, 50W PAR20, 50W R20
 ET400ATSB: 40W R16, 50W PAR20, 50W R20

DIMENSIONS: Height: 1-1/8" [28mm], OD: 5" [127mm]

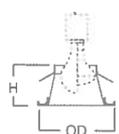
ERT402 Eyeball 30° Tilt



HOUSING / LAMP:
 EI400ATSB: 40W R16, 45W PAR16
 ET400RATSB: 40W R16, 60W PAR16
 ET400ATSB: 40W R16, 60W PAR16

DIMENSIONS: Aperture: 2-1/8" [54mm], OD: 5" [127mm]

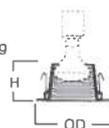
ERT403 Clear Specular Reflector



HOUSING / LAMP:
 EI400ATSB: 35W PAR20, 30W R20, 40W R16, 40W A19, 50W PAR 20
 ET400RATSB: 50W R20, 40W R16, 40W A19, (50W PAR20 ET400RATSB Only)
 ET400ATSB: 50W R20, 40W R16, 40W A19

DIMENSIONS: Height: 2-1/2" [63mm], OD: 5" [127mm]

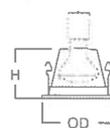
ERT410 Metal Baffle



HOUSING / LAMP:
 EI400ATSB: 30W R20, 35W PAR20, 50W PAR20
 ET400RATSB: 40W R16, 50W PAR20, 50W R20
 ET400ATSB: 40W R16, 50W PAR20, 50W R20

DIMENSIONS: Height: 2-5/8" [67mm], OD: 5-1/16" [129mm]

ERT455 Prismatic Glass Lens Showerlight



HOUSING / LAMP:
 EI400ATSB: 30W R20, 35W PAR20
 ET400RATSB: 40W A19, 50W PAR20, 50W R20
 ET400ATSB: 40W A19, 50W PAR20, 50W R20

DIMENSIONS: Height: 2-5/8" [67mm], OD: 5-1/16" [129mm]

Specifications and dimensions subject to change without notice. Consult your Cooper Lighting Representative or visit www.cooperlighting.com for available options, accessories and ordering information.



G.F. Johnston & Associates
Consulting Civil Engineers

Item #3 – Height / means original grade.

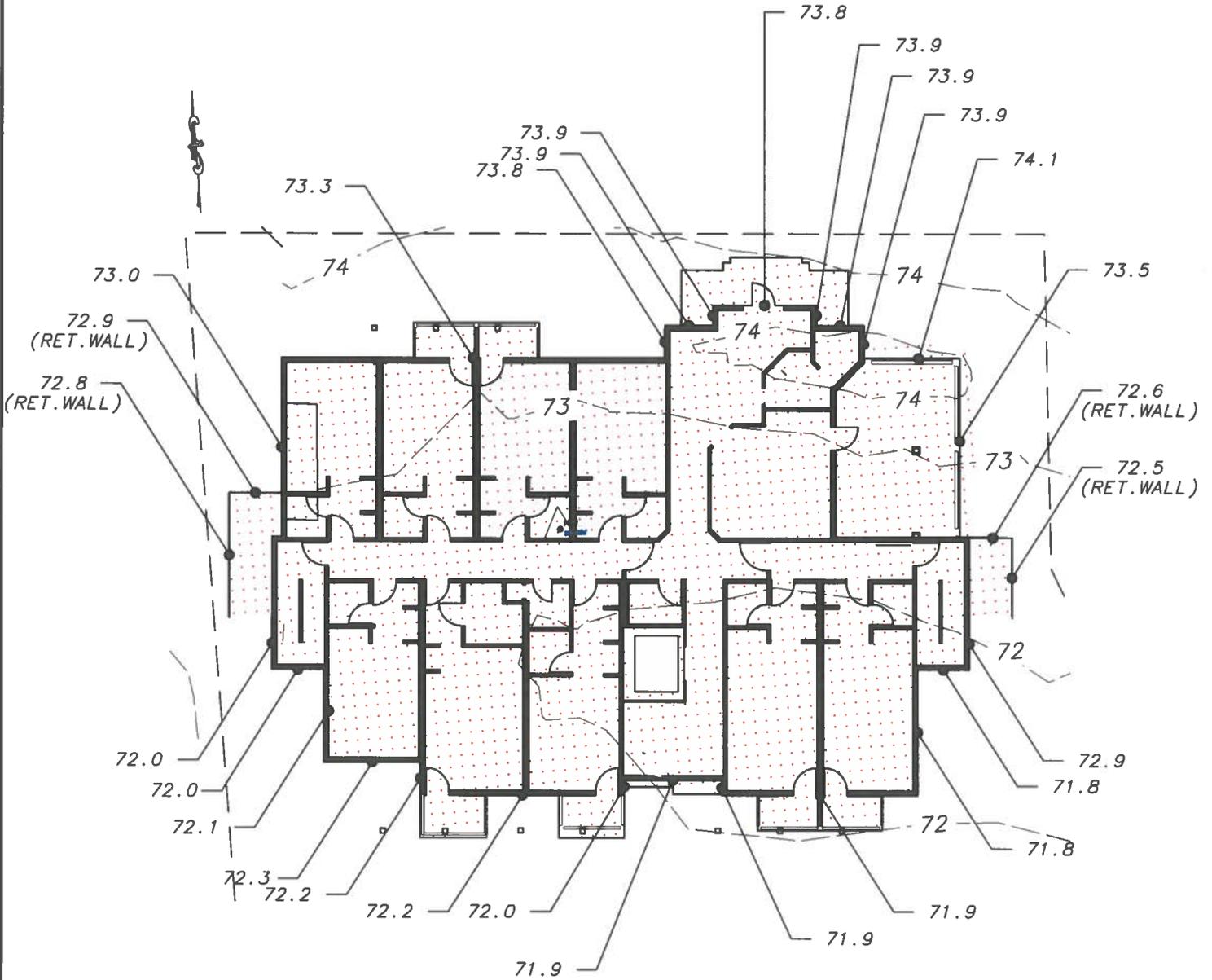
BAR HARBOR LAND USE CODE SECTION 125-109 DEFINITIONS:

GRADE

In relation to buildings, the average of the finished ground level at the center of each wall of a building.

HEIGHT (ALL UPLAND DISTRICTS EXCEPT DOWNTOWN VILLAGE DISTRICTS)

The vertical distance between the mean original grade and the highest point of any structure except a building and, for buildings, the top of the highest roof beams of a flat roof, or the mean level of the highest gable or slope of a hip roof, excluding chimneys, church steeples, water tanks, or towers, ornamental cupolas, towers or turrets, antennas, transmission towers, mechanical rooms, and windmills.



MEAN ORIGINAL GRADE
 $2,038.8' / 28 = 72.8'$

G.F. Johnston & Associates



Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

CALCULATION OF
MEAN ORIGINAL GRADE - PLAN VIEW

7/13/2016

BAR HARBOR LAND USE CODE SECTION 125-109 DEFINITIONS:

GRADE

In relation to buildings, the average of the finished ground level at the center of each wall of a building.

HEIGHT (ALL UPLAND DISTRICTS EXCEPT DOWNTOWN VILLAGE DISTRICTS)

The vertical distance between the mean original grade and the highest point of any structure except a building and, for buildings, the top of the highest roof beams of a flat roof, or the mean level of the highest gable or slope of a hip roof, excluding chimneys, church steeples, water tanks, or towers, ornamental cupolas, towers or turrets, antennas, transmission towers, mechanical rooms, and windmills.



SOUTH ELEVATION
(WEST END)

MEAN ORIGINAL GRADE
 $2,038.8' / 29 = 72.8'$

G.F. Johnston & Associates



Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

CALCULATION OF
MEAN ORIGINAL GRADE - ELEVATION VIEW

7/13/2016



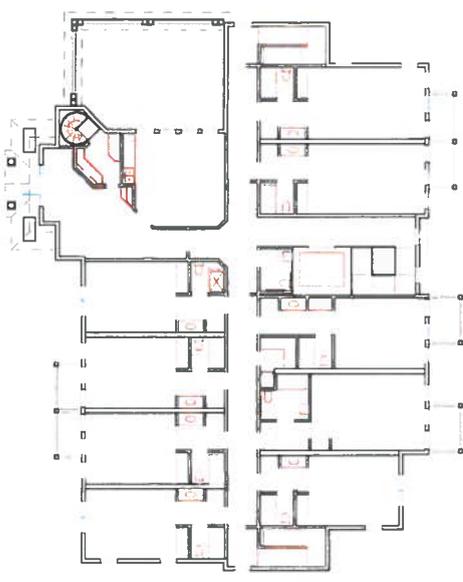
G.F. Johnston & Associates
Consulting Civil Engineers

Item #4 – Floor Area.

**TOTAL FLOOR PLAN
SQUARE FOOTAGES**

LOWER ENTRY LEVEL:	4,077 SF
LOWER LEVEL MECH:	847 SF
UPPER ENTRY LEVEL:	5,438 SF
2ND FLOOR PLAN:	5,241 SF
3RD FLOOR PLAN:	5,241 SF
TOTAL:	20,844 SF

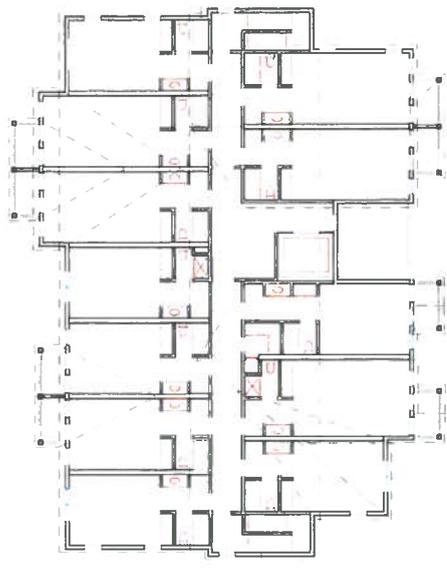
ALL SQUARE FOOTAGES ARE AS MEASURED TO THE FACE OF EXTERIOR WALLS, INCLUDES BALCONIES AND PATIOS, AND ALL OTHER INTERIOR FINISHED SPACES.



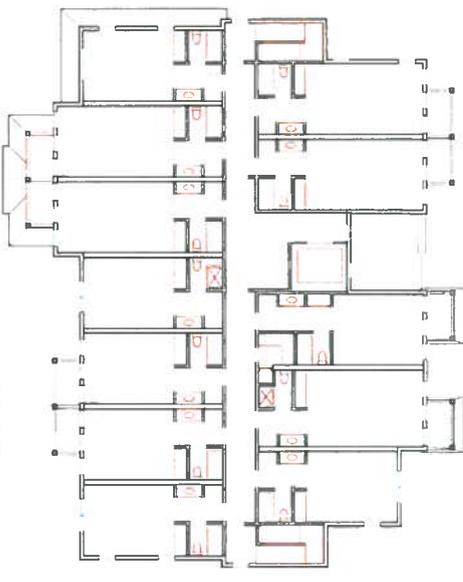
2 UPPER ENTRY LEVEL PLAN
SCALE 1" = 20'



1 LOWER ENTRY LEVEL PLAN
SCALE 1" = 20'



4 3RD FLOOR PLAN
SCALE 1" = 20'



3 2ND FLOOR PLAN
SCALE 1" = 20'

MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

**FLOOR PLAN SQUARE FOOTAGE
ASSESSMENT**

TITLE



REVIEWED
01/13/19 CODE REVIEW

OF



TOWN OF BAR HARBOR

Planning Board

93 Cottage Street, Suite I

Bar Harbor, Maine 04609-1400

Tel. 207-288-3329

Fax 207-288-3032

TOWN OF BAR HARBOR PLANNING BOARD

NOTICE OF COMPLETENESS REVIEW

SP-16-05

SITE PLAN APPLICATION

H&P ENTERPRISES, LLC,

This is to inform abutters within 300' of the following parcel, that under the authority provided in Section 125-61F. of the Bar Harbor Land Use Ordinance, the Planning Board, on Wednesday, August 3, 2016, at 4:00 PM, will review for completeness an application for a Land Use Ordinance Site Plan application. The proposed project: construction of the Acadia Hotel, a three-story, 10,000 sq. ft. multi-use building (connected via walkway to the existing Acadia Hotel) including: 8 guest rooms, first floor retail space, one year-round, two-bedroom apartment, employee housing and associated parking area.

The property is located at 16 Mount Desert Street and Bar Harbor Tax Map 104, Lot 452-000 and located within the Downtown Village I district. The applicant is H&P Enterprises, LLC (Peter Hastings).

Under the requirements in Section 125-61E, at the above-noted meeting, the Planning Board will conduct an initial review for the sole purpose of determining whether the application is complete. Public comment is limited to addressing the completeness of the application and procedural questions.

Upon declaring the application is complete, the Planning Board will set a public hearing date, whereby public comments on the compliance of the application to the Land Use Ordinance are vetted.

The application is filed as SP-16-05 and is available for public review in the Planning Department office, which is located in the Municipal Building at 93 Cottage Street in Bar Harbor. You may forward your comments in writing to Robert Osborne at this address, or directly by email: planner@barharbormaine.gov.

*Check out what's new in Planning at the Town's website, under Planning Department:
www.barharbormaine.gov.*

MEMORANDUM

DATE: JULY 27, 2016
TO: BAR HARBOR PLANNING BOARD
FROM: ROBERT OSBORNE, PLANNING DIRECTOR
RE: H&P ENTERPRISES, LLC COMPLETENESS REVIEW

The purpose of this memorandum is to evaluate the completeness of the Site Plan application for the H&P Enterprises, LLC Acadia Hotel expansion. The site is located at 16 Mount Desert Street in the Mount Desert Street Corridor district.

E. Completeness review for major site plan.

(1) Generally. Upon receipt of an application, the Planning Board shall conduct an initial review for the sole purposes of determining whether the application is complete and establishing the initial amount of any technical assistance fee to be assessed pursuant to § 125-65D. If the application is deemed complete, it shall be deemed pending, and the Planning Board shall set the matter for a public hearing to take place within 45 days of the initial review. If the application is deemed incomplete, the Planning Board shall, within 10 days, notify the applicant, in writing, of the specific additional material needed to complete the application. Upon the applicant's submission of such additional material, all parties shall be given at least seven days to review the additional submissions before the Planning Board again reviews the application to determine completeness.

(2) Waiver of submission requirements. At the time of its initial review of an application, the Planning Board shall, at the applicant's request, attempt to clarify any of the procedural requirements of this chapter and act on any request to waive any of the submission requirements of this chapter that it is authorized to waive pursuant to § 125-63. Refusal of the Planning Board to grant a waiver shall require the applicant to submit the material for which a waiver was requested and to repeat the procedures outlined in Subsections A and E(1). In no event shall an application be deemed to be pending until and unless it has been deemed to be complete, nor shall the Planning Board conduct a substantive review, a review of the application to determine whether it complies with the standards set forth in this chapter and with other applicable requirements of law, until the application has been deemed complete.

Technical assistance fee. The site plan constitutes demolition of an existing commercial building and construction of a 3 -story, 10,000 sq. ft. building used for an eight-room expansion of the Acadia Hotel with retail space and year-round, two bedroom apartment and employee housing, with associated parking. There is an elevated connecting walkway proposes between the existing hotel and the proposed new building. Staff is not recommending that a technical assistance fee be required.

Completeness of application. The application is generally complete. The site plan itself is clear as it relates to the relationship of the proposed building and the neighboring properties within 200 feet of the site. The application provides information regarding lot coverage, lot size, lot dimensions, distance

between buildings. Applicant has provided deed and boundary survey. The site is outside the 100 year flood plain. The application provide a cost estimate. An analysis of parking is provided.

Applicant has secured the necessary Design Review Board Certificate of Appropriateness.

Waiver of submission requirements. Applicant has requested a number of waivers, most of which, are for items not applicable to this site plan. Applicant is requesting waiver of: 3B. purchase and sale agreement because they own the property outright; 4B-E. non-applicable legal documents; 5A&B non-applicable permits; 6D. non-applicable schools capacity statement; 7A-H. non-applicable private utilities plans; 7.1 A-E. non-applicable design approvals for state and local agencies; 9 non-applicable subdivision related site plan submissions; 12. Non-applicable street, sidewalk and access plan submissions; 13. Non-applicable E911 submissions; 15. Non-applicable subsurface wastewater disposal details; 16. Non-applicable groundwater (extraction) submissions; 19. Non-applicable Solid and Hazardous Waste submissions, 22. Sign submissions, 23. Traffic Impact submissions, 24. C-D non-applicable Technical and Financial Capacity submissions and 26. A-F Non-applicable mining submissions. Staff supports the request for waivers of these non-applicable issues without question. The waiver request also includes; 20D restaurant seating which would appear to be not applicable; and 24. Professional qualification details;

Staff supplied materials. Staff has requested capacity certifications and will provide them when available.

Possible motion for finding of completeness. A motion could be made that the H&P Enterprises, LLC Acadia Hotel site plan application is complete and should proceed to public hearing to be set for September 7, 2016.

Application Number: SP-2016-05 Applicant Name Peter Hastings
 Map 104 Lot 452 Date: 6/6/16 Time: 2pm
 Department Official A. Chamberlain Permitted Use Hotel
R. Osborne

**BAR HARBOR PLANNING DEPARTMENT
 SITE PLAN/SUBDIVISION APPLICATION CHECKLIST**

NOTICE TO APPLICANT: A Planning Department Official will check each item reasonably expected to be required for a complete application. Additional information not suggested by the Department, may be required. If you do not wish to submit any of the items requested, you should submit a written request for a waiver and indicate it in the waiver column. A list of waivers should then be included with the application. The original checklist and all submissions, plus nine (9) additional copies, must be submitted to the Planning Department.

By its nature, this form is merely a summary of applicable sections of the Bar Harbor Land Use Ordinance. It is not intended to replace the ordinance and does not relieve the applicant of the obligation to read the ordinance and to be in compliance with the terms.

The applicant is advised that the ordinance contains additional details and performance standards and should be consulted by the applicant in preparing a complete application

PREAPPLICATION MEETING held on _____

1. SITE PLAN APPLICATION (10 copies)

- A Checklist
- B Property Owner's Name/Address
- C Applicant's Name/Address
- D Project Representatives Name/Address
- E Abutters Name & Address within 300 ft of Property Lines
- F Indication of Registered Farmland within 150 ft - **STAFF PROVIDED**
- G Description of Proposed Use
- H Written Authorization for Town Official Access

Exhibit	Waiver
✓	
↓	
↓	
↓	
↓	
↓	
↓	
↓	
↓	

2. FEES PAID - Copy of Receipt

- A Administrative Fee
- B Evidence of Ordinance & Regulation Compliance - **STAFF PROVIDED**

✓	
✓	

3. TITLE and INTEREST

- A Current Deed or
- B Purchase and Sale Agreement
- C Easements, Deed Restriction, R O W's, etc

✓	✓
✓	

4. LEGAL DOCUMENTS

- A Proposed Easements, Covenants, Agreements, etc
- B Proposed Deed for Roads or Other Property to be Dedicated
- C Proposed Performance and Plant Maintenance Guarantees
- D For condominiums proposed declaration, By Laws, etc
- E Site Restoration Guarantee (if required)

✓	✓	125.69 R
	↓	
	↓	
	↓	

RECEIVED

JUL 20 2016

TOWN OF BAR HARBOR
 PLANNING/CODE ENFORCEMENT

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

		Exhibit	Waiver
	<input checked="" type="checkbox"/> Magnetic North	✓	
	<input checked="" type="checkbox"/> Plan Preparation Date	↓	
	<input checked="" type="checkbox"/> Graphic Scale	↓	
	<input checked="" type="checkbox"/> Owner & Applicant Name/Address	↓	
	<input checked="" type="checkbox"/> Designer, Surveyor, Engineer	↓	
	<input checked="" type="checkbox"/> Name of each Municipality in which the development is located	↓	
A	<input checked="" type="checkbox"/> Abutting Property owners with Book and Page References	↓	
B	<input checked="" type="checkbox"/> Tax Map & Lot Number(s)	↓	
C	<input checked="" type="checkbox"/> Land Use District(s)	↓	
D	<input checked="" type="checkbox"/> Lot Line Dimensions (metes & bounds)	↓	
E	<input checked="" type="checkbox"/> Lot Size in Square Feet	↓	
F	<input checked="" type="checkbox"/> Locations of Lot Monumentations	↓	
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		↓
L	<input checked="" type="checkbox"/> Existing/Proposed Contours @ 5 or 10 ft. Intervals	✓	↓
M	<input type="checkbox"/> Items within 200 feet of the subject property:		
	<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 checked="" type="checkbox"/> Location of Existing & Proposed Buildings/Structures On Site		↓
O	<input checked="" type="checkbox"/> Distance between Proposed Buildings/Structures On Site	✓	
P	<input checked="" type="checkbox"/> Utilities Locations - Existing/Proposed	✓	
Q	<input type="checkbox"/> Sign Locations - Existing/Proposed	✓	
R	<input type="checkbox"/> Open Drainage Courses, Wetlands, and Gravel Aquifers		✓
S	<input type="checkbox"/> Stone Walls, Graveyards, and Fences		↓
T	<input type="checkbox"/> Significant Wildlife Habitat or Spawning Grounds Locations (I.F.&W.)		↓
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"/> Portion of the Site Subject to Routine Flood/Standing Water		↓
AA	<input checked="" type="checkbox"/> Lot Lines and Water bodies Setbacks	✓	↓
BB	<input checked="" 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		↓
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 checked="" type="checkbox"/> Parking Locations with Dimension, Angles, Radii, etc	✓	✓
JJ	<input type="checkbox"/> Subdivision Name	✓	
KK	<input type="checkbox"/> Soil Test Pit Locations		✓

	Exhibit	Waiver
16. GROUNDWATER - to be extracted		
A <input type="checkbox"/> Use Assessment - Daily, Monthly, & Annual Rate		✓
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 checked="" type="checkbox"/> Erosion & Sedimentation Control Plan	✓	
18. FIRE PROTECTION		
A <input type="checkbox"/> Statement from Bar Harbor Fire Chief - STAFF PROVIDED	✓	
<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	✓	
19. SOLID & HAZARDOUS WASTE		
A <input type="checkbox"/> Description, Amount and Nature Of Solid and/or Hazardous Waste		✓
<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 checked="" type="checkbox"/> Magnetic North	✓	
<input checked="" type="checkbox"/> Plan Preparation Date		
<input checked="" type="checkbox"/> Graphic Scale		
<input checked="" type="checkbox"/> Owner & Applicant Name/Address		
<input checked="" type="checkbox"/> Designer, Surveyor, Engineer		
<input checked="" type="checkbox"/> Tax Map & Lot Number(s)		
<input checked="" type="checkbox"/> Land Use District(s)		
<input checked="" type="checkbox"/> Name of each Municipality in which the development is located		
A <input checked="" type="checkbox"/> Floor Plans for All Levels of All Structures		
B <input checked="" type="checkbox"/> All Elevations Indicating Height - Proposed Exterior Materials and Colors		
C <input checked="" type="checkbox"/> Proposed Use of All Floors		
D <input type="checkbox"/> Seating Capacity - Restaurants only		✓
21. LIGHTING PLAN		
A <input checked="" type="checkbox"/> Exterior Lighting Details Existing & Proposed	✓	
B <input checked="" type="checkbox"/> Types of Fixture with Manufacturer Specifications Sheets	↓	
C <input checked="" type="checkbox"/> Radius of Intensity of Illumination		
22. SIGNS		
<input type="checkbox"/> Design Details Existing & Proposed		✓
23. TRAFFIC IMPACT		
<input type="checkbox"/> 10+ Lot/Units or 100+ Trips Per Day		✓
<input type="checkbox"/> Trip Estimates - Amount & Type - Day & Peak Hours		↓
<input type="checkbox"/> Engineering Impact Analysis		

24. TECHNICAL & FINANCIAL CAPACITY

Exhibit Waiver

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

✓	_____
✓	_____
_____	✓
_____	✓

25. BUSINESS OPERATIONS

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

✓	_____
↓	_____
↓	_____

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

_____	✓
_____	↓
_____	↓
_____	↓
_____	↓
_____	↓
_____	↓

H&P Enterprises LLC
PO Box 551
Bar Harbor, Maine 04609

List of Waivers

3. Title and Interest:

- B. Purchase and Sale Agreement

4. Legal Documents

- B. Proposed Deed for Roads or Other Property to be Dedicated
- C. Proposed Performance and Plant Maintenance Guarantees
- D. For condominiums proposed declaration, By Laws, etc.
- E. Site Restoration Guarantee (if required)

5. Permits:

- A. Army Corps of Engineers
- B. Maine D.E.P.

6. Statements of Capacity and Design:

- D. Schools & Busing

7. Design Plans:

- A. Public Water Supply
- B. Central Private Water Supply
- C. Individual Wells
- D. Fire Hydrants, Dry Hydrants, and Fire Ponds
- E. Public Sewer
- F. Central Subsurface Wastewater System
- G. Shared Subsurface Wastewater System
- H. Stormwater Disposal System

7.1. Design Approval by State & Local Agencies

- A. Central water Supply (D.H.S)
- B. Individual Wells (D.H.S)
- C. Central Subsurface Sewage Disposal (D.H.S)
- D. Waste Water Discharge (D.E.P)
- E. Curb Cut (M.D.O.T. and /or Bar Harbor Public Work Dept.)

9. Site Plan Scale not to Exceed 1"=40'

- G. Total Proposed Development Acreage
- H. Remaining Undeveloped Land Retained

- I. Lot Numbers
- J. Lots Developed/Sold within Past 5 Years
- K. Subdivisions within 200ft. With Owners Names
- M. Items within 200 feet of the subject property:
 - Buildings & Structures
 - Streets (W/names)
 - Sidewalks
 - Easements
 - Driveways, Entrances, Exits
- Q. Sign Locations-Existing/Proposed
- R. Open Drainage Courses, Wetlands, and Gravel Aquifers
- S. Stone Walls, Graveyards, and Fences
- T. Significant Wildlife Habitat or Spawning Grounds Locations (I.F.&W.)
- U. Rare & Irreplaceable Natural Areas Locations (Critical Areas Programs)
 - V. Historic and Archaeological Site Locations
 - W. Wetlands & Waterbody Locations within 200' (regardless of size)
 - X. Shoreline
 - Y. 100 Year Flood Elevation
 - Z. Portions of the Site Subject to Routine Flood/Standing Water
 - CC. Fire/Emergency Equipment Site Access
 - DD. Easements/Access to Water Bodies Existing/Proposed
 - EE. Access Locations to Adjacent Undeveloped Land
 - FF. Recreation/Open Space Land Existing/Proposed
 - GG. Solid, Industrial, Chemical Explosive or Hazardous Waste Locations
 - HH. Lot Coverage Calculations- Existing/Proposed
 - JJ. Subdivision Name
 - KK. Soil Test Pit Locations
- 11. Landscaping, Buffering & Screening Plan- Existing and Proposed
 - E. Vegetation Clearing Limits
 - F. Tree (8+'' d.b.h.) Locations
- 12. Street, Sidewalk & Access Plan
 - A. Drainage Scheme at all Intersections Existing/Proposed
 - B. Intersections of Proposed Streets with Existing Streets
 - C. Access- Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks, and Curbs
 - D. Drainage Feature- Type, Size, Profile, Cross Section, and Inverts
 - E. Horizontal & Vertical Curve Data
 - F. Intersections- Turning Radii
 - G. Centerline Grade
 - H. Bearing, Distance, Tangent, Radii for All Street Lines
 - I. Location, Dimension, Grade, Radii of Accel and Decel Lanes
 - J. Design Details for Street Improvements

- K. Travel Direction
- l. Crosswalk Locations
- M. Street Names
- 13. E-911
 - Street Name Certification by Addressing Officer
- 15. Subsurface Wastewater Disposal
 - A. HHE 200 Forms
 - B. Cumulative Impact Assessment
- 16. Groundwater- to be extracted
 - A. Use Assessment - Daily, Monthly, & Annual Rate
 - B. Hydrogeological Impact Study If Required (pg.41)
 - Basic Soils
 - Water Table Depth
 - Groundwater Quality- Existing
 - Groundwater Resources Impact
 - Groundwater Quality Projections
- 19. Solid & Hazardous Waste
 - A. Description, Amount, and Nature of Solid and/or Hazardous Waste
 - Copy of Applicable Fed & State Res for Spec. & Hazardous Wastes
 - Copy of Applicable Fed & State Permits for Specs. & Hazardous Wastes
- Method of Transport, Storage, Disposal and Material Handling
- 20. Building Plans & Elevations
 - D. Seating Capacity- Restaurants only
- 22. Signs
 - Design Details Existing & Proposed
- 23. Traffic Impact
 - 10+ Lot/Units or 100+ Trips Per Day
 - Trip Estimates- Amount & Type - Day & Peak Hours
 - Engineering Impact Analysis
- 24. Technical & Financial Capacity
 - C. Curriculum Vita of Each Professional Assoc With Project
 - D. Description of Similar Project by Developer
- 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



BAR HARBOR PLANNING BOARD
APPLICATION FOR SITEPLAN

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

APPLICATION # SD-2016-05 DATE 7/18/16
FEE \$ _____ MAP 104 LOT 452 USE Hotel

APPLICANT :

Name H&P Enterprises LLC

Address P.O. Box 551 : Bar Harbor, ME 04609

Telephone 207.841.1586

Email hastings.peter@gmail.com

OWNER :

Name _____

Address _____

Telephone _____

Email _____

PROJECT REPRESENTATIVES:

Name Peter D.A. Hastings

Address P.O. Box 551 : Bar Harbor, ME 04609

Telephone 207.841.1586

Email hastings.peter@gmail.com



BAR HARBOR PLANNING BOARD
APPLICATION FOR SITEPLAN

(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) :

The Acadia Hotel - Downtown plans on constructing a new 10,000 sqf mixed use addition at 16 Mt. Desert street. The new building will house 2 Retail spaces, 8 guest rooms, hotel lobby, year round 2 bedroom apartment, and employee housing. The new addition will be connected to the existing hotel via a walkway. It will be handi-cap accessible, have 8 new parking spaces, including a new ADA Space.

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.

Applicant

Hastingz

7/10/16

Date

Owner

Hastingz

7/10/16

Date

H&P Enterprises LLC
PO Box 551
Bar Harbor, Maine 04609

7/10/2016

Engineer of Record:

Dennis Riley, PE
Maine Licensed Professional Engineer
cell: 207-460-5146
dennis.riley.pe@gmail.com
www.redsprucedesign.com
Red Spruce Studios
162 Cross Road
Surry, ME 04684

Legal Description

QUITCLAIM DEED with COVENANT

H & P ENTERPRISES, LLC, A MAINE LIMITED LIABILITY COMPANY, with a mailing address of Post Office Box 551, Bar Harbor, Maine 04609, for consideration, grants to H & P ENTERPRISES, LLC, A MAINE LIMITED LIABILITY COMPANY, with a mailing address of Post Office Box 551, Bar Harbor, Maine 04609, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 26 day of May, 2016.

H & P Enterprises, LLC

Patricia A Gray
Witness

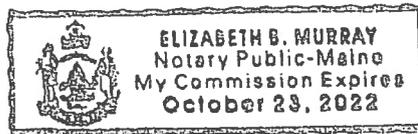
Peter Hastings
By: PETER HASTINGS, MANAGING PARTNER

STATE OF Maine
COUNTY OF Hancock, ss. Dated: May 26, 2016

Personally appeared the above named, Peter Hastings, in said capacity, and acknowledged the foregoing instrument to be his free act and deed.

Before Me,

Elizabeth B. Murray
Notary Public
Elizabeth B. Murray
Printed Name
Commission expiration _____



Legal Description

Exhibit A

Certain lots or parcels of land, together with the buildings thereon, situated in Town of Bar Harbor, County of Hancock, State of Maine, bounded and described as follows:

PARCEL ONE- 16 Mount Desert Street, Bar Harbor

FIRST LOT: Beginning at the northeast corner bound of land now or formerly of Alfred E. Conners on Mount Desert Street and running south seven degrees and twenty-one minutes west fifty-five and sixty-one hundredths feet to a stake; thence north eighty-eight degrees and ten minutes east forty-five feet to a stake; thence north seven degrees and twenty-one minutes east fifty-five and sixty-one hundredths feet to a stake; thence south eighty-eight degrees and ten minutes west forty-five feet to the place of beginning, containing two thousand five hundred and two square feet. Being the same premises described on a plan made for Lewis H. Higgins by S. S. Bunker, C. E. dated September 11, 1900.

SECOND LOT: Beginning at the southwest corner bound of a lot of land on the south side of Mount Desert Street in said Bar Harbor and known as the Madame Santin lot; thence in a southerly direction following the eastern line of a lot of land now or formerly owned by Harry M. Conners twenty-five feet but everywhere following the said Conners line; thence in an easterly direction parallel with the southern line of the said Santin lot and everywhere twenty-five feet distant therefrom as many feet as the said Santin lot is wide; thence in a northerly direction to the southeast corner of the said Santin lot; thence in a westerly direction following the southern line of the said Santin lot to the place beginning.

THIRD LOT: Beginning at the northeasterly corner bound of land described as 'First Lot' in a deed from Serenus B. Rodick dated January 1, 1947 and recorded in the Hancock County, Maine Registry of Deeds in Book 718, Page 23, and being the First Lot hereinabove described; thence running south seven degrees twenty-one minutes west one hundred sixteen and six-tenths feet to the southeasterly corner bound of land conveyed to Fountain R. Jellison and Jack R. Jellison by Sophie M. Trasel by her dated September 23, 1947 and recorded in the said Registry in Book 717, Page 425; thence running in an easterly direction along the southerly line extended of the aforesaid land conveyed to the said Fountain R. Jellison and Jack R. Jellison by Sophie M. Trasel, three and eight-tenths feet to a point marked by an iron pin driven in the ground; thence running north five degrees thirty minutes east to the point of beginning; being a triangular piece of land adjacent to property formerly of said Fountain R. Jellison and Jack R. Jellison and on the easterly side thereof.

Legal Description

FOURTH LOT: Beginning at the southwest corner of the lot described as the 'Second Lot' in a deed from Serenus B. Rodick to Fontain R. Jellison and Jack R. Jellison dated January 1, 1947 and recorded in the Hancock County, Maine Registry of Deeds in Book 718, Page 23; thence running in a southerly direction following the eastern line of a lot of land formerly owned by Harry M. Conners, and along said eastern line extended, thirty-six feet to a point marked by an iron pin driven in the ground; thence in an easterly direction parallel with the southern line of the said 'Second Lot' conveyed by Serenus B. Rodick as aforesaid and everywhere thirty-six feet distant therefrom forty-five feet to a point in the easterly side line of said 'Second Lot' conveyed by Serenus B. Rodick as aforesaid extended, marked by an iron pin driven into the ground; thence in a northerly direction in said easterly side line of said 'Second Lot' conveyed by Serenus B. Rodick as aforesaid extended to the southeasterly corner thereof a distance of thirty-six feet to a point marked by an iron pin driven in the ground; thence in a westerly direction following the southern line of said 'Second Lot' conveyed by Serenus B. Rodick as aforesaid to the place of beginning.

Also together with a right of way for all purposes of a way, over a parcel of land situated in the Town of Bar Harbor, County of Hancock, State of Maine, bounded and described as follows:

Beginning at the northwest corner bound of land formerly of F. R. Jellison and Son on the south side of Mount Desert Street; thence southerly but everywhere following the west line of said Jellison property one hundred sixteen and sixty-one hundredths feet; thence westerly at right angles to the above described line fifteen feet; thence northerly but everywhere parallel and fifteen feet distant from said first line to Mount Desert Street; thence by Mount Desert Street to the place of beginning. Said right of way to be used in common with all others who may have or be granted similar rights therein."

Being the same premises conveyed to H & P Enterprises, LLC from the Karen A. Greenberg Living Trust et al, dated January 13, 2016 and recorded at the Hancock County Registry of Deeds in Book 6511, Page 183.

PARCEL TWO- 20 Mount Desert Street, Bar Harbor

FIRST LOT: "Beginning at an iron pipe driven in the ground at or near the south side of Mount Desert Street, said iron pipe bearing south eighty-nine degrees east of and being twenty-two and sixty-seven hundredths feet distant from the iron pipe marking the northeast corner of land of the Trustees of the Young Mens Christian Association; thence south eighty-nine degrees east by

Legal Description

Mount Desert Street, seventy-one feet to a drill hole in the cement sidewalk marking the northwest corner bound of land now or formerly of F.R. Jellison and Son; thence deflecting to the right ninety-eight degrees fifty minutes, the course being south nine degrees fifty minutes west but everywhere following the west line of land now or formerly of F.R. Jellison and Son and an extension thereof southerly one hundred twenty-seven feet to an iron pipe driven in the ground; thence deflecting to the right eighty-one degrees ten minutes, the course being north eighty-nine degrees west, seventy-one feet to an iron pipe driven in the ground; thence deflecting to the right ninety-eight degrees fifty minutes, the course being north nine degrees fifty minutes east, one hundred twenty-seven feet to the place of beginning.

Said land herein conveyed being conveyed subject to a right of way fifteen feet in width along most of its easterly boundary, conveyed by F. R. Jellison to F. R. Jellison and Son.

Together with and as appurtenant to the above described lot a right of away for all purposes of a way, over a strip of land twenty feet in width described as follows, to wit: Beginning at the northwest corner of the lot hereinabove described, thence south nine degrees fifty minutes west one hundred twenty-seven feet to an iron pipe set in the ground; thence north eighty-nine degrees west twenty feet; thence north nine degrees fifty minutes east, but everywhere parallel with and twenty feet distant from the first line hereinabove described on hundred twenty-seven feet more or less to the south side of Mount Desert Street; thence south eighty-nine degrees east twenty feet to the place of beginning."

SECOND LOT: Commencing at a masonry nail set in the ground in the westerly line of premises described in deed from David L. Bracy and Nancy L. Bracy to Brandan E. McCallion and Monica Kutt dated March 23, 1990, recorded in Book 1800, Page 600 of the Hancock County, Maine, Registry of Deeds, said masonry nail bearing South 1° 21' 32" West, 23.43 feet distant from an iron rod set in the ground at the northwest corner of said premises described in said deed recorded in Book 1800, Page 600 of said Registry of Deeds; thence running South 1° 10' 16" West, 38.71 feet to a point in the westerly line of said premises described in said deed recorded in Book 1800, Page 600; thence running South 89° 3' 47" West, 2.42 feet to an iron rod set in the ground; thence running North 0° 57' 42" West, 38.68 feet to a masonry nail set in the ground; thence running North 89° 2' 34" East, 3.86 feet to the point of beginning, containing 121 square feet.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate."

Reference is hereby made to the deed from NOTSOC, Inc. to H & P Enterprises, LLC dated December 21, 2012 and recorded in Book 5960, Page 33 in said Registry of Deeds.

Abutters Name and Address Within 300 feet

North:

Village Green: Town of Bar Harbor 35 Cottage Street

Congregational Church of BH : Sandra Reed 29 Mt. Desert Street

South:

CTW LLC: 7 Temple Street

Hewlett Enterprises Limited: 11 Newton Way (*60 Marine Street, St. Augustine, FL 32084*)

Shawn Keeley: 13 Newton Way (*337 Main Street, Bar Harbor Maine 04609*)

East:

Anda Alfhild Barkoff: 12A Mount Desert Street

Acadiana Properties / Peter Roy: 8 Mount Desert Street (*775 Della Vista, Miami Florida 33156*)

West:

Abbe Museum: 26 Mt. Desert Street

Jesup Memorial Lib of BH: 34 Mount Desert Street

H&P Enterprises LLC
PO Box 551
Bar Harbor, Maine 04609

7/10/2016

Town Access

To whom it may concern:

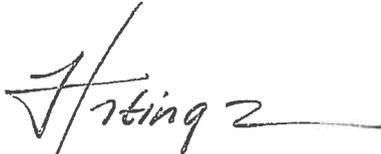
Town official may enter the site with the following restrictions:

Construction Phase: At any point and time during working hours, as long as a business representative has been informed, or a construction representative is notified upon arrival.

Emergency personal/first responder: May enter said property at any time.

Official permitting or inspection: May enter as needed during regular business hours

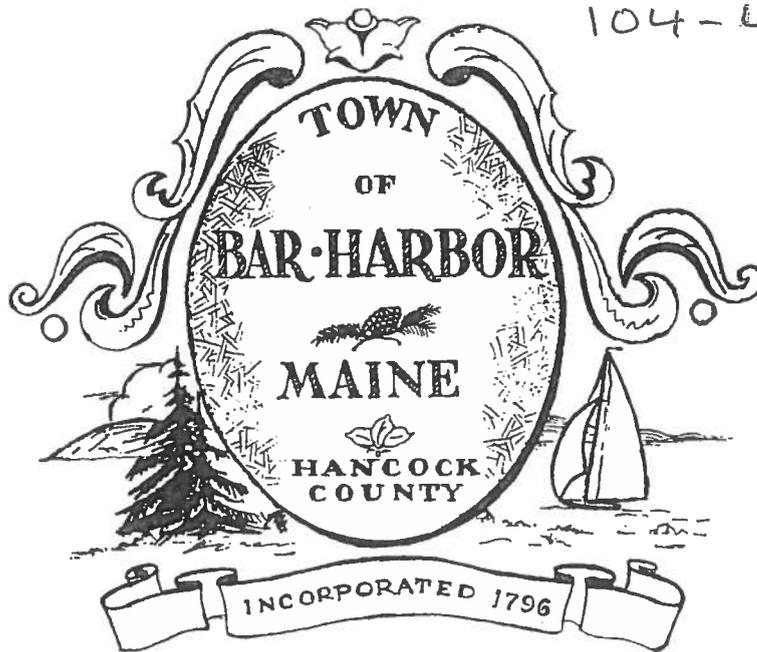
Town officials understand that they are entering an active construction zone and assume some personal liability.



H&P Enterprises LLC
Peter D. Hastings
207-841-1586

DRB-16-3

104-452



Certificate of Appropriateness

ISSUED TO H&P Enterprises, LLC.

FOR approve as submitted with the understanding
the lights should be 2,700 to 3,000 K.

Date 3/10/2016

Signed by [Signature]

Code Enforcement Officer

[Signature]

Chairman, Board of Review

Survey Plan

Pole

Mount Desert Street

#6 REBAR WITH SURVEYOR'S ID #1091 SET

S86°58'46"E-3.81'

S86°58'46"E-7.57'

N8°12'8"E-5.88'

4.74'

Sidewalk

S86°58'46"E-71.00'

N\F

Brandon E. McCallion
And
Monika Kutt
Book 1937 Page 168

55°15'E-3.85'

N11°6'42"E-23.43'

This fr
and will

Fire Escape

N8°58'47"E-38.68'

N\F
Brandon E. McCallion
And
Monika Kutt
Book 1800 Page 600

Retaining Wall

Store

42'

20' Right of Way

0.21 ACRE

NB12°8'E-85.79'
N10°33'56"E-92.09'
S11°4'6"W-93.09'

S11°4'6"W-127.00'

Wood Walkway

S11°6'0"W-116.61'

Deck

N48°13'46"E-16.18'

#6 REBAR WITH SURVEYOR'S ID #1091 SET

N79°26'4"W-6.69'
Stockade fence

S11°4'6"W-13.03'

S59°32'0"W-0.92'

S59°32'0"W-9.55'

N87°8'0"W-45.00'

New Pole

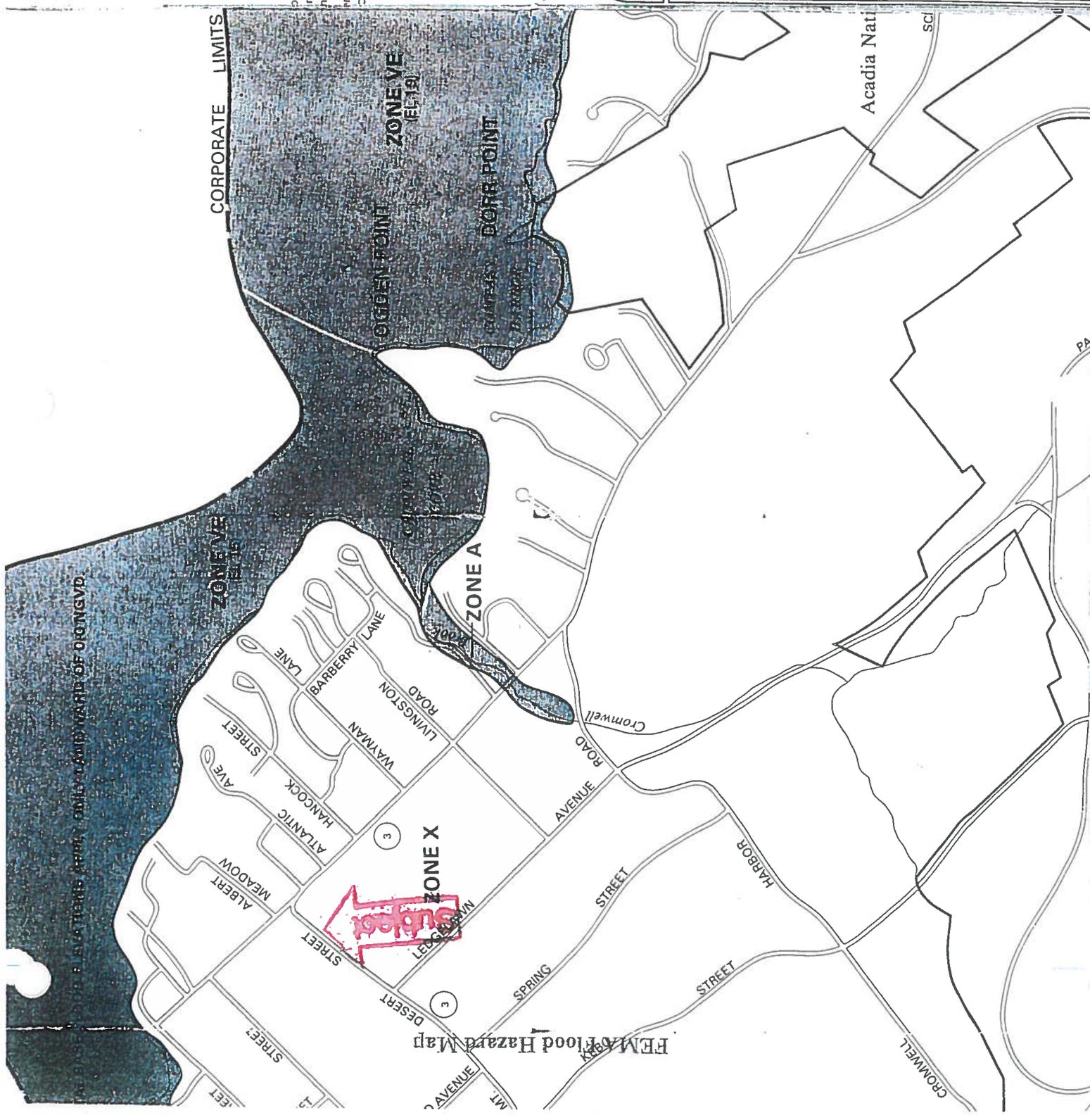
Bldg.

#6 REBAR WITH SURVEYOR'S ID #1091 SET

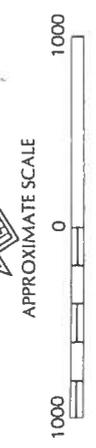
N39°53'0"W-11.12'

N87°1'8"W-71.00'

The Acadia Hotel will grant Greenberg a right of way over this area



The Flood Insurance Rate Map Effective date shown on the map indicates the date when actuarial rates apply to structures in the zones which have been established. If flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 354-7701.



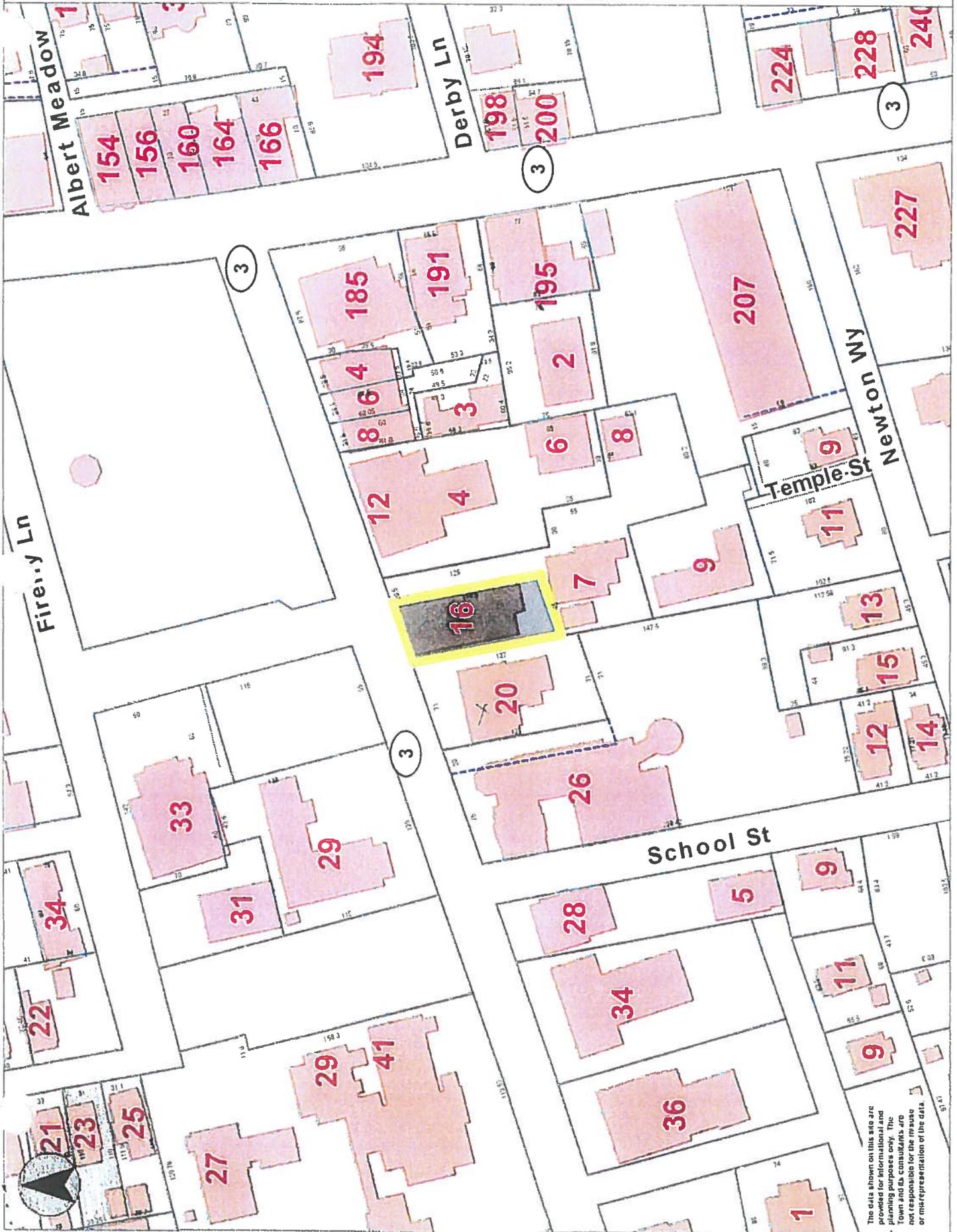
NATIONAL FLOOD INSURANCE

FIRM
FLOOD INSURANCE RATE

TOWN OF
BAR HARBOR,
MAINE
HANCOCK COUNTY



- Parcel History
- ROWs
- Parcels
- Town Boundary
- Highways
- Buildings (2008)
- Road Centrelines
- Streams
- Leaves & Ponds
- Mask
- Atlantic Ocean



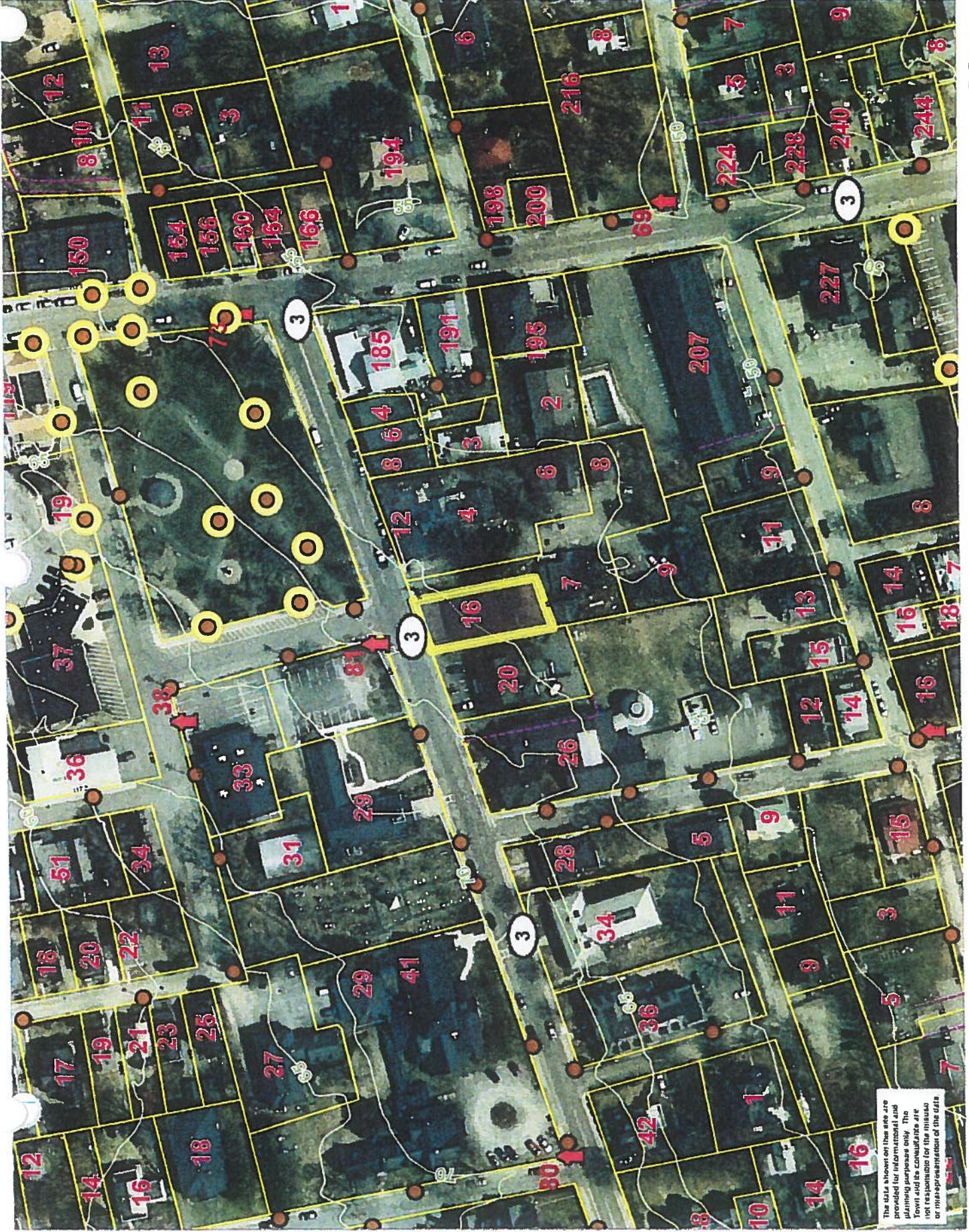
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Printed on 05/26/2014 at 01:45 PM



- Utility Poles
- Utility Pole w/Light
- Hydrants
- Contours
- Parcel History
- ROWs
- Parcels w/Orthos
- ME Highways
- Interstate
- US Highway
- State Highway
- Town Boundary

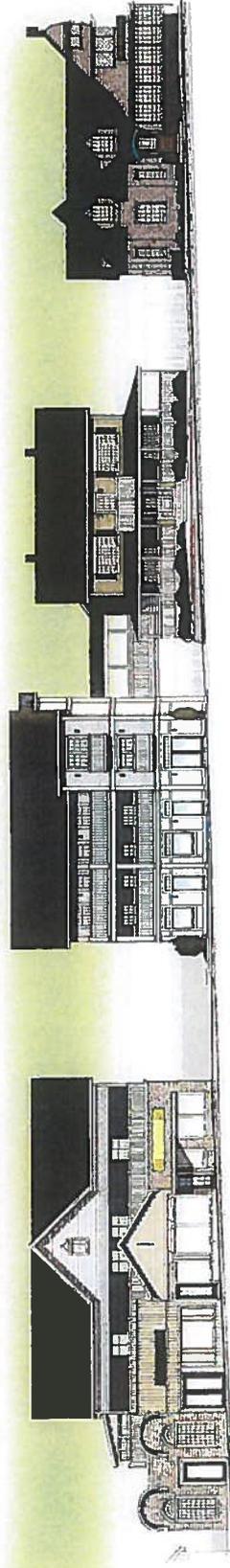
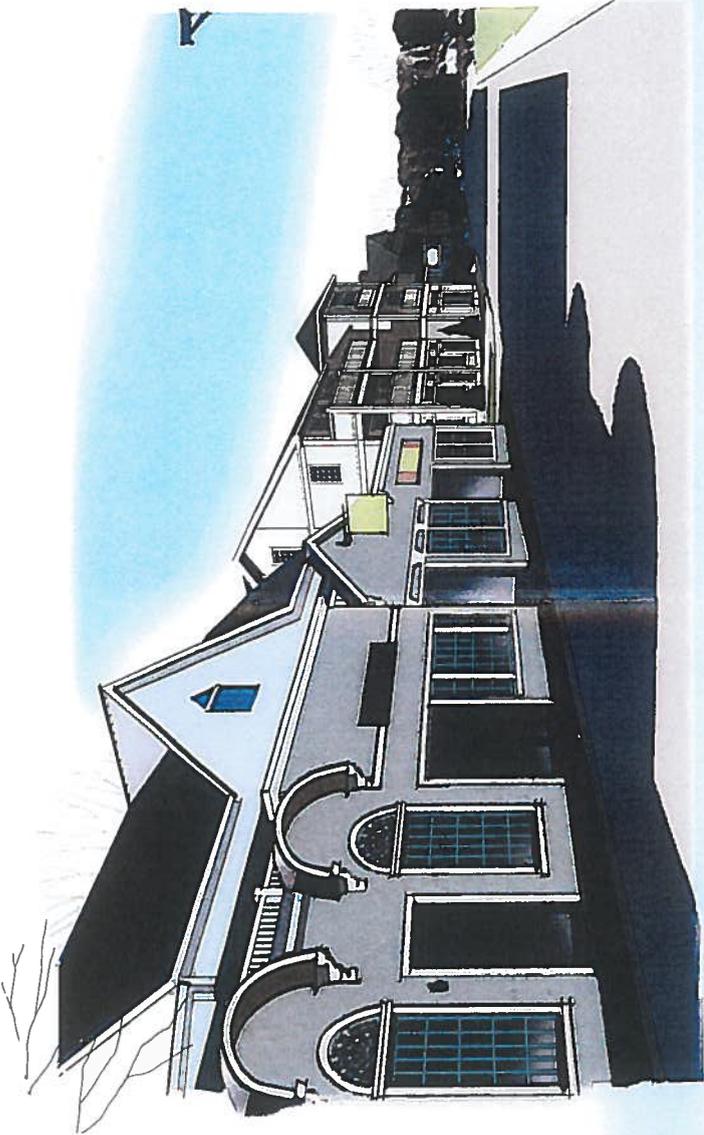


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ACADIA HOTEL

MT. DESERT ST., BAR HARBOR, ME

DRAWN BY: R. HARDEN
DATE: 2/21/10
REVISED: 2/22/10
REVISED:

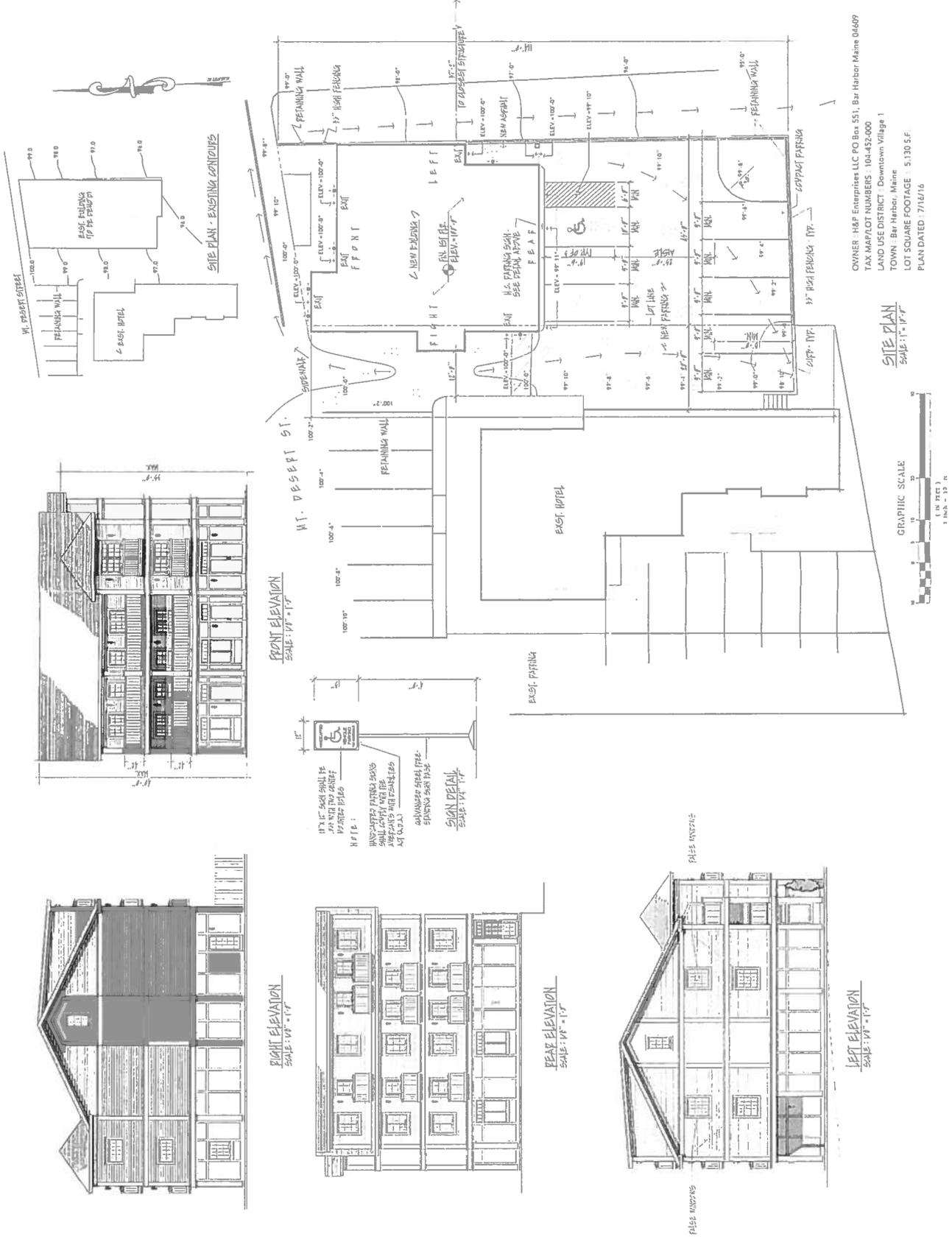


A-5

DATE: 5/2/16
 REVISION: 7/10/16
 REVISION: 7/10/16
 DRAWN BY: R. HARDEN
 REVISION: 7/10/16

ACADIA HOTEL

MT. DESERT ST., BAR HARBOR, ME



H&P Enterprises LLC
PO Box 551
Bar Harbor, Maine 04609

7/10/2016

Plant and Landscaping Plan

All plants and landscaping will be installed post construction phase, but prior to opening. Installation schedule is as follows:

March 2017: Installation/ planting of 8' Arborvitaes (Cedar) around new hotel. New trees will be maintained and trimmed each spring prior to May 1st, and as needed throughout the season. *See site plan for locations*

April 2017: Gravel and Pavement installation in new parking area and driveway

April 2017 Installation of privacy fence, on South and East lot lines

May 2017: Installation of Brick paver patio in front of Retail 1 & 2 on North lot line

June 2017: Crawling Boston Ivy will be planted on the south and east side of the building to help hide the larger façades.

Photographs of Subject Property



View SE to 16 Mount Desert St that is slated for demolition



View S to 16 Mount Desert St



View SW to 16 Mount Desert St

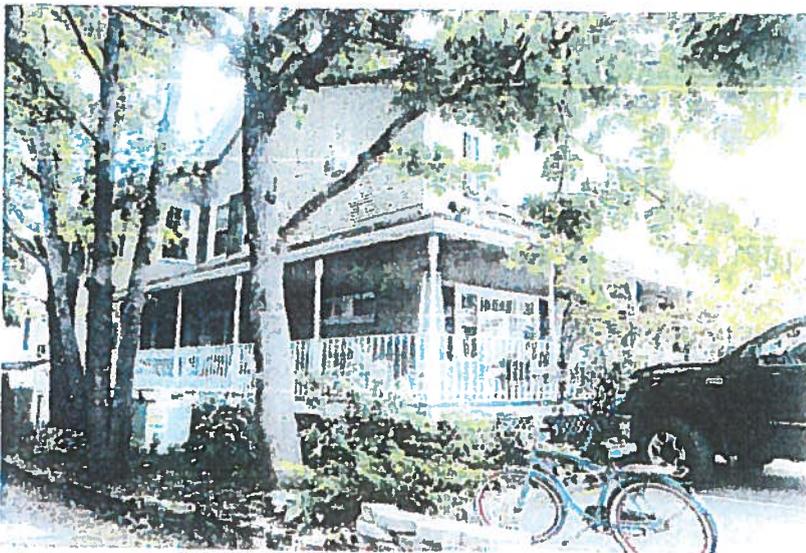
Photographs of Subject Property



View SE to Acadia Hotel
front

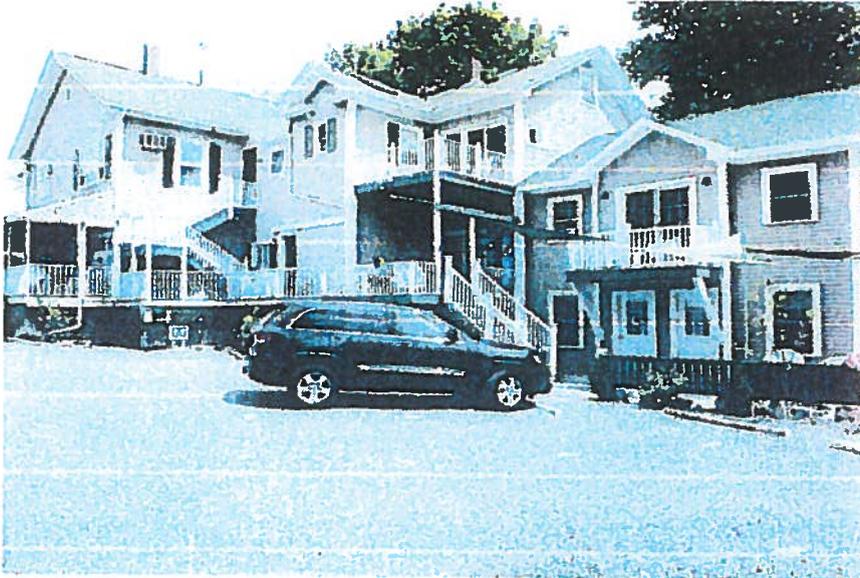


View S to Acadia Hotel
front

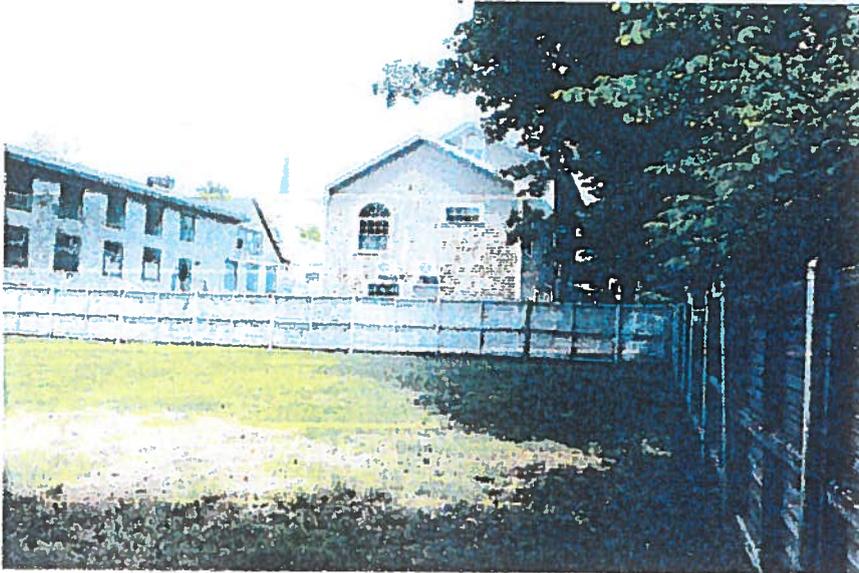


View SW to Acadia Hotel
front

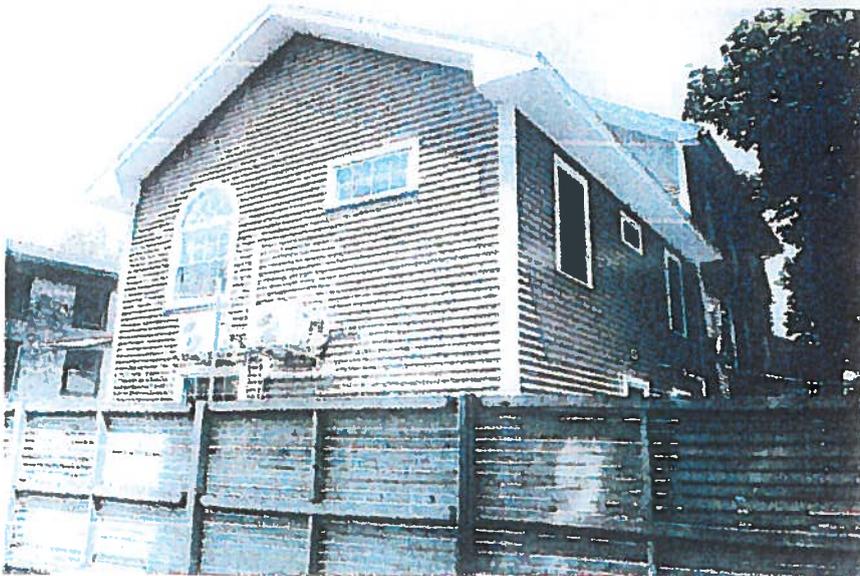
Photographs of Subject Property



View NE to Acadia Hotel rear; 2015 addition on right

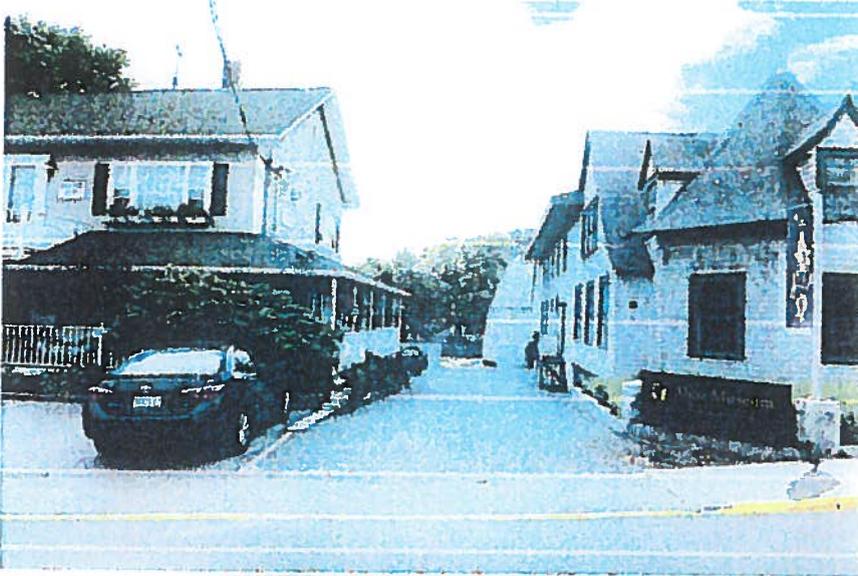


View N from W neighbor's yard to Acadia Hotel rear

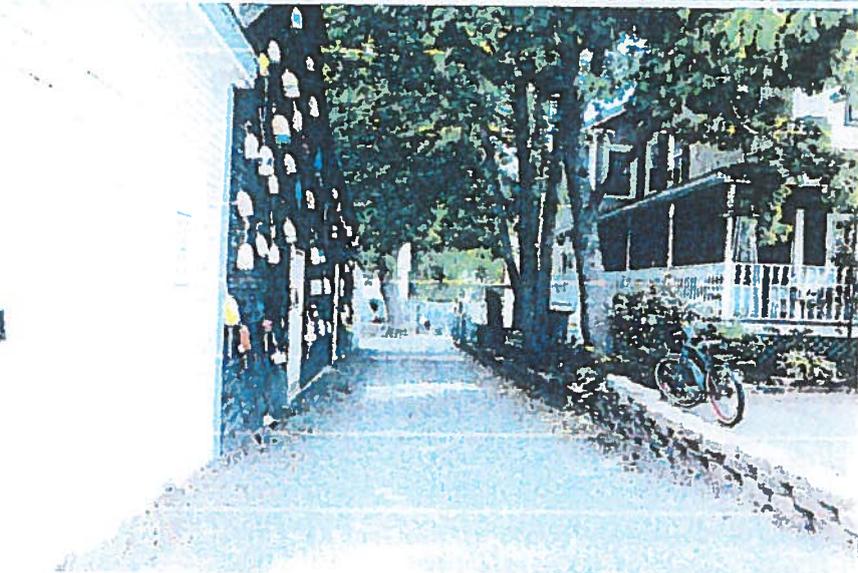


View NW from W neighbor's yard to Acadia Hotel rear

Photographs of Subject Property



View S along 20' wide right of way that benefits Acadia Hotel & access the hotel rear parking lot



View S along Acadia Hotel E driveway



View W along Mount Desert Street: Acadia Hotel on left

DENNIS RILEY, PE - ENGINEERING, DESIGN & CONSULTING
RED SPRUCE STUDIOS
162 CROSS ROAD
SURRY, ME 04684
207-460-5146

MEMORANDUM

July 6, 2016

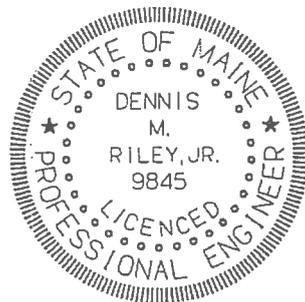
To: Jennifer L. Bartlett, Public Safety Inspector
Office of State Fire Marshall
52 State House Station
Augusta, ME 04333-0052

From: Dennis M. Riley, Jr. P.E.
Dennis Riley, PE Engineering, Design & Consulting
Red Spruce Studios
162 Cross Road
Surry, ME 04684

Subj: Acadia Hotel – Construction & ADA Permitting

Thank you for reviewing plans for the proposed Acadia Hotel in Bar Harbor, Maine. Do not hesitate to call me at 207-460-5146 with any questions you may have. You may also email me at dennis.riley.pe@gmail.com.

- Please find plans A-1, A-2, A-3, A-4, A-5, and A-6 enclosed to complete the application for review the owner Peter Hastings has made previously with the appropriate fee payments. Please add my name and license number (9845) to the application.
- I have reviewed and sealed these drawings as required.
- The owner would like to eliminate one of the stair towers if possible. Please contact me regarding the details to accomplish this. If codes don't allow the elimination of one stair tower then we'll pursue permitting just as shown.



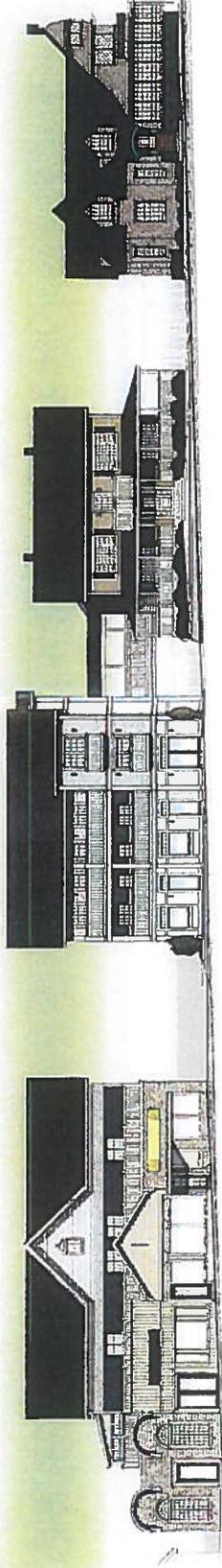
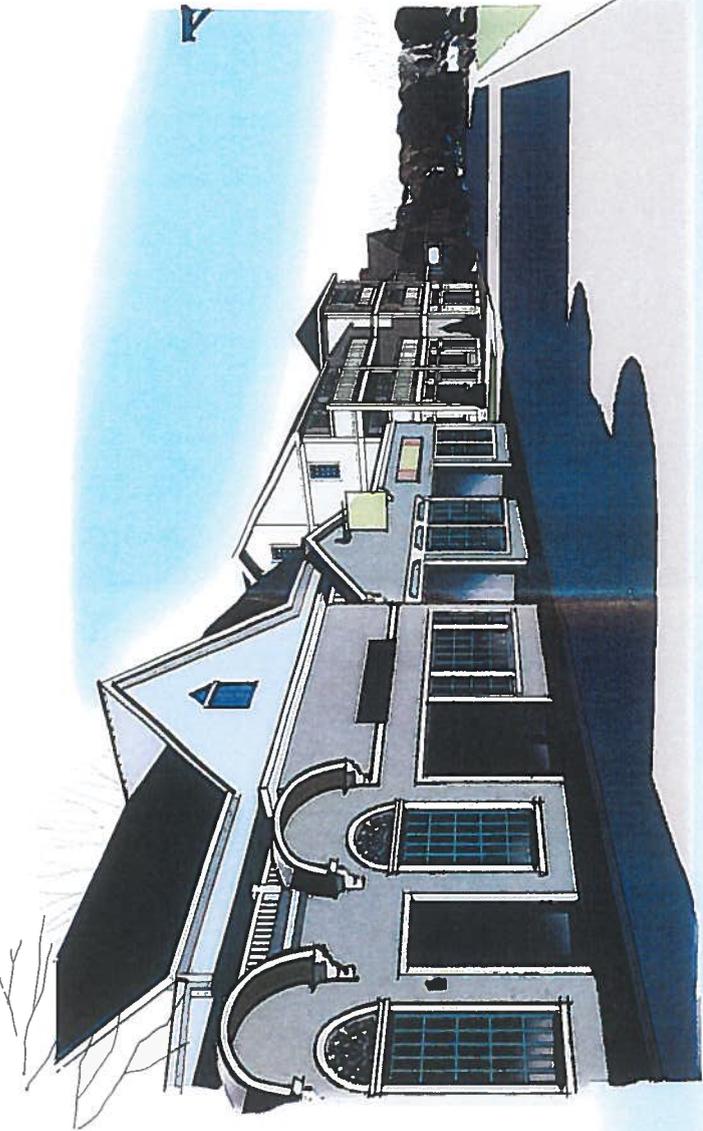
Dennis M. Riley, Jr.

7-6-2016

ACADIA HOTEL

MT. DESERT ST., BAR HARBOR, ME

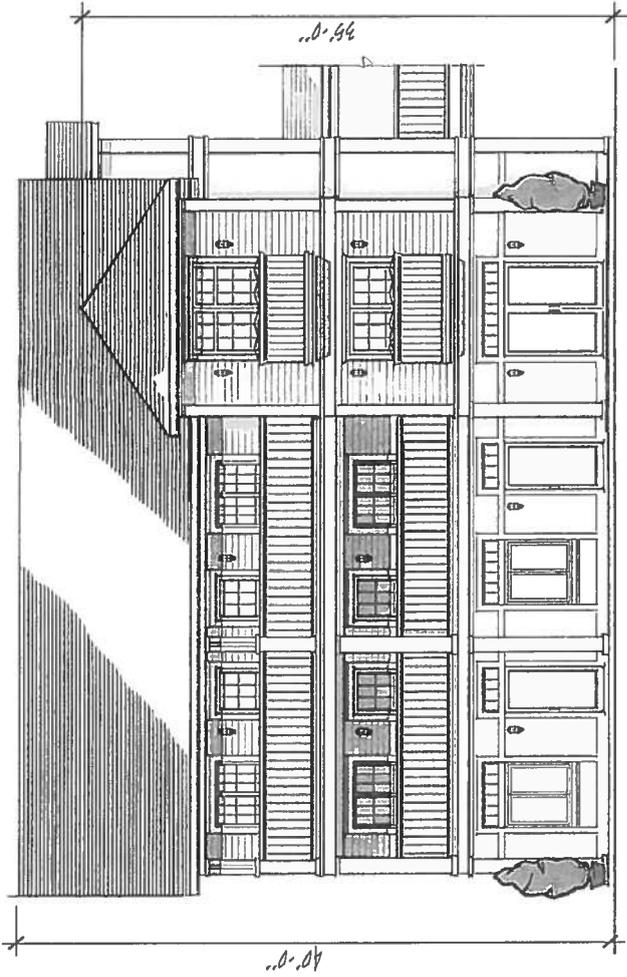
DRAWN BY: R. HARDEN
DATE: 2/21/16
REVISED: 2/22/16
REVISED:



A-4

DRAWN BY: R. HARDEN
DATE: 1/22/16
REVISED: 2/19/16
REVISED: 2/22/16

ACADIA HOTEL
MT. DESERT ST., BAR HARBOR, ME

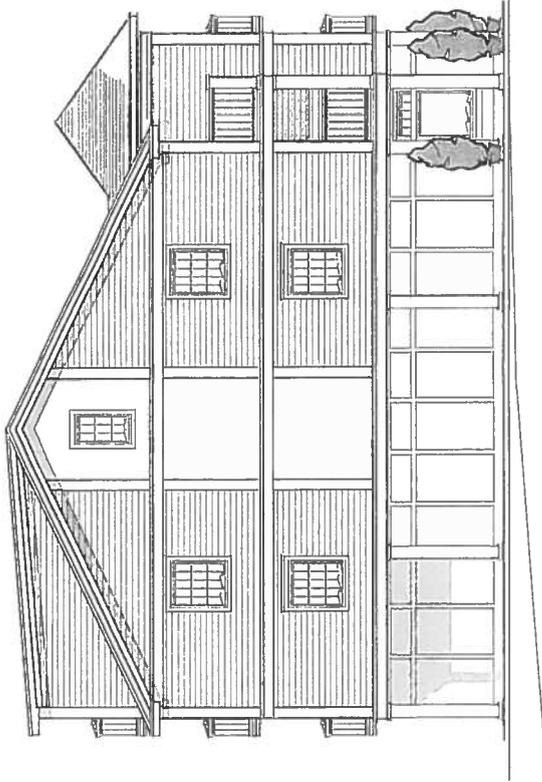


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

A-6

DRAWN BY: R. HARDEN
DATE: 1/22/16
REVISION: 2/19/16
REVISION: 2/22/16

ACADIA HOTEL
MT. DESERT ST., BAR HARBOR, ME

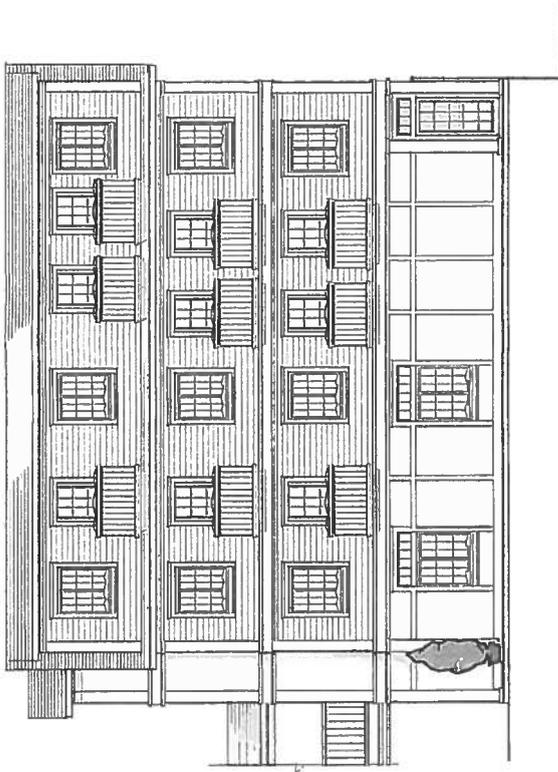


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ACADIA HOTEL
MT. DESERT ST., BAR HARBOR, ME

DRAWN BY: R. HARDEN
DATE: 1/22/16
REVISED: 2/19/16
REVISED:

A-7

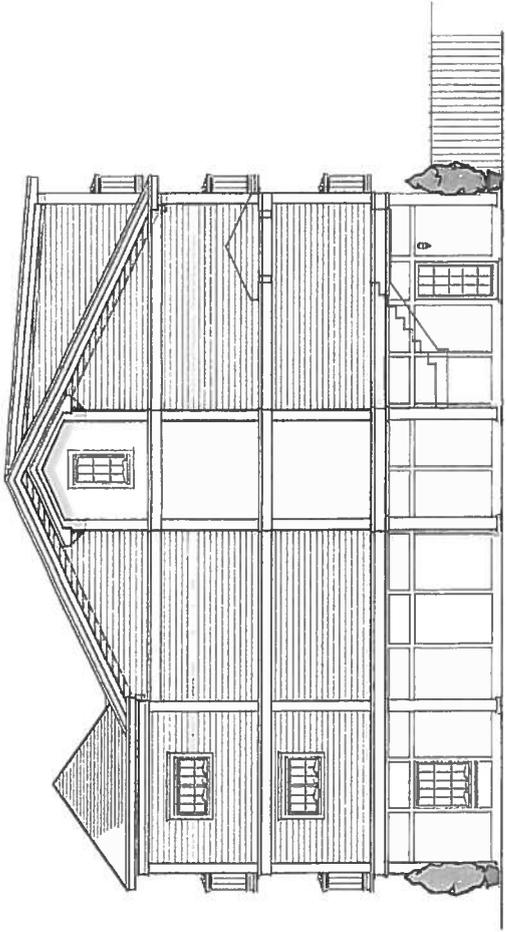


REAR ELEVATION
SCALE: 1/8" = 1'-0"

A-5

DRAWN BY: R. HARDEN
DATE: 1/22/16
REVISED: 2/19/16
REVISED: 2/22/16

ACADIA HOTEL
MT. DESERT ST., BAR HARBOR, ME



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CHANDELIERS

CEILING

WALL

BATHROOM

LAMPS

CEILING

OUTDOOR

DECOR

FURNITURE



Urban Barn 11 1/4-Inch-H Bronze Outdoor Wall Light



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1 QTY

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EUW4596 [Usually Ships in 1 to 2 Days](#)

DESCRIPTION

This industrial style outdoor wall light will blend wonderfully in any contemporary or transitional decor. It comes in a rustic oil-rubbed bronze metal finish, and is ideal for indoor or outdoor use. From the John Timberland® Urban Barn collection.

DETAILS

ZOOM

PRINT

EMAIL



MORE STYLES



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~~149.95~~



~~139.95~~



~~215.95~~



~~179.95~~

COMPLEMENTARY ITEMS



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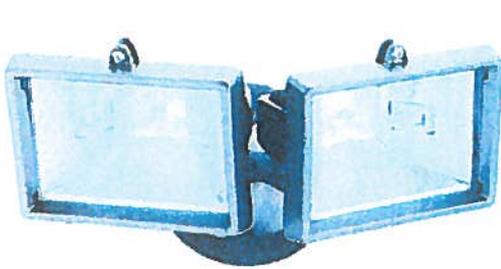
WELCOME WELCOME HOME



Home > Casa.com > Casa Shop

2-Lamp Outdoor Flood Light

SHARE



FREE SHIPPING
on all orders \$49+



2-Lamp Outdoor Flood Light

\$21.91

1

Tell us where you're shipping to see delivery dates

Roll over image to magnify



Product Information

DESCRIPTION

Gift Wrap Not Available

Lithonia Lighting 2-Lamp Outdoor Flood Light

Product Notes

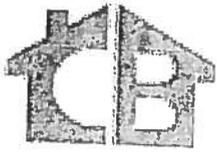
[View All Lithonia Lighting](#)

[View All Casa Shop](#)

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amazon.com





Acadia Hotel Construction Specifications "as proposed"
**Coastal Builders
& Sons, Inc.**

Quote

To: Name: Acadia Hotel Project Bid Date: 5-27-16
Address: 20 Mount Desert Street
City, State, Zip: Bar Harbor, Maine, 04609

Lot Location address for lot: 20 Mount Desert Street

Item	Description	Line Total
Project Bid	Bid for Project on Acadia Hotel as per drawings provided, construction list, and specification sheets attached	\$1,429,859.50

(Price Includes 10% Overage Costs)

Total Project Quote \$1,429,859.50

Thank you for your business!
393 Bar Harbor Road, Trenton, Me, 04605 (207) 664-0506



102 Main Street
P.O. Box 258
Bar Harbor, ME 04609
Phone: 207.288.3341 Ext: 3180
Fax: 207.288.2455
Email: jon.nicholson@thefirst.com

July 11, 2016

To Whom It May Concern,

Please be advised that H & P Enterprises, LLC has made application at The First National Bank for a commercial loan to improve property located at 16-20 Mount Desert St., Bar Harbor, ME. Approval of the application for the commercial loan will be contingent upon a full credit analysis.

If you have any questions, please feel free to call me at 288-3341 X3180. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon Nicholson', written over a light blue horizontal line.

Jon Nicholson
SVP / Senior Regional Relationship Officer

Bangor • Bar Harbor • Blue Hill • Boothbay Harbor • Calais • Camden • Damariscotta • Eastport
Ellsworth • Northeast Harbor • Rockland • Rockport • Southwest Harbor • Waldoboro • Wiscasset

800.564.3195 | thefirst.com | Member FDIC |

H&P Enterprises LLC
PO Box 551
Bar Harbor, Maine 04609

7/10/2016

Business Operations

Hotel Operations:

The space will be leased to the current tenant: Henry Hotels Inc. (*Information listed below*) for hotel and employee apartment rental. The current tenant has a remaining term of 16 years on the existing lease and plans to run the hotel Year round.

Employees: 6

Hours of Operation: 24/7

Retail Spaces:

The two retail spaces will be leased separate to the Hotel and Apartment spaces. They will be made available for 3 year leases, and will have the option of operating year round.

Employees: Unknown

Hours of Operation: 10am-10pm

Long term apartment Rental:

The Fourth floor apartment will be rented/leased independently of Hotel and retail operations. It will be made available to a long term tenant.

Henry Hotels Inc:

PO Box 551 Bar Harbor, Maine 04609

Charter Number# 55698C

Year Established: 2012

The Town of Bar Harbor hereby ordains that Chapter 125 of the Town Code is amended as follows:

[Please Note: Old language is ~~stricken~~. New language is underlined.]

Chapter 125 , LAND USE ORDINANCE

ARTICLE III Land Use Activities and Standards

§ 125-49.3 Shoreland Maritime Activities District.

A. Purpose. The Shoreland Maritime Activities District seeks to support maritime activities related to the reuse of Bar Harbor Tax Map 231, Lot 004, the ferry terminal for both cruise ship and ferry activities. This district includes all land currently occupied by or suitable for active water dependent uses, taking into consideration: (1) Shelter from prevailing winds and waves; (2) Slope of the land within 250 feet, horizontal distance, of the shoreline; (3) Depth of the water within 150 feet, horizontal distance, of the shoreline; (4) Available support facilities including utilities and transportation facilities; and (5) Compatibility with adjacent upland uses.

B. Dimensional standards.

(1) Minimum lot size: None.

(2) Minimum road frontage and lot width: None.

(3) Minimum setback from shoreline: None.

(4) Minimum shore frontage: None.

(5) Minimum front setback: 50 feet (measured from centerline of Route 3).

(6) Minimum side 25 feet and rear setback: None.

(7) Maximum lot coverage: 70%.

(8) Maximum height: 35 feet.

C. Allowed uses.

(1) Principal uses allowed by building permit or a change of use permit from the Code Enforcement Officer: government facility and grounds, and temporary pier, dock, wharf, breakwater or other use projecting into the water.

(2) Accessory uses that are usual and normal to a principal use are allowed if they are typically permitted by the Code Enforcement Officer or site plan review for the district in which the use is proposed. Accessory uses are allowed by review of the same permitting authority that approved the principal structure.

D. Uses allowed by site plan. The following uses shall be permitted by site plan review Transportation Terminal, Permanent piers, docks, wharfs, bridges and other structures and uses extending over or below the normal high-water line or within a wetland that are water-dependent uses Essential services Parking facilities Marinas

E. Allowed activities.

(1) Non-intensive recreational uses not requiring structures such as fishing and hiking

(2) Emergency operations

F. Other requirements. (To be determined).

125-109 Definitions:

Draft Definition of Passenger Terminal:

"Passenger terminal" means a transportation facility where passengers embark on or disembark from carriers such as ferries, buses or planes that provide transportation to passengers for hire by land, sea or air. Passenger terminals typically include some or all of the following: ticket counters, waiting areas, management offices, baggage handling facilities, restroom facilities, shops and restaurants. A passenger terminal use on the waterfront may include moorage for cruise ships and/or vessels engaged in transporting passengers for hire. Activities commonly found aboard such vessels, whether moored or under way, that are incidental to the transport of passengers shall be considered -part of the passenger terminal use and shall not be treated as separate uses. Bus stops are not included in this definition. Also excluded is the use of sites where passengers occasionally embark on or disembark from transportation in a manner that is incidental to a different established principal use of the site.



Parcel History

- Zoning
 - Bar Harbor Gateway
 - Village Historic (B)
 - Mount Desert St Coo
 - Village Residential (I)
 - Downtown Village I (I)
 - Downtown Village II (I)
 - Downtown Village Tr
 - Downtown Residential
 - Emercy District (S)
 - Hulls Cove Business
 - Hulls Cove Residential
 - Hulls Cove Rural (N)
 - Indian Point Residential
 - Indian Point Rural (M)
 - Industrial (N)
 - Ironson Hill Corridor (C)
 - Ironson Hill Residential
 - McFarland Hill Residential
 - McFarland Hill Rural (I)
 - Otter Creek (S)
 - Resource Protection
 - Salisbury Cove Corridor
 - Salisbury Cove Rural
 - Salisbury Cove Rural
 - Salisbury Cove Village
 - Schooner Head (T)
 - Scientific Research (C)
 - Town Hill Business (A)
 - Town Hill Residential
 - Town Hill Residential
 - Town Hill Rural (DD)
 - Shoreland General I (I)
 - Shoreland Limited Residential
 - Shoreland General II
 - Shoreland General III
 - Shoreland General IV
 - Maine Research (H)
 - Educational Institution
 - Stream Protection (T)
- ROVs
 - Parcels
 - Town Boundary
 - Highways
 - Buildings (2008)
 - Road Centerlines
 - Streams
 - Lakes & Ponds
 - Mask
 - Atlantic Ocean

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0 640 1280 ft

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MapsOnline

Shaded area for map amendment from Bar Harbor Gateway and Gen. Shoreland III to Shoreland Maritime Act. Dist.



- Parcel History
- ROWs
- Parcels w/Other
- ME Highways
- Interstate
- US Highway
- State Highway
- Town Boundary



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