

PLANNING BOARD

PACKET OF MATERIALS

MEETING SEPTEMBER 7, 2016

Cover page with date

Agenda

Minutes for approval

Applications

See July 6 Packet for
68 Mt Desert St

Supporting Documents

August 3 Packet for
16 Mt. Desert St

Agenda
Bar Harbor Planning Board
Wednesday, September 7, 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 (August 24, 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. **Public Hearing- Site Plan Application – SP-2016-05–** 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. **Cottage Street Streetscape RFP Planning Board Volunteer Participant**
- b. **Pending Applications ((SD) Acadia Park Company (134 Main Street))**

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

VIII. ADJOURNMENT

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VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

VIII. ADJOURNMENT

**Minutes
Bar Harbor Planning Board
Wednesday, August 24, 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; Joe Cough, Member and Basil Eleftheriou, Jr., Member.

Also present: Robert Osborne, Planning Director and Cornell Knight, Town Manager.

II. ADOPTION OF THE AGENDA

Mr. Cough moved to adopt the agenda as presented. Mr. St. Germain seconded the motion and the Board voted four in favor and none against the motion.

III. EXCUSED ABSENCES

John Fitzpatrick

IV. APPROVAL OF THE MINUTES

a. August 3, 2016 Meeting

Mr. Eleftheriou, Jr. made a motion to approve the minutes as published. Mr. St. Germain seconded the motion. The Board voted four in favor and none against the motion.

V. REGULAR BUSINESS

- a. November 2016 Special Town Meeting: LUO Amendments – Planning Board Recommendation on proposed LUO articles on Special Town Meeting Warrant for November 8, 2016.**

Chair Rasmussen explained that the purpose of this item was for the Planning Board to make recommendation regarding the two warrant articles that the Town Council placed on the November 8, 2016 Special Town Meeting.

Bob Osborne, Planning Director placed in the public record that the Town Council had not made any changes to the warrant articles that the Planning Board had previously held a public hearing on and subsequently sent to the Council.

- 1. Article 2 – Parking definitions and regulatory changes (Dated 8/9.2016).**

Chair Rasmussen asked if there was any discussion on this item before making a recommendation. As no one wished to speak he asked for a motion.

Mr. Cough moved that the Planning Board recommend that Warrant Article 2 ought to be adopted. Mr. St. Germain seconded the motion. The Board voted four in favor and none against the motion.

2. Article 3 – Parking, restoring and adding parking garages (Dated 8/9/2016).

Chair Rasmussen asked if there was any discussion on this item before making a recommendation. As no one wished to speak he asked for a motion.

Mr. Cough moved that the Planning Board recommend that Warrant Article 3 ought to be adopted. Mr. Eleftheriou, Jr. seconded the motion. The Board voted four in favor and none against the motion.

VI. OTHER BUSINESS

a. Pending Applications

(CU/SP) Acadia Corporation (68 Mount Desert Street),
(SP) H&P Enterprises, LLC (16 Mount Desert Street) and
(SD) Acadia Park Company (134 Main Street)

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

None.

VIII. ADJOURNMENT

Mr. Cough moved to adjourn the meeting at 4:15 pm. Mr. St. Germain seconded the motion. The Board voted four in favor and none against the motion to adjourn.

Signed as approved:

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

Date

Edmond J. Bearor
E-Mail: ebearor@rudmanwinchell.com
Direct Dial: (207)992-2626

August 23, 2016

RECEIVED

AUG 24 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

Via Email: rosborne@barharmormaine.gov

Robert Osborne, Planning Director
Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609

Re: Mount Desert Street Inn, a 36 Room Bed & Breakfast

Dear Bob:

I have reviewed materials that you have sent me on August 5, 2016 in connection with the Planning Board's request that I review the definition of Bed & Breakfast III and offer my opinion on whether the proposed use fits within that definition.

Bed & Breakfast III is defined in the Bar Harbor Land Use Ordinance as "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." There are five similar definitions for Bed & Breakfast uses in the Land Use Ordinance. All five Bed & Breakfast categories require that the use be conducted in a dwelling unit. Under the definition, it is possible to build a new structure (dwelling unit), as contemplated by these applicants, and operate a Bed & Breakfast III, provided all aspects of the definition were complied with. The pivotal term of the definition of any Bed & Breakfast is that the use take place in a "dwelling unit". The term dwelling unit is defined in the Bar Harbor Land Use Ordinance as, "a room or group of rooms which is designed, equipped and intended exclusively for use as residential living quarters by only one family,"

In my opinion the proposed use which would occupy a 3 and 4-story, 19,500 sq. ft., 36-room structure is not a dwelling unit and therefore does not fall within the definition of Bed & Breakfast III. The structure, in my opinion, is not designed, equipped and intended exclusively for use as residential living quarters by only one family.

In addition, while a Bed & Breakfast III use is not specifically limited to a maximum number of rooms, I note that only the most intensive transient accommodations, i.e., TA-8 allow more than 25 guest rooms. While the scale of this structure and the scope of the use appear to exceed the spirit of the Bed & Breakfast III definition, I base my opinion more on the fact that the structure does not appear to be designed, equipped and intended exclusively for use as residential living

{R1666237.1 57991-072083 }

Bob Osborne, Planning Director

August 23, 2016

Page 2

quarters by only one family, which is inherent requirement of all Bed & Breakfast accommodations under the ordinance.

If I can be of any further assistance in this matter, please let me know.

Sincerely,



Edmond J. Bearor

EJB/leb

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: September 1, 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 fails to meet the requirements under the Land Use Ordinance Article V. (See Ed Bearor, Town Attorney letter dated August 23, 2016. In the letter he states "...In my opinion the proposed use which would occupy a 3 and 4-story, 19,500 sq. ft., 36-room structure is not a dwelling unit and therefore does not fall within the definition of Bed & Breakfast III. The structure, in my opinion, is not designed, equipped and intended exclusively for use as residential living quarters for only one family...")
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.

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: September 1, 2016

Application: – SP-2016-05– Acadia Hotel

Project Location: 16 Mount Desert Street, Bar Harbor Tax Map 104, Lot 452-000

Applicant: H&P Enterprises, (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.

Zoning District: in a Downtown Village I district.

Permitted Use: Hotel

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 September 7, 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. "Utility Plan", exhibit A5, dated May 2, 2016 and prepared by R. Harden.
2. "Survey Plan", exhibit D2, dated unknown and prepared by Ed Jackson.
3. "Elevation Drawing", exhibit C2, dated February 21, 2016 and prepared by R. Harden.
4. "Site Plan", exhibit A5, dated July 16, 2016 and prepared by R. Harden.
5. "Lighting Overlay and Loading Zone", exhibit A7, dated August 20, 2016 and prepared by R. Harden.
6. "Landscape Plan", exhibit A5, dated June 26, 2016 and prepared by R. Harden.
7. "Front Elevation", exhibit A4, dated February 22, 2016 and prepared by R. Harden.
8. "Left Elevation", exhibit A6, dated February 22, 2016 and prepared by R. Harden.

9. "Right Elevation", exhibit A5, dated February 22, 2016 and prepared by R. Harden.
10. "Floor Plan Basement and First Floor", exhibit A1, dated July 1, 2016 and prepared by R. Harden.
11. "Floor Plan Second and Third Floor", exhibit A2, dated June 26, 2016 and prepared by R. Harden.
12. "Floor Plan Roof and 4th Floor", exhibit A3, dated June 26, 2016 and prepared by R. Harden.
13. "Building Cross section", exhibit A4, dated June 26, 2016 and prepared by R. Harden.
14. "Construction Details", exhibit A6, dated June 23, 2016 and prepared by R. Harden.
15. "Lighting Plan", exhibit A5, dated June 26, 2016 and prepared by R. Harden.

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 Downtown Village I district and that no nonconforming structures are proposed.
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 the documents, this application meets the requirements of Section 125-67 as found below:
 - a. The Board finds the use of the property for hotel is a permitted use in the Downtown Village I district.
 - b. The Board finds that the development will meet the minimum lot standards for the Downtown Village I district.
 - c. The Board finds that the proposed structure shall meet the maximum height requirements for the Downtown Village I 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 met as a loading berth is provided.
 - 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 development will meet the municipal sewer facilities standard.
- n. The Board finds that the sewage waste disposal standards are not applicable.
- 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. Issuance of the Building Permit shall be subject to and consistent with the Certificate of Appropriateness issued by the Design Review Board.
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**:*

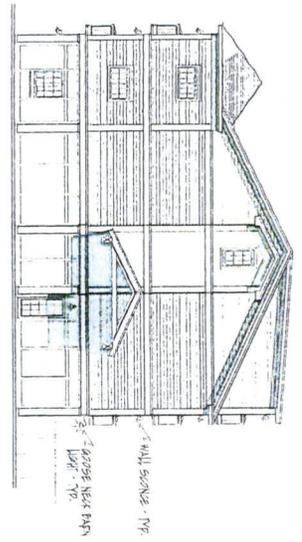
Ivan Rasmussen, Chair
Planning Board, Town of Bar Harbor

Date

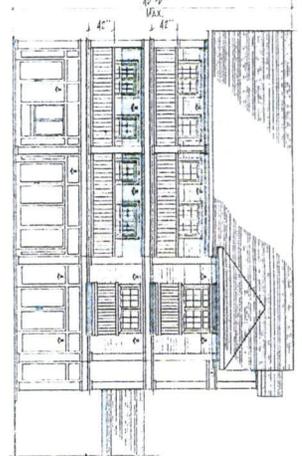
Appeals of this decision may be made to the Board of Appeals pursuant to section 125-103 of the Bar Harbor Land Use Ordinance within 30 days of this date of this decision.

Lighting Overlay & Loading Zone

AUG 28 2016

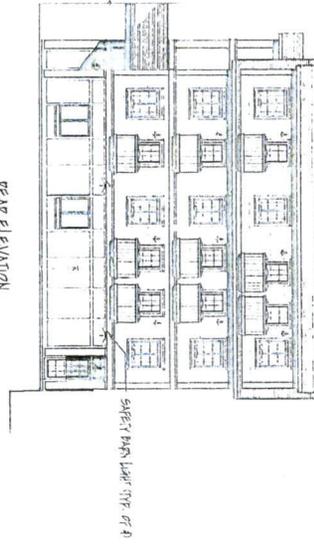


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

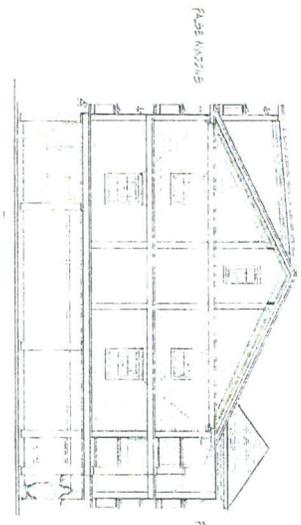


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND:
 - DOOR SCHEDULE - TP-1
 - WALL SCHEDULE - TP-2



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



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

NOTE:
 1. DOOR SCHEDULE - TP-1
 2. WALL SCHEDULE - TP-2



GRAPHIC SCALE

SITE LIGHTING PLAN
SCALE: 1/8" = 1'-0"

OWNER: H&P ENTERPRISES, LLC PO Box 551, Bar Harbor, ME 04609
 TAX MAP/LOT NUMBERS: 104 452-000
 LAND USE DISTRICT: Downtown Village 1
 TOWN: Bar Harbor, ME
 LOT CEN. ABBREVIATION: E-10-CF

ACADIA HOTEL

T. DESERT ST., BAR HARBOR, ME

DRAWN BY: R. HARDEN
 DATE: 6/27/16
 REVISED:
 REVISED:
 REVISED:

A-7

Town of Bar Harbor
Public Works Department Capacity Statement:
 Streets, Stormwater, Solid Waste, and Recreation
 Planning Board Site Plan Review

Project Description:

Site Plan # SP-2016-05

Applicant: H&P Enterprises, LLC

Proposed project: Construct 10,000 sq. ft., 8 room hotel with retail space and apartment and employee housing

Location: 16 Mount Desert Street

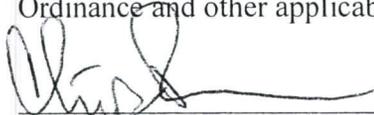
Land Use Ordinance Section	Yes	No	N/A
§125-67 Site Plan Review General Review Standards			
G. Streets, Sidewalks and Access — The development plans conform to the standards set forth in the Bar Harbor Land Use Ordinance. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].	X		
L. Stormwater management — The site plan(s) demonstrate(s) the proposed development provides adequate stormwater management in compliance with the standards of the Bar Harbor Land Use Ordinance. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].			X
T. Refuse disposal — The site plan(s) demonstrate(s) the proposed development will not cause an unreasonable burden on the Town's ability to dispose of solid and liquid wastes. Detailed design plans showing all connections with existing public facilities are on file and have been approved. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].	X		
II. Other municipal services — The site plan(s) demonstrate(s) the proposed development will not cause an unreasonable burden on the Town's ability to deliver other necessary services, including but not limited to, road maintenance and snow removal.	X		
§125-66 Submission Requirements			
F. Recreation — The proposed development will not cause an unreasonable burden to existing recreation facilities. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY]. Design plans for construction of or connection to public recreation	X		

facilities to be utilized or impacted by or constructed for the proposed development are on file and have been approved. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].			
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Comments:

Conditions of approval (if any):

The above-noted application and plan(s) dated _____ have been reviewed by this Department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.



 Chip Reeves, Public Works Director

8/8/16
 Date

Note:
 A checkmark in one of the right three columns indicates whether the plans reviewed by the department:
Yes = appear(s) to comply with the Land Use Ordinance section noted.
No = appear (s) not to comply with the Land Use Ordinance section noted.
N/A = In the opinion of the Department, the noted section of the Land Use Ordinance is not applicable to the application reviewed, and the Department has no objection to a Planning Board decision to waive this requirement as permitted by Article V, §125-63, Waiver of Submissions.

Town of Bar Harbor
Public Works Department Capacity Statement:
Municipal Water
 Planning Board Site Plan Review

RECEIVED
 AUG 31 2016
 TOWN OF BAR HARBOR
 PLANNING/CODE ENFORCEMENT

Project Description:

Site Plan # SP-2016-05

Applicant: H&P Enterprises, LLC

Proposed project: Construct 10,000 sq. ft. 8 room hotel with retail space and apartment and employee housing

Location: 16 Mount Desert Street

Land Use Ordinance Section	Yes	No	N/A
§125-67 Site Plan Review			
General Review Standards			
J. Municipal water supply – The proposed development shall not cause an unreasonable burden on the municipal water supply. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY]. Detailed design plans showing all connections with existing public facilities are on file and have been approved.	✓		

Comments: _____

Conditions of approval (if any):

All new service lines, valves, meters and any associated equipment must be installed according to Water Division Standards, Any existing water services must be

The above noted application and plan(s) dated _____ have been reviewed by this department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above. *abandoned according to water Division Standards*


 Chip Reeves, Public Works Director

31 Aug 2016
 Date

Note:
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Town of Bar Harbor
Wastewater Division Capacity Statement:

Planning Board Site Plan Review

RECEIVED

AUG 31 2016

TOWN OF BAR HARBOR
PLANNING CODE ENFORCEMENT

Project Description:

Site Plan # SP-2016-05

Applicant: H&P Enterprises, LLC

Proposed project: Construct 10,000 sq. ft. 8 room hotel with retail space and apartment and employee housing

Location: 16 Mount Desert Street

	Yes	No	N/A
Chapter 165, Article II of the Town Code §164-4 Connection to Public Sewer Required – Public sewer is available within 100 feet of this development project. Therefore, connection to the public sewer is required.	✓		

Land Use Ordinance Section	Yes	No	N/A
§125-67 General Review Standards			
<p>M. Municipal sewer facilities — The site plan(s) demonstrate(s) the proposed development will provide for adequate sewage waste disposal and that it shall not cause an unreasonable burden on the municipal waste disposal facilities.</p> <p>The Public Works Department has approved the design specifications for new sewer facilities to be connected to the municipal facilities.</p> <p>[SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].</p> <p>N. Sewage disposal — The site plan(s) demonstrate(s) that the proposed development will provide for adequate sewage waste disposal, subject to the following:</p> <p>1) This development shall be connected to municipal sewage waste disposal facilities as required by the Bar Harbor Sewer Ordinance set forth in Chapter 165.</p> <p>2) Industrial or commercial wastewaters may be discharged to municipal sewers only in such quantities or of such quality as to be compatible with municipal treatment operations.</p> <p>[SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].</p>	✓		
§125-69 Standards for particular uses, structures or activities			

M. **Cluster developments** — Cluster development shall be allowed only in conformity with the following requirements:

...
7) Wastewater system. All structures with required plumbing in the development shall be connected to a public sanitary sewer system, if available.

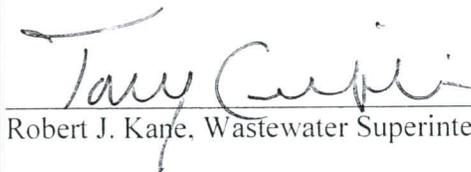
N/A

Other Comments:

Conditions of approval (if any):

NEW 6" SEWER SERVICE TO MAIN LOCATED
ON SPRING STREET

The above-noted application and plan(s) dated _____ have been reviewed by this Department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.


Robert J. Kane, Wastewater Superintendent

8.31.16
Date

Note:

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N/A = In the opinion of the Department, the noted section of the Land Use Ordinance is not applicable to the application reviewed, and the Department has no objection to a Planning Board decision to waive this requirement as permitted by Article V, §125-63, Waiver of Submissions.

Town of Bar Harbor
Police Department Capacity Statement
 Planning Board Site Plan Review

Project Description:

Site Plan # SP-2016-05

Applicant: H&P Enterprises, LLC

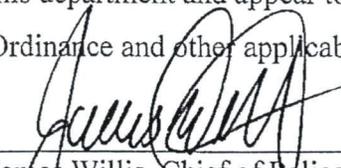
Proposed project: Construct 10,000 sq. ft. 8 room hotel with retail space and apartment and employee housing

Location: 16 Mount Desert Street

Land Use Ordinance Section	Yes	No	N/A
Article V, Site Plan Review §125-67 General Review Standards			
II. Other Municipal Services The site plan(s) demonstrate(s) that the proposed development will not cause an unreasonable burden on the Town's ability to deliver police protection.	✓		

Other Comments:

The above noted application and plans dated _____ have been reviewed by this department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.



 James Willis, Chief of Police

Date 7/27/16

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MEMORANDUM

DATE: JULY 26, 2016
TO: BAR HARBOR PLANNING BOARD
FROM: JUSTIN VANDONGEN
RE: FARMLAND

Pursuant to Article V Section 125-66 Item A Paragraph (4) farmland:

As of this date there is no registered farmland within 150 feet of the H&P Enterprises, LLC proposed hotel located at 16 Mount Desert Street located on Tax Map 104, Lot 452-000 of the Town of Bar Harbor.

Respectfully Submitted:



*Justin VanDongen
Assessor
Bar Harbor, Maine*

Town of Bar Harbor
Fire Department Capacity Statement
 Planning Board Site Plan Review

RECEIVED

AUG 03 2016

Project Description:

Site Plan # SP-2016-05 TOWN OF BAR HARBOR
 PLANNING/CODE ENFORCEMENT

Applicant: H&P Enterprises, LLC

Proposed project: Construct 10,000 sq. ft. 8 room hotel with retail space and apartment and employee housing

Location: 16 Mount Desert Street

Land Use Ordinance Article V	Yes	No	N/A
Article V, Site Plan Review §125-66 Submission Requirements			
P. Fire Protection —		MB	
(a) The Fire Chief finds that the proposed development will not cause an unreasonable burden on the Fire Department's ability to deliver fire-protection services; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];	✓	MB	
(b) The Fire Chief or his/her designee has reviewed the applicant's proposed locations for fire hydrants, dry hydrants and fire pond, and other sources of water to combat fire within the development and approves of same; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];	✓		
(c) The Fire Chief or his/her designee has reviewed the location, dimension and construction of proposed access to the site for fire-fighting equipment and other emergency vehicles and approves of same; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];	✓		
(d) The Fire Chief or his/her designee, unless the Fire Chief has deferred to the State Fire Marshal's Office or unless the approval of the State Fire Marshal's Office is required by law, has reviewed preliminary construction plans for the proposed development and certifies that such plans comply in all respects with applicable Life Safety Codes (NFPA 101). [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].	✓		
This project will require approval by the State Fire Marshal's Office.	✓		

Land Use Ordinance Article V	Yes	No	N/A
General Review Standards: §125-67 EE, Fire Protection			
This plan meets the general review standards of the Bar Harbor Land Use Ordinance, Article V, §125-67 EE. Fire Protection (1)-(4).	✓		

Comments:

Conditions of approval (if any):

The above noted application and plans dated _____ have been reviewed by this department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.

 Matt Bartlett, Fire Chief

 Date

8-3-16

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