

PLANNING BOARD

PACKET OF MATERIALS

MEETING NOVEMBER 30, 2016

- Cover page with date
- Agenda
- Minutes for approval
- Applications
- Supporting Documents

Agenda
Bar Harbor Planning Board
Wednesday, November 30, 2016
Council Chambers- Municipal Building
93 Cottage Street
6:00 P.M.

I. CALL TO ORDER

II. ADOPTION OF THE AGENDA

III. EXCUSED ABSENCES

IV. APPROVAL OF MINUTES (November 16, 2016)

V. REGULAR BUSINESS

a. Public Hearing - Site Plan Application – SP-2016-06 – Acadia Inn

Project Location: 98 Eden Street, Bar Harbor Tax Map 101, Lot 012-000

Applicant: ADC Enterprises, LLC (Michael Roix)

Application: The applicant is proposing to construct the Acadia Inn breakfast room, a one-story, 600 square foot addition to the existing Inn and relocated parking spaces.

b. Subdivision Sketch Plan – SD-2013-01– Silent Stream Subdivision revision

Project Location: Gilbert Farm Road Tax Map 220, Lot 061-002

Applicant: Alan Keene and Patricia Cantwell

Application: The applicant is proposing split Lot 1 of the Silent Stream Subdivision into two 1.57 acre lots.

c. Land Use Ordinance amendment update.

VI. OTHER BUSINESS

Pending Applications (CU) Mount Desert Street, LLC (68 Mount Desert Street)

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

VIII. ADJOURNMENT

Minutes
Bar Harbor Planning Board
Wednesday, November 16, 2016
Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.

I. CALL TO ORDER

Mr. St. Germain called the meeting to order at 6:00 PM. Planning Board members present: Tom St. Germain, Chair; Joe Cough, Vice Chair and Basil Eleftheriou, Jr., Member.

Also present: Robert Osborne, Planning Director.

II. ADOPTION OF THE AGENDA

Mr. Eleftheriou, Jr. moved to adopt the agenda. Mr. Fitzpatrick seconded the motion which was approved unanimously.

III. EXCUSED ABSENCES

None.

IV. APPROVAL OF THE MINUTES

- a. (November 2, 2016, regular meeting and November 9, 2016 joint Council/Planning Board meeting)

Mr. Eleftheriou, Jr. moved to approve the November 2, 2016 minutes as published. Mr. Cough seconded the motion which passed four in favor and none against.

Mr. Eleftheriou, Jr. moved to approve the November 9, 2016 minutes as published except he noted that he did not move to adjourn the meeting. Mr. Cough seconded the motion which passed four in favor and none against.

V. REGULAR BUSINESS

- a. **Land Use Ordinance – Draft Parking Amendments** - Article III Land Use Activities and Standards, Article V Site Plan Review, Article XII Construction and Definitions and Appendix C Table of Permitted Uses draft amendments in the form of draft warrants.
- 1. **Draft Warrant Article a1 - LAND USE ORDINANCE AMENDMENT – Parking Lot –**
Shall an Ordinance dated November 10, 2016 and entitled “An amendment to add the defined use “parking lot” as a principal use permitted by Planning Board site plan review to the Bar Harbor Gateway district, Mount Desert Street Corridor district, Downtown Village I district, Downtown Village II district, Downtown Village Transitional district, Shoreland General Development III district, Educational Institutional district, Hulls Cove Business district, Ireson Hill Corridor

district, Marine Research district and Scientific Research district in the Land Use Ordinance” be enacted?

Mr. Cough and Mr. Fitzpatrick expressed some concerns that the amendment should not put parking lots in the Mount Desert Street Corridor district.

Mr. Cough moved to remove Mount Desert Street Corridor district from the parking lot warrant article. Mr. Fitzpatrick seconded the motion which was approved unanimously.

- 2. Draft Warrant Article a2 - LAND USE ORDINANCE AMENDMENT – Accessory Uses and Accessory Use Parking** – Shall an Ordinance dated November 10, 2016 and entitled “An amendment to clarify the definition of accessory use to include accessory use parking; an amendment to permit accessory uses in the Mount Desert Street Corridor district, Downtown Village I district, Downtown Village II district, Downtown Village Transitional district; an amendment to delete redundant accessory use parking lot uses and to clarify that legally constituted accessory uses and structures are allowed in the following districts: Downtown Residential district, Educational Institutional district, Emery district, Hulls Cove Business district, Hulls Cove Residential district, Hulls Cove Rural district, Indian Point Rural district, Industrial district, Ireson Hill Corridor district, Ireson Hill Residential district, McFarland Hill Residential district, McFarland Hill Rural district, Marine Research district, Otter Creek district, Resource Protection district, Salisbury Cove Corridor district, Salisbury Cove Residential district, Salisbury Cove Rural district, Salisbury Cove Village district, Schooner Head district, Scientific Research district, Shoreland General Development I district, Shoreland General Development II district, Shoreland Limited Residential district, Stream Protection district, Town Hill Business district, Town Hill Residential Corridor district, Town Hill Residential district and Town Hill Rural district in the Land Use Ordinance” be enacted?

Mr. Cough questioned the idea that accessory parking lots could be approved without Planning Board site plan review. He asked the Board if it was a concern to them?

- 3. Draft Warrant Article a3 - LAND USE ORDINANCE AMENDMENT – Parking Deck** – Shall an Ordinance dated November 10, 2016 and entitled “An amendment to define parking deck and add parking deck use to the following districts: Bar Harbor Gateway district, Downtown Village I district, Downtown Village II district, Shoreland General Development III district, Educational Institutional district, Marine Research district and Scientific Research district in the Land Use Ordinance” be enacted?

Mr. Cough noted that the definition of parking deck was previously under discussion. Chair St. Germain noted that the word may was removed from the definition in order to make clearer that parking decks are not designed with internal ramps but rather utilize surrounding grades to access the deck elevation. The Board proposed no changes to this item.

- 4. Draft Warrant Article a4 - LAND USE ORDINANCE AMENDMENT – Off-site Off-street Parking** – Shall an Ordinance dated November 10, 2016 and entitled “An amendment to add regulations to allow greater utilization of off-site, off-street parking regulations and to add parking reference citations in certain districts in the Land Use Ordinance” be enacted?

The Board proposed no changes to this item.

5. **Draft Warrant Article a5.1 – LAND USE ORDINANCE AMENDMENT – Parking Garage**
– Shall an Ordinance dated November 10, 2016 and entitled “An amendment to define the use “parking garage” and to restore parking garage use permitted by Planning Board site plan review to the Bar Harbor Gateway district in the Land Use Ordinance” be enacted.”
6. **Draft Warrant Article a5.2 – LAND USE ORDINANCE AMENDMENT – Parking Garage**
– Shall an Ordinance dated November 10, 2016 and entitled “An amendment to define the use “parking garage” and to restore parking garage use allowed by Planning Board site plan review to the Downtown Village district I in the Land Use Ordinance” be enacted.”
7. **Draft Warrant Article a5.3 – LAND USE ORDINANCE AMENDMENT – Parking Garage**
– Shall an Ordinance dated November 10, 2016 and entitled “An amendment to define the use “parking garage” and to restore parking garage use allowed by Planning Board site plan review to the Downtown Village II district in the Land Use Ordinance” be enacted.”
8. **Draft Warrant Article a5.4 – LAND USE ORDINANCE AMENDMENT – Parking Garage**
– Shall an Ordinance dated November 10, 2016 and entitled “An amendment to define the use “parking garage” and to add parking garage use by Planning Board site plan review to the Educational Institutional district in the Land Use Ordinance” be enacted.”
9. **Draft Warrant Article a5.5 – LAND USE ORDINANCE AMENDMENT – Parking Garage**
– Shall an Ordinance dated November 10, 2016 and entitled “An amendment to define the use “parking garage” and to add parking garage use by Planning Board site plan review to the Marine Research district in the Land Use Ordinance” be enacted.”
10. **Draft Warrant Article a5.6 – LAND USE ORDINANCE AMENDMENT – Parking Garage**
– Shall an Ordinance dated November 10, 2016 and entitled “An amendment to define the use “parking garage” and to add parking garage use by Planning Board site plan review to the Scientific Research for Eleemosynary Purpose district in the Land Use Ordinance” be enacted.”

The Board proposed no changes to the parking garage items.

- b. **Land Use Ordinance – Draft Shoreland Zoning Amendments - Article III Land Use Activities and Standards, Article XII Construction and Definitions draft amendments in the form of draft warrant.**
 1. **Draft Warrant Article b - LAND USE ORDINANCE AMENDMENT – Shoreland Maritime Activities District** – Shall an Ordinance dated November 10, 2016 and entitled “An

amendment to create a new shoreland district entitled Shoreland Maritime Activities District and define “passenger terminal” use in the Land Use Ordinance” be enacted?

Mr. Cough raised questions about the need to place limitations on the proposed accessory uses in this district such as restaurant and retail spaces. Mr. Eleftheriou, Jr. suggested that the Board not make changes in that manner. Mr. Cough agreed to move on with the agenda.

c. Land Use Ordinance – Draft Downtown Village I and Downtown Village II district Amendments - Article III Land Use Activities and Standards draft amendments in the form of draft warrant.

1. Draft Warrant Article c - LAND USE ORDINANCE AMENDMENT – Minimum Lot Area Per Family – Shall an Ordinance dated November 10, 2016 and entitled “An amendment to adjust minimum lot area per family in the Downtown Village I district and Downtown Village II district in the Land Use Ordinance” be enacted?

The Board discussed the amendment and noted that the term “minimum lot area per family” is not a defined term. However “dwelling unit” and “family” are defined terms. The Board noted that in this instance the term family and dwelling unit are essentially interchangeable because each dwelling unit is limited to one family as defined. The Board proposed no changes to this item.

The Board discussed the need to move these items forward to public hearing and to stay on schedule. It was discussed that the next meeting that was available for the Board to hear these items would be December 21, 2016 and that meeting date was proposed for a hearing date.

Mr. Eleftheriou, Jr. moved to set Agenda items V (Regular Business) a (Parking warrant articles) 1-10; b (Shoreland Maritime Activities district warrant article) and c (Minimum Lot Area Per Family warrant article) for public hearing with the noted changes set for the December 21, 2016 meeting of the Planning Board. Mr. Fitzpatrick seconded the motion and the Board voted four in favor and none against the motion.

Donna Karlson suggested that the Board work on maps to help make clear what neighborhood these various zoning districts are located. She indicated that the maps produced for the repeal/replace are very helpful to her when she has a question. She also suggested that street names or landmarks could be helpful.

VI. OTHER BUSINESS

a. Pending Applications (Silent Stream Subdivision amendment Gilbert Farm Road)

Mr. Osborne noted that the item should also include the Acadia Inn breakfast room and the 68 Mount Desert Street bed and breakfast applications.

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Mr. Fitzpatrick noted that the Board would benefit from some revision control on these items. He suggested that either the Word file could show the various revisions or footnotes could be utilized to track the changes.

Mr. Fitzpatrick noted that the Acadia National Park transportation meeting made clear to him that the Town and the Park must be on the same page when planning. He indicated that there will be increasing pressure on Hulls Cove to Schooner Head Road with Park overflow.

VIII. ADJOURNMENT

Mr. Cough moved to adjourn the meeting at 7:27 pm. Mr. Eleftheriou, Jr. 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

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: November 22, 2016

Application: SP-2016-06– Acadia Inn Continental Breakfast Room

Project Location: 98 Eden Street, Bar Harbor Tax Map 101, Lot 012-000

Applicant: ADC Enterprises, LLC (Michael Roix)

Application: The proposed project: construction of a one-story, 600 sq. ft. Continental Breakfast Room addition to the existing Acadia Inn.

Zoning District: in a Bar Harbor Gateway 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 November 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 Plan for Acadia Inn Breakfast Room Addition revision 1, dated September 21 2016 and prepared by applicant.
2. "Layout and Landscaping Plan for Seaview Hotel", Sheet 2 of 4, dated May, 1995 and prepared by John Chagnow, PE.
3. "Utility, Grading and Erosion Control Plan for the Seaview Hotel", Sheet 3 of 4, dated May, 1995 and prepared by John Chagnow, PE.
4. "Erosion Control and Construction Details for the Seaview Hotel" Sheet 4 of 4, dated May 1995 and prepared by John Chagnow, PE.
5. "Landscape Plan Acadia Inn", not dated and prepared by applicant.
6. "Floor Plan for Acadia Inn Breakfast Room Addition", dated September 21 2016 and prepared by David Witham, architect.

7. "East, North and South Elevation drawing for Acadia Inn Breakfast Room Addition", dated September 21, 2016 and prepared by David Witham, Architect.
8. "Detail Cross Section for Acadia Inn Breakfast Room Addition", dated September 21, 2016 and prepared by David Witham, 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 the requirements of Section 125-55 Nonconforming Structures are not applicable.
3. Based on the documents received, and accepting the work of the professionals who have prepared the documents the requirements of Section 125-68 Shoreland Standards are not applicable.
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 Bar Harbor Gateway district.
 - b. The Board finds that the development will meet the minimum lot standards for the Bar Harbor Gateway district.
 - c. The Board finds that the proposed structure shall meet the maximum height requirements for the Bar Harbor Gateway 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 development will meet the minimum loading requirements.
 - g. The Board finds that streets, sidewalks and access standards are not applicable and are waived.
 - 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 development will meet the municipal water standard.
 - 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 not applicable to 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 sign standards are not applicable.
- 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 # 1.**
- 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 proximate 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 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:

Tom St. Germain, 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.



BAR HARBOR PLANNING BOARD
APPLICATION FOR SITEPLAN

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

APPLICATION# SP-2014-04 DATE 10/5/14
FEE \$ 1141.00 MAP 101 LOT 12 USE _____

APPLICANT :

Name MICHAEL ROIX
Address 119 EDEN STREET
BAR HARBOR, MAINE 04609
Telephone (207) 922-0303
Email MIKE@withamhotels.com

OWNER :

Name ADC ENTERPRISES, LLC
Address 215 HIGH STREET
ELLSWORTH, MAINE 04605
Telephone (207) 664-1641
Email _____

PROJECT REPRESENTATIVES:

Name MICHAEL ROIX DAVID C. WITHAM
Address 119 EDEN STREET
BAR HARBOR MAINE 04609
Telephone (207) 922-0303
Email _____



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) :

SEE SECTION 1 PROPOSED USE

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

10-13-16

Date

Owner

10-13-16

Date



LETTER OF AUTHORIZATION

RECEIVED

OCT 13 2016

TOWN OF BAR HARBOR
PLANNING AND ZONING DEPARTMENT

I/WE DAVID WITHAM

the owner(s) of property located at 76 ECKEN ST

and Bar Harbor Tax Map _____, Block _____, Lot _____, do hereby authorize

(print name) MIKE ROIX telephone number 207.922.0303

to act as my/our general agent in obtaining any and all permits and permissions for activities on the above referenced property relating to my/our application for

CONTINENTAL BREAKFAST ROOM AT ACACIA INN

Signed, 

DAVID C. WITHAM 10/13/16 603 436 4933
Print name Date Telephone number

Acadia Inn
Continental Breakfast Room

October 6, 2016

Dear Planning Board Members,

We come before the Board seeking approval for a 24' x 24', one story addition to function as a new Continental Breakfast Room for the Acadia Inn in Bar Harbor.

This property has undergone considerable improvements to the rooms over the past few years. We would like to now address the most glaring deficiency the property is currently facing and that is an undersized and poorly functioning Continental Breakfast area that was originally designed when guests were content with a cup of coffee and a donut. Those days are over.

This proposed new space will go a long ways towards helping the property achieve its improvement goals.

The proposed structure will be nestled in the rear corner of the two wings. The new footprint will occupy an area that was recently permitted and converted to an outdoor patio area. The plan also calls for relocating two parking spaces to the front of the building and converting these two spaces into a small patio area just off of the proposed new room. The impact on site conditions will be minimal at the proposed location.

We look forward to the opportunity to present this project before your Board in the upcoming month.

Sincerely,



David C. Witham
Witham Family Hotels, Representative

Section 1

SITE PLAN APPLICATION / CHECKLIST

Application Number: SP-2014-06 Applicant Name Acadia LLC
 Map 101 Lot 12 Date: 10/5/14 Time: 1pm
 Department Official A. Chamberlain Permitted Use Add. to 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 10/5/14

1. SITE PLAN APPLICATION (10 copies)

	Exhibit	Waiver
A <input type="checkbox"/> Checklist	✓	
B <input type="checkbox"/> Property Owner's Name/Address		
C <input type="checkbox"/> Applicant's Name/Address		
D <input type="checkbox"/> Project Representatives Name/Address		
E <input type="checkbox"/> Abutters Name & Address within 300 ft. of Property Lines		
F <input type="checkbox"/> Indication of Registered Farmland within 150 ft. - <u>STAFF PROVIDED</u>		
G <input type="checkbox"/> Description of Proposed Use		
H <input type="checkbox"/> Written Authorization for Town Official Access	↓	

2. FEES PAID - Copy of Receipt

A <input type="checkbox"/> Administrative Fee	✓	
B <input type="checkbox"/> Evidence of Ordinance & Regulation Compliance - <u>STAFF PROVIDED</u>	✓	

3. TITLE and INTEREST

A <input type="checkbox"/> Current Deed or	✓	
B <input type="checkbox"/> Purchase and Sale Agreement		✓
C <input type="checkbox"/> Easements, Deed Restriction, R.O.W's, etc	✓	

4. LEGAL DOCUMENTS

A <input type="checkbox"/> Proposed Easements, Covenants, Agreements, etc.		✓
B <input type="checkbox"/> Proposed Deed for Roads or Other Property to be Dedicated		
C <input type="checkbox"/> Proposed Performance and Plant Maintenance Guarantees		
D <input type="checkbox"/> For condominiums proposed declaration, By Laws, etc.		
E <input type="checkbox"/> Site Restoration Guarantee (if required)		↓

Exhibit Waiver

5. PERMITS

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

_____	✓
_____	✓
_____	✓

6. STATEMENTS OF CAPACITY & DESIGN

- A Police - **STAFF PROVIDED**
- B Public Works - Solid Waste; Storm Water; Street, and Recreation - **STAFF PROVIDED**
- C Sewer - **STAFF PROVIDED**
- D Schools & Busing
- E Water - **STAFF PROVIDED**

_____	✓
_____	✓
_____	✓
_____	✓
_____	✓

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
- I All Other Utilities, incl. Gas, Electricity, and Cable Television

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

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)

_____	✓
_____	↓
_____	↓
_____	↓
_____	↓

MAPS & PLANS

8. Location Map (Location indicated on a USGS 7.5 minute map)

- Magnetic North
- Plan Preparation Date
- Graphic Scale
- Owner & Applicant Name/Address
- Designer, Surveyor, Engineer
- Name of each Municipality in which the development is located
- Tax Map & Lot Number(s)
- Land Use District(s)

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

	Exhibit	Waiver
10. <input type="checkbox"/> Medium Density Soil Survey -<u>STAFF PROVIDED</u>	✓	
11. LANDSCAPING, BUFFERING & SCREENING PLAN - EXISTING & PROPOSED		✓
<input type="checkbox"/> Magnetic North	_____	_____
<input type="checkbox"/> Plan Preparation Date	_____	_____
<input type="checkbox"/> Graphic Scale	_____	_____
<input type="checkbox"/> Owner & Applicant Name/Address	_____	_____
<input type="checkbox"/> Designer, Surveyor, Engineer	_____	_____
<input type="checkbox"/> Tax Map & Lot Number(s)	_____	_____
<input type="checkbox"/> Land Use District(s)	_____	_____
<input type="checkbox"/> Name of each Municipality in which the development is located	_____	_____
A <input type="checkbox"/> Botanical & Common Names	_____	_____
B <input type="checkbox"/> Plant Locations & Size	_____	_____
C <input type="checkbox"/> Installation Schedule	_____	_____
D <input type="checkbox"/> Maintenance Plan	_____	_____
E <input type="checkbox"/> Vegetation Clearing Limits	_____	_____
F <input type="checkbox"/> Tree (8+" d.b.h.) Locations	_____	_____
12. STREET, SIDEWALK & ACCESS PLAN		
<i>Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals</i>		
A <input type="checkbox"/> Drainage Scheme at all Intersections Existing/Proposed	_____	✓
B <input type="checkbox"/> Intersections of Proposed Streets with Existing Streets	_____	_____
C <input type="checkbox"/> Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	_____	_____
D <input type="checkbox"/> Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	_____	_____
E <input type="checkbox"/> Horizontal & Vertical Curve Data	_____	_____
F <input type="checkbox"/> Intersections - Turning Radii	_____	_____
G <input type="checkbox"/> Centerline Grade	_____	_____
H <input type="checkbox"/> Bearing, Distance, Tangent, Radii for All Street Lines	_____	_____
I <input type="checkbox"/> Location, Dimension, Grade, Radii of Accel and Decel Lanes	_____	_____
J <input type="checkbox"/> Design Details for Street Improvements	_____	_____
K <input type="checkbox"/> Travel Direction	_____	_____
L <input type="checkbox"/> Crosswalk Locations	_____	_____
M <input type="checkbox"/> Street Names	_____	_____
13. E-911		
<input type="checkbox"/> Street Name Certification by Addressing Officer	_____	✓
14. PHOTOGRAPHS (All pictures must be labeled with a description)		
A <input type="checkbox"/> Town's Aerial Photograph	✓	_____
B <input type="checkbox"/> Pictorial of Site from Public Ways. Site Location (N,S,E,W)	_____	_____
<input type="checkbox"/> Existing Improvements within 200'	_____	_____
<input type="checkbox"/> Existing Vegetation within 200'	_____	_____
<input type="checkbox"/> Other Physical and Natural Features within 200'	_____	_____
15. SUBSURFACE WASTEWATER DISPOSAL		
A <input type="checkbox"/> IIII: 200 Forms	_____	✓
B <input type="checkbox"/> 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

Exhibit	Waiver
_____	✓
_____	↓
_____	↓
_____	↓
_____	↓
_____	↓

17. EROSION & SEDIMENTATION PLAN

- Erosion & Sedimentation Control Plan

_____	✓
-------	---

18. FIRE PROTECTION

- A Statement from Bar Harbor Fire Chief - **STAFF PROVIDED**
 - Development Impact on Fire Protection Service
 - Approval of Hydrant and Fire Pond Locations
 - Approval of Access Plans
 - Life Safety Codes (NFPA 101) Certification
- B State Fire Marshall's Office Preliminary Approval

_____	✓
_____	✓
_____	✓

19. SOLID & HAZARDOUS WASTE

- A Description, Amount and Nature Of Solid and/or Hazardous Waste
 - Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes
 - Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes
 - Method of Transport, Storage, Disposal and Material Handling

_____	✓
_____	↓
_____	↓

20. BUILDING PLANS & ELEVATIONS

- Magnetic North
- Plan Preparation Date
- Graphic Scale
- Owner & Applicant Name/Address
- Designer, Surveyor, Engineer
- Tax Map & Lot Number(s)
- Land Use District(s)
- Name of each Municipality in which the development is located
- A Floor Plans for All Levels of All Structures
- B All Elevations Indicating Height -Proposed Exterior Materials and Colors
- C Proposed Use of All Floors
- D Seating Capacity - Restaurants only

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

21. LIGHTING PLAN

- A Exterior Lighting Details Existing & Proposed
- B Types of Fixture with Manufacturer' Specifications Sheets
- C Radius of Intensity of Illumination

_____	✓
_____	↓

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

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

Exhibit	Waiver
✓	
✓	
	✓
	✓

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

	✓
	↓
	↓
	↓

Proposed Use

The use for the new structure will be a Continental Breakfast Room to service motel guest of the Acadia Inn only. This space will contain a seating area only. If a demand arises the hotel would use the space for small groups of guest who want to hold a function such as a birthday party. The space would not be rented out other than to guests staying at the hotel. We would suspect at most the space would be used for other uses twice a month. Just outside of the new room will be a small patio area for a couple table and chairs.

Town Access Authorization Letter

October 6, 2015

This letter hereby grants officials of the Town of Bar Harbor access to the Acadia Inn in Bar Harbor in order to carry out their duties.

Sincerely,



David C. Witham
Witham Family Hotels Representative

Section 2

FEES PAID

Planning Pay Slip

Map: 101 Lot: 12
 Owner: ADC Enterprises, LLC
~~William Family Limited~~

Planning:

Type	Code	App. #	Amount
SP/MSP	SITEPL	SP 2016-06	\$1141.00
SD/MSD	PLSUBR		
DRB	REVBD		
AB	APPLBD		
CURB (escrow)	ESCROW		
CURB (revent)	CURBRV		
Cond Use			
TAX MAPS	MAPS		
ALL COPIES	PLTAPE		

MISCELLANEOUS PAYMENT RECPT# 330137
 TOWN OF BAR HARBOR
 #3 COTTAGE STREET
 BAR HARBOR ME 04609

DATE: 10/13/16 TIME: 13:35
 CLERK: Richter DEPT:
 CUSTOMER: 0

PARCEL: 101-012-000

CHG: SITEPL SITE PLAN REVIEW 1141.00

AMOUNT PAID: 1141.00

PAID BY: ADC ENTERPRISES LLC
 PAYMENT METH: CHECK
 3150

REFERENCE:

AMT TENDERED: 1141.00
 AMT APPLIED: 1141.00
 CHANGE: .00

Section 3

TITLE & INTEREST

Note:

Waiver requested for Section 3.B.

QUITCLAIM DEED WITH COVENANT

DAVID J. WITHAM, having a mailing address of 77 Hanover Street, Unit 4, Portsmouth, New Hampshire 03801, for consideration paid, GRANTS to A D C ENTERPRISES LLC, a Maine limited liability company having a mailing address of 385 High Street, Suite B, Ellsworth, Maine 04605, with QUITCLAIM COVENANT, two (2) certain lots or parcels of land, together with the buildings and any improvements thereon, situated in Bar Harbor, Hancock County, Maine, more particularly described in EXHIBIT A attached hereto and incorporated herein.

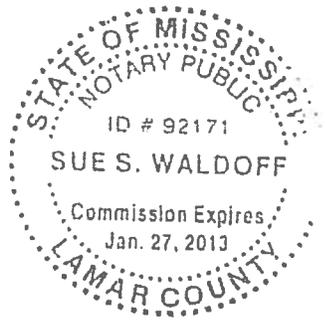
WITNESS his hand this 4 day of Dec, 2012.

David J. Witham
David J. Witham

STATE OF Mississippi
COUNTY OF Lamar

December 5, 2012

Personally appeared before me the above-named David J. Witham and acknowledged the above instrument to be his free act and deed.



Sue S. Waldoff
Notary Public

Sue S. Waldoff
Printed Name

My commission expires:
Jan. 27, 2013

Section 4

LEGAL DOCUMENTS

Waiver requested for Section 4.

Section 5

PERMITS

Waiver requested for Section 5.

Section 6

STATEMENTS OF CAPACITY & DESIGN

Note:

Waiver requested for Section 6.D.

Section 7

DESIGN PLANS

Note:

Waiver requested for Section 7.

Section 7.1

DESIGN APPROVAL

Waiver requested for Section 7.1.

Sections 8 & 9

MAPS & PLANS

Notes:

Waivers requested for Sections 9.g thru 9.K, Sections 9.S thru 9.Z, Sections 9.BB thru 9.GG, and Sections 9.JJ thru 9.KK.

The original hotel project was approved by the Bar Harbor Planning Board back in 1995. Since that time there have been only a few minor improvements to the exterior of the property including a swing set, small bocce court, and the conversion of three parking spaces to a patio. With that said we respectfully submit the original approved plan to satisfy many of the requirements of this section. We have also submitted an overlay plan that clearly depicts the proposed addition.

ACADIA INN
 98 EDEN ST., BAR HARBOR
 SCALE 1" = 60'

ACCESS (COMPLETE)
 • INSTALL 2" S. DOORS &
 EXISTING KIMBER LOCATION

BREAKFAST ROOM
 • 4x4 ARE EXISTING PAVED AREA
 BORDERED WITH GRANITE BLOCKS
 AND PLANTERS

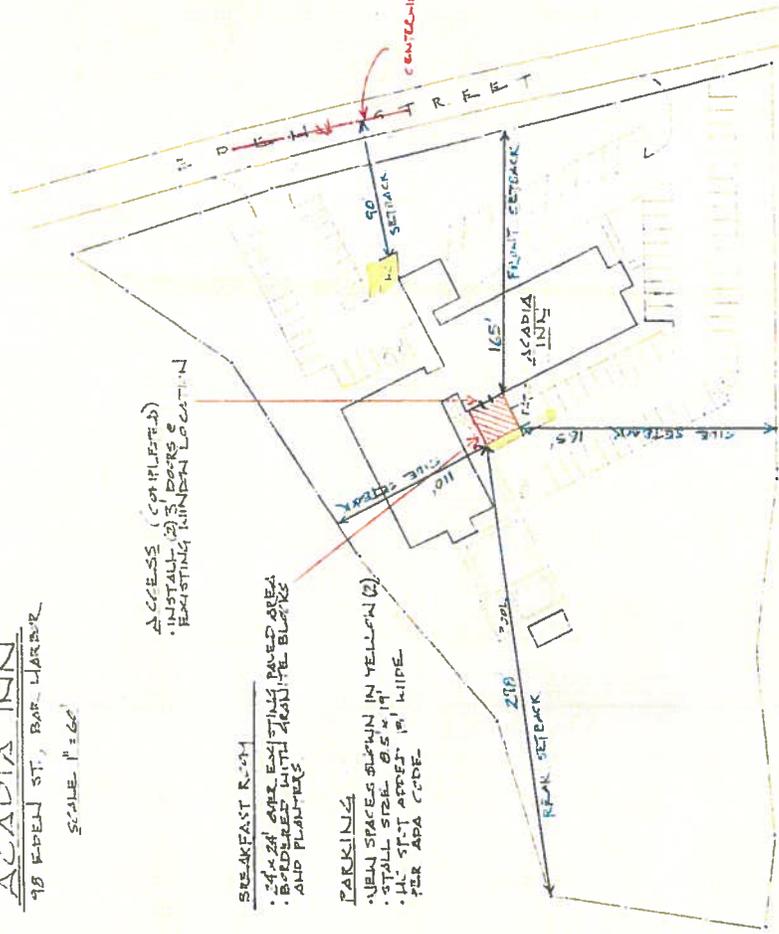
PARKING
 • 16' SPACES SHOWN IN YELLOW (2)
 • STALL SIZE 8.5' x 19'
 • 1st ST APPROX 19' WIDE
 PER ADA CODE

PARKING
 • REQUIRED 95
 • EXISTING 95
 • PROPOSED 95

LOT COVERAGE
 • ALLOWED 50%
 • EXISTING 27%
 • PROPOSED 28.6%

CENTELINE RT 3

REVISED
 11/3/16
 • 4TH PK PARKING
 SPACE ADDED



SITE PLAN

ACADIA INN
 BREAKFAST ROOM ADDITION
 98 EDEN STREET BAR HARBOR MAINE
 September 21, 2016

04 2016

ACADIA INN

98 EDEN ST., BAR HARBOR

SCALE 1" = 60'

ACCESS (COMPLETED)
 • INSTALL (2) 3' DOORS @ EXISTING WINDOW LOCATION

BREAKFAST ROOM

- 24' x 24' OVER EXISTING PAVED AREA
- BORDERED WITH GRANITE BLOCKS AND PLANTERS

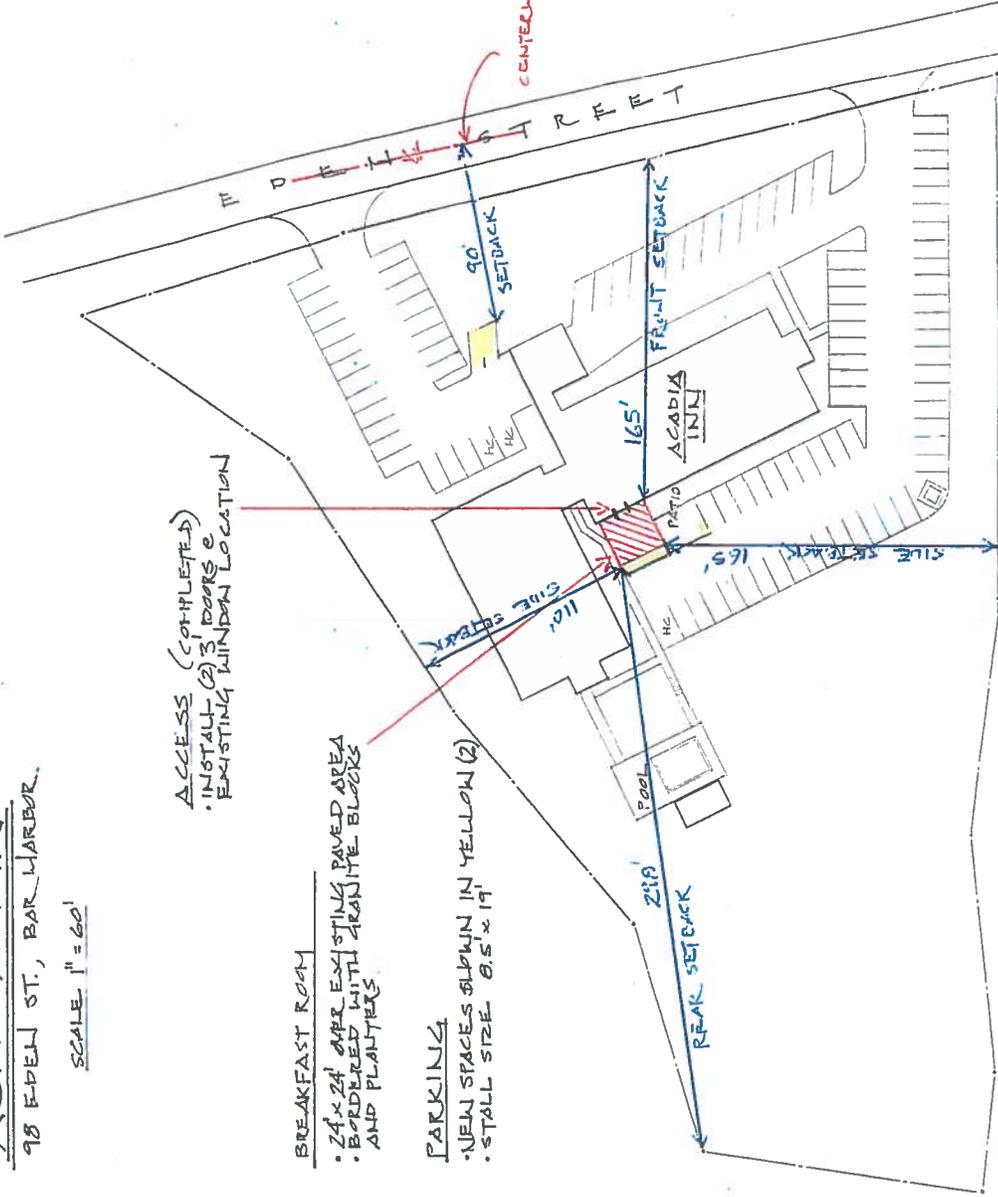
PARKING

- NEW SPACES SHOWN IN YELLOW (2)
- STALL SIZE 8.5' x 11'

PARKING	
• REQUIRED	75
• EXISTING	95
• PROPOSED	75

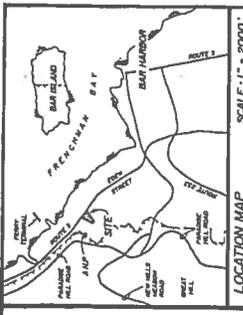
LOT COVERAGE	
• ALLOWED	50%
• EXISTING	27.9%
• PROPOSED	28.0%

CENTECHNE RT 3



SITE PLAN

ACADIA INN
 BREAKFAST ROOM ADDITION
 98 EDEN STREET BAR HARBOR MAINE
 September 21, 2016



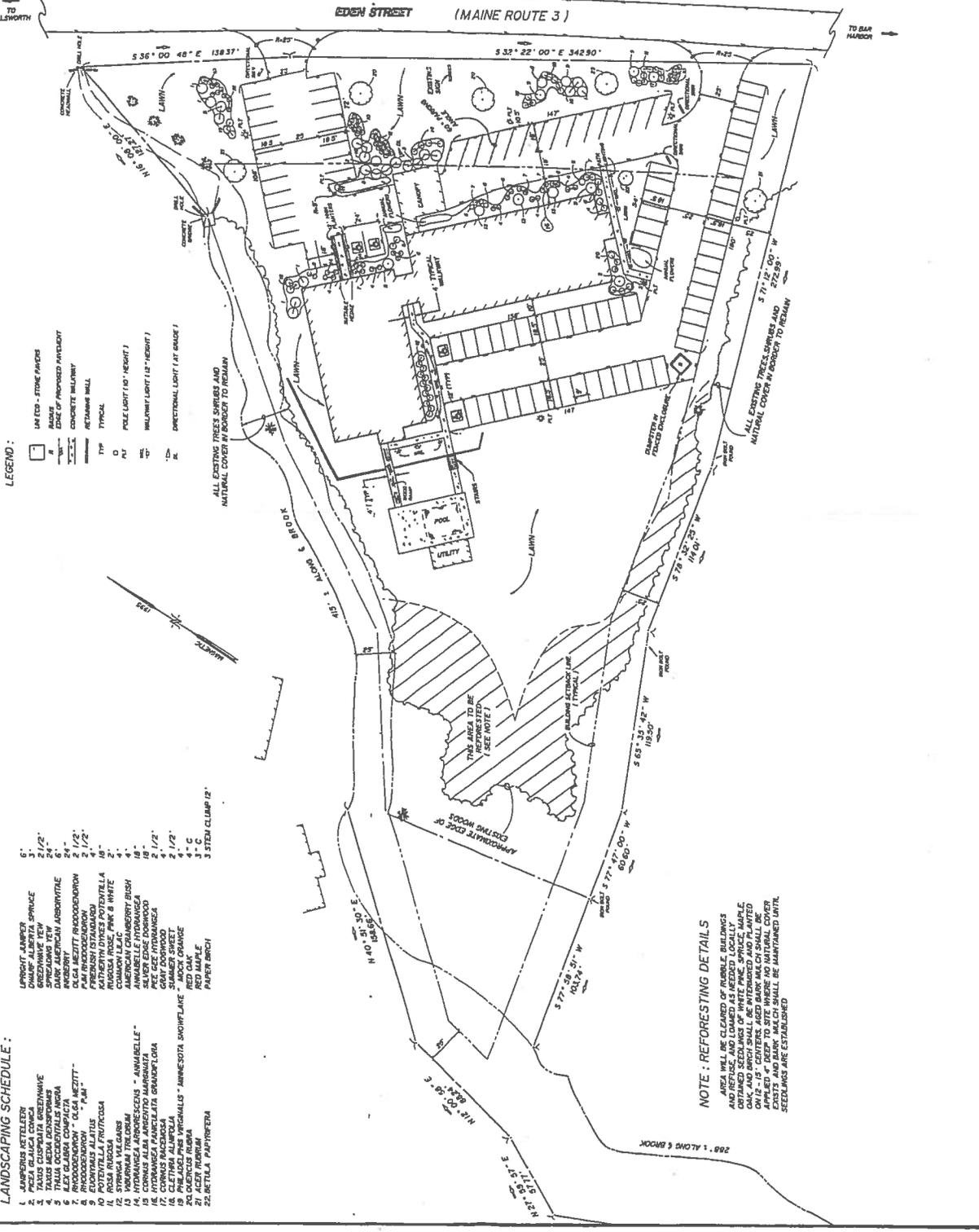
SCALE: 1" = 2000'

NOTES:

- 1) PARCEL IS SHOWN ON ASSESSOR'S MAP # 8 BLOCK 2
- 2) OWNER OF RECORD AND APPLICANT
- 3) 8 1/2' PARTNERSHIP
- 4) BAR HARBOR ROAD
- 5) BAR HARBOR, ME 04829 BOOK 3177 PAGE 251
- 6) PROPOSED USE
- 7) PARCEL IS IN THE BAR HARBOR CORRIDOR DISTRICT
- 8) DIMENSIONAL REQUIREMENTS: 9.5 SF
- 9) MINIMUM FRONTAGE - 100 FEET
- 10) MINIMUM SETBACKS - 4 FEET
- 11) FRONT SETBACK (FROM 4) 25 FEET
- 12) REAR - 25 FEET
- 13) SIDE SETBACKS - 25.5 % AT 30' HEIGHT
- 14) MAXIMUM HEIGHT - 30 FEET
- 15) TRANSPORT ACCOMMODATIONS 74.8'
- 16) 35 ROOMS X 11' ROOM = 35 ROOMS
- 17) 35 ROOMS X 11' ROOM = 35 ROOMS
- 18) MAXIMUM HEIGHT - 30 FEET
- 19) MAXIMUM SIZE - 100 SF
- 20) PROPERTY LINES AND EXISTING FEATURES TAKEN FROM "TOPOGRAPHIC PLAN OF THE SEAVIEW HOTEL" PREPARED BY BAR HARBOR, ME 04829 BY EDWARD B. JACKSON, P.E. 1-1-00 ; OF EDWARD B. JACKSON, P.E. # 4931.
- 21) ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED AND SEEDED WITH SUITABLE GRASSES
- 22) ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH LANDSCAPE & NURSERY ASSOCIATION STANDARDS

LAYOUT B
LANDSCAPING PLAN
AT
THE SEAVIEW HOTEL
BAR HARBOR,
HANCOCK COUNTY, MAINE

MAY 1995 SCALE 1" = 30'
AMBIT SURVEY
100 WASHINGTON ST. SUITE 201
PORTSMOUTH, NH 03801
(603) 430-8282



LEGEND:

- 1" x 1" - STONE PAVERS
- 2" x 2" - ASPHALT
- 3" x 3" - CONCRETE PAVEMENT
- 4" x 4" - CONCRETE WALKWAY
- 5" x 5" - CONCRETE WALL
- 6" x 6" - RETAINING WALL
- 7" x 7" - TYPICAL
- 8" x 8" - POLE LIGHT (10' HEIGHT)
- 9" x 9" - WALL LIGHT (12' HEIGHT)
- 10" x 10" - DIRECTIONAL LIGHT (12' HEIGHT)

LANDSCAPING SCHEDULE:

- | | |
|----------------------|----------------------|
| 1. JUNIPER HETZLERI | 6. LARIX LARicina |
| 2. TAXUS CANADENSIS | 7. TAXUS CANADENSIS |
| 3. TAXUS CANADENSIS | 8. TAXUS CANADENSIS |
| 4. TAXUS CANADENSIS | 9. TAXUS CANADENSIS |
| 5. TAXUS CANADENSIS | 10. TAXUS CANADENSIS |
| 11. TAXUS CANADENSIS | 12. TAXUS CANADENSIS |
| 13. TAXUS CANADENSIS | 14. TAXUS CANADENSIS |
| 15. TAXUS CANADENSIS | 16. TAXUS CANADENSIS |
| 17. TAXUS CANADENSIS | 18. TAXUS CANADENSIS |
| 19. TAXUS CANADENSIS | 20. TAXUS CANADENSIS |
| 21. TAXUS CANADENSIS | 22. TAXUS CANADENSIS |

NOTE: REFORESTING DETAILS
AREA WILL BE CLEARED OF RUBBLE BUILDINGS AND EXISTING VEGETATION. SEEDINGS OF WHITE PINE, SPRUCE, MAPLE, OAK, AND BIRCH SHALL BE INTERMIXED AND PLANTED AT 4' DEEP TO SITE WHERE NO NATURAL COVER EXISTS AND BARK MULCH SHALL BE MAINTAINED UNTIL SEEDLINGS ARE ESTABLISHED.

Section 10

SOIL SURVEY

Section 11

LANDSCAPING, BUFFERING & SCREENING PLAN

There will be a small buffer strip of vegetation along the side of the building that will be maintained regularly by our maintenance staff. A sketch of the landscape concept is attached.

Note:

Waiver requested for Sections 11.E and 11.F.

EXISTING BUILDING

EXISTING PLANTINGS

PATIO

PARKING SPACE

PROPOSED ADDITION

EXISTING SIDEWALK

LANDSCAPE PLAN

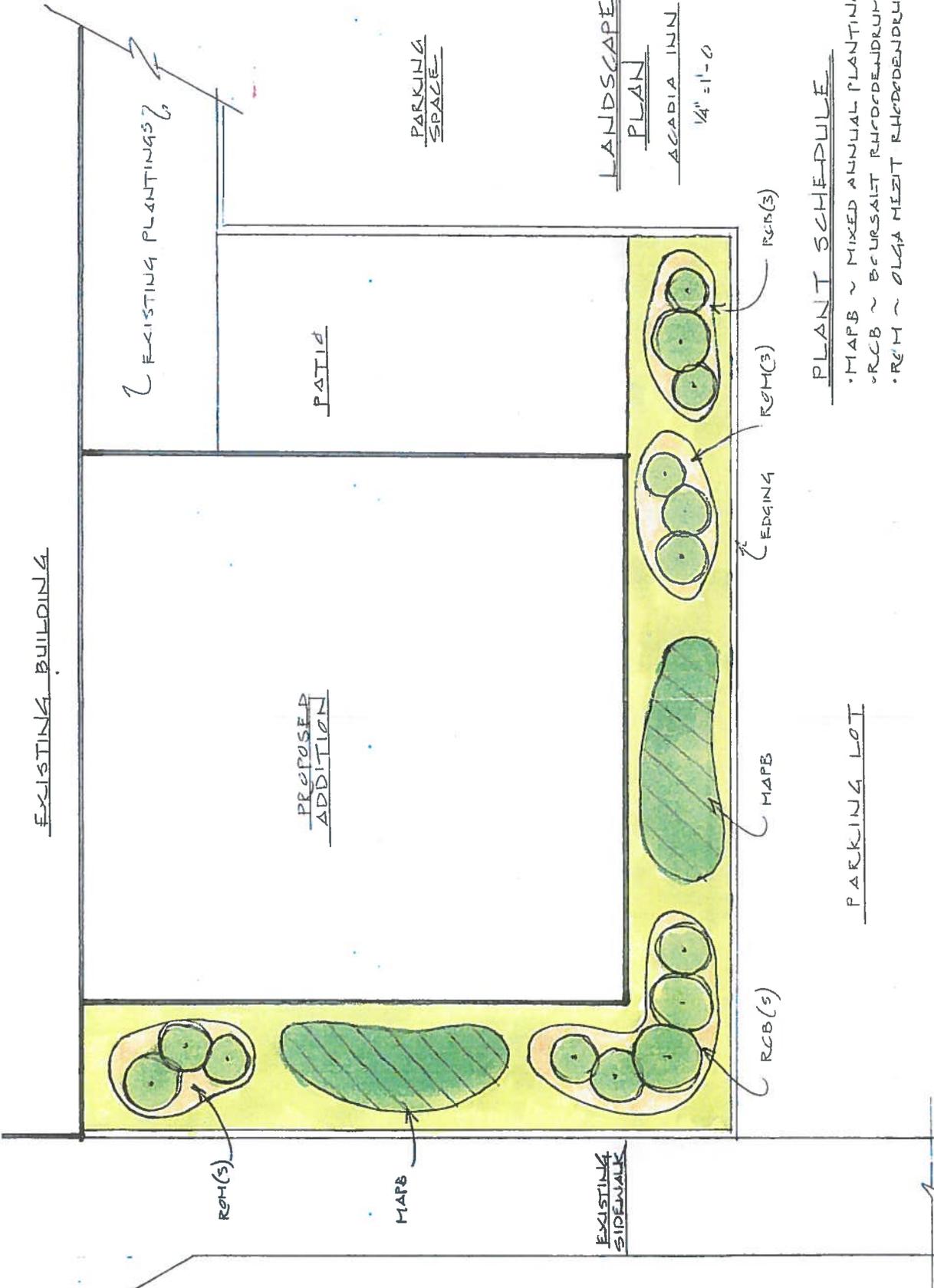
ACADIA INN

1/4" = 1'-0"

PLANT SCHEDULE

- MAPB ~ MIXED ANNUAL PLANTING BED
- RCB ~ BEURSALT RHODENDRUM
- REM ~ OLGA HEIT RHODENDRUM

PARKING LOT



Section 12

STREET, SIDEWALK, & ACCESS PLAN

Waiver requested for Section 12.

Section 13

E-911

Waiver requested for Section 13.

Section 14

PHOTOGRAPHS



Imagery ©2016 DigitalGlobe, Map data ©2016 Google 50 ft



PROPOSED 24' x 24'
ONE STORY ADDITION

PROPOSED RELOCATED
PARKING SPOTS (2)

Acadia Inn

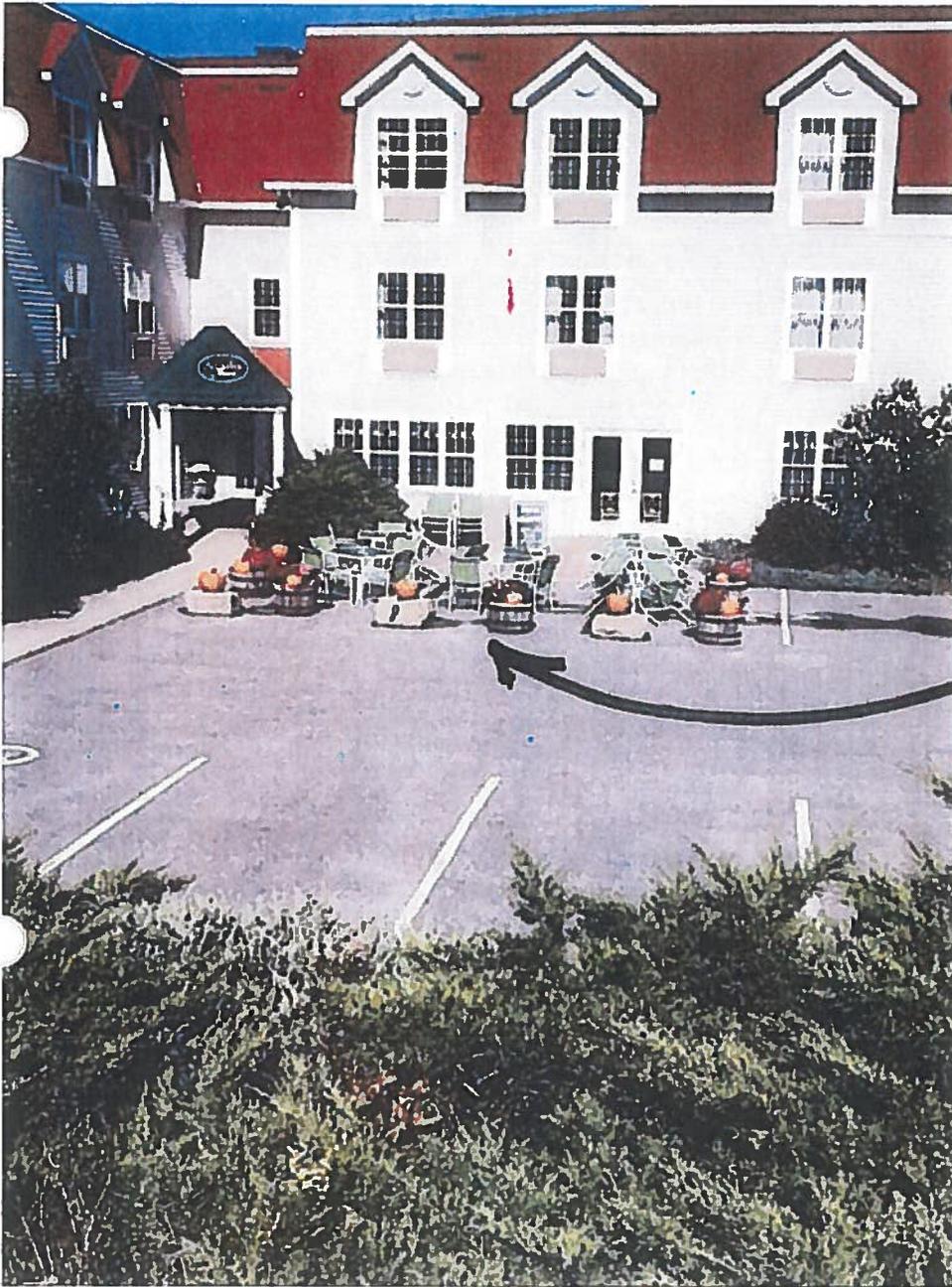
4.2 ★★★★★

3-star hotel

📍 Book for Mon, Oct 24 - Tue, Oct 25 to save \$47

📅 Sun, Oct 23

◀ ▶ Mon, Oct 24 ▶



PROPOSED LOCATION
24' x 24' ONE STORY
ADDITION.

Section 15

SUBSURFACE WASTEWATER DISPOSAL

Note:

Waiver requested for Section 15.

Section 16

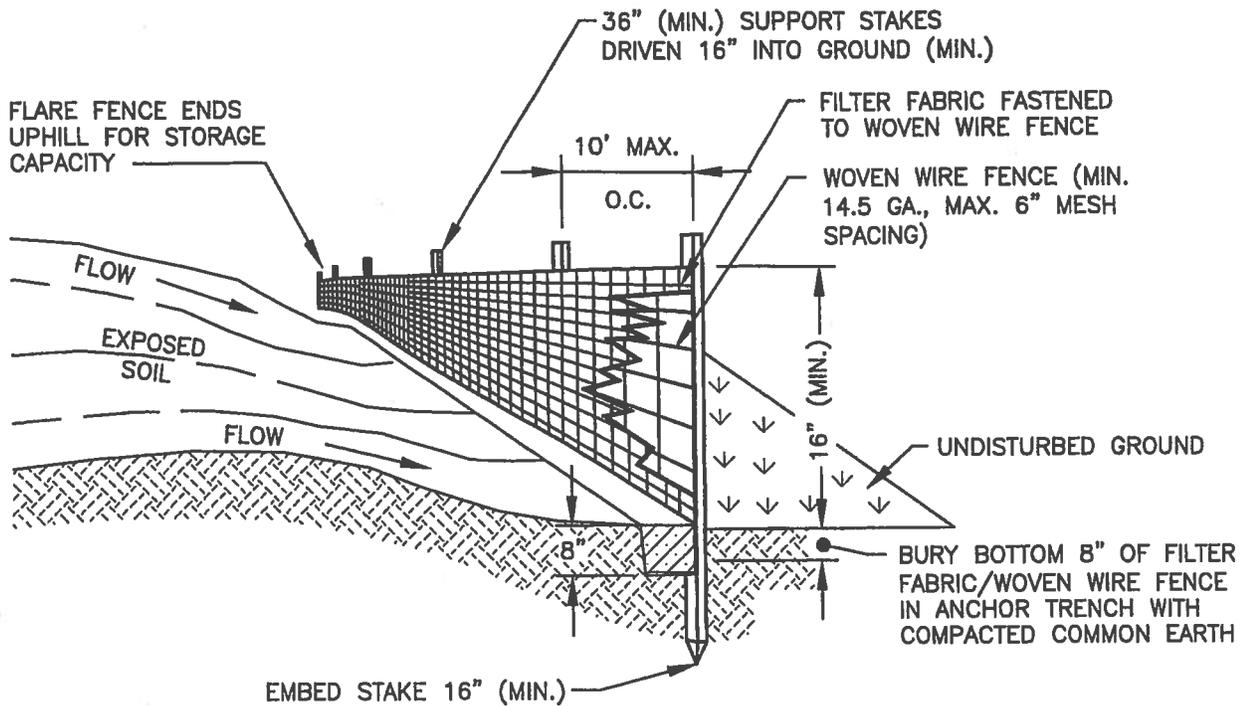
GROUNDWATER

Note:

Waiver requested for Section 16.

Section 17

EROSION & SEDIMENTATION PLAN



SILT FENCE DETAIL

NTS

CONSTRUCTION SPECIFICATIONS:

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES, AS IN THE NEW HAMPSHIRE STORMWATER MANAGEMENT AND EROSION CONTROL HANDBOOK BEST MANAGEMENT PRACTICE FOR SILT FENCE.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION, AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

SILT FENCE MAINTENANCE:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY, AND VEGETATED.

Section 18

FIRE PROTECTION

Section 19

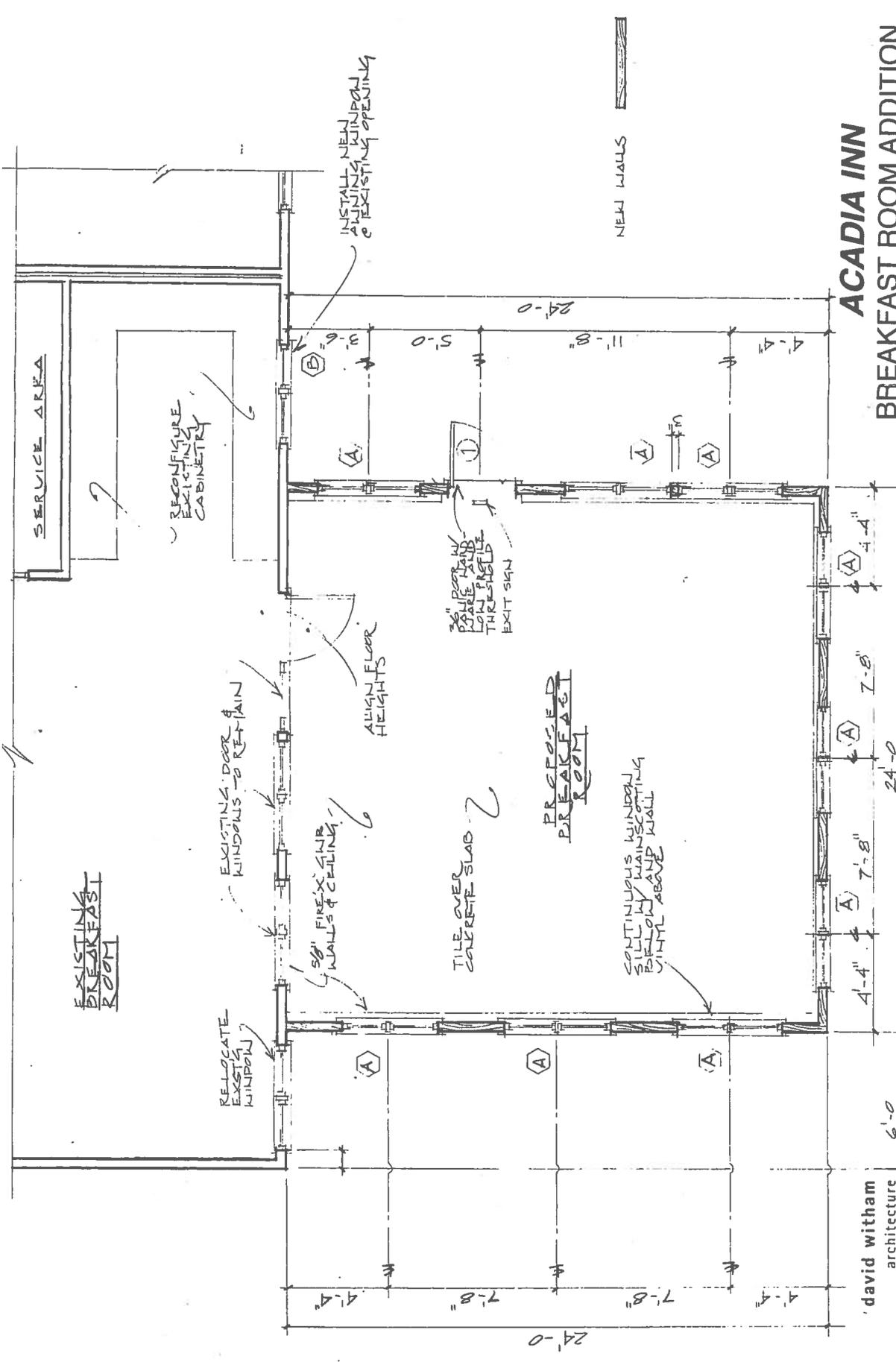
SOLID & HAZARDOUS WASTE

There will be no hazardous waste created, removed or disturbed on site. Previously undisturbed earth fill be trucked off site in order to dig for the new footings.

Waiver requested for Section 19.

Section 20

BUILDING PLANS & ELEVATIONS

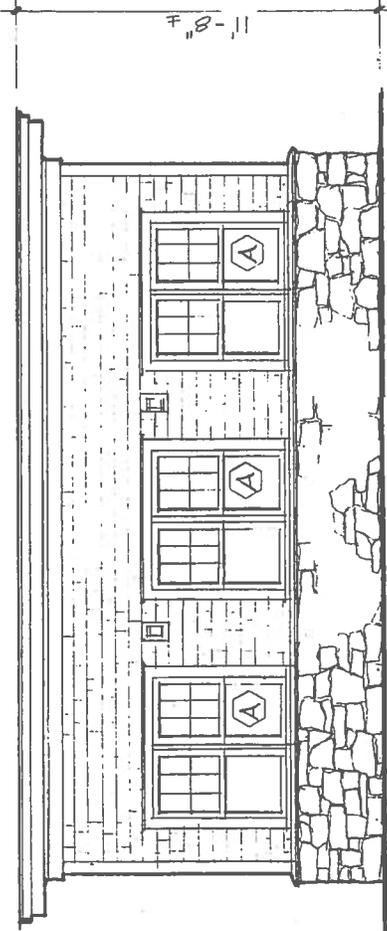


ACADIA INN
BREAKFAST ROOM ADDITION
 98 EDEN STREET BAR HARBOR MAINE
 September 21 2016

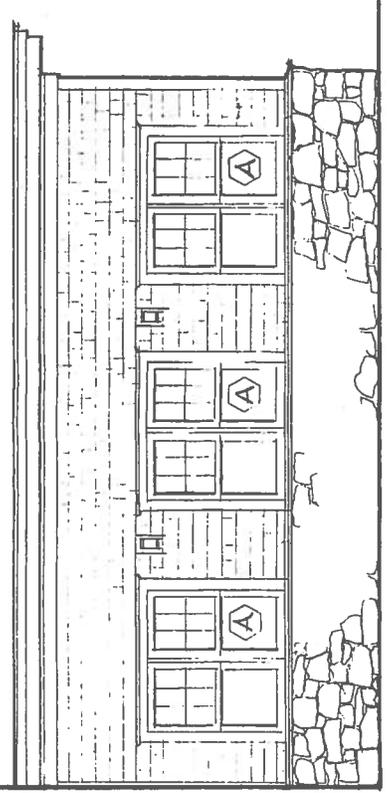
FLOOR PLAN

david witham
 architecture
 801 islington street suite 27
 portsmouth nh 03801





EAST ELEVATION

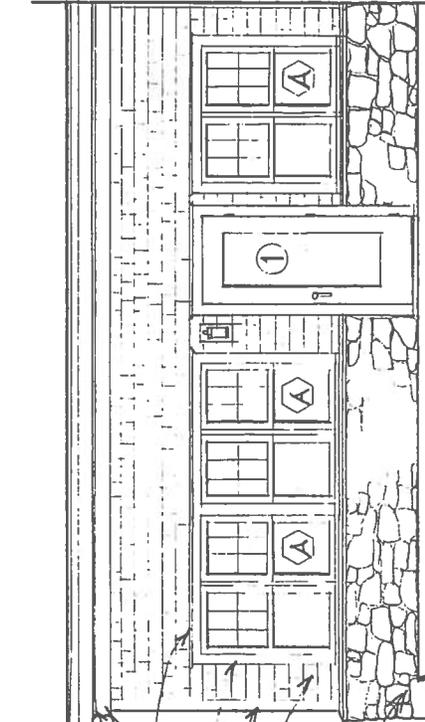


NORTH ELEVATION

- EPDM RUBBER ROOFING
- 1" x 6" AZEK TRIM
- 1" x 12" AZEK TRIM
- AZEK BAND TRIM T.B.D.
- 1" x 8" AZEK TRIM
- AZEK TRIM CAP T.B.D.
- 5/8" x 4" AZEK TRIM
- 5/8" x 6" AZEK CORNERBOARD
- CEDAR SHAKES T.B.D.
- 5/8" x 6" AZEK CAP
- FAUX STONE VENEER
- LIGHTING BLOCKS AS SHOWN, AZEK
- 6 EXT. LIGHTS, SEE CUT-SHEET

EXTERIOR NOTES

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

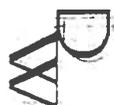
COLOR SCHEDULE

- ALL MILDREDS & TRIM TO BE WHITE
- CEDAR SHAKES GRAY
- STONE VENEER GRANITE TONES

david witham
architecture
801 islington street, suite 32
portsmouth, nh 03801
603.436.4801



ACADIA INN
BREAKFAST ROOM ADDITION
98 EDEN STREET BAR HARBOR MAINE
September 21 2016



 david witham

 architecture

 801 islington street, suite 32

 portsmouth, nh 03801

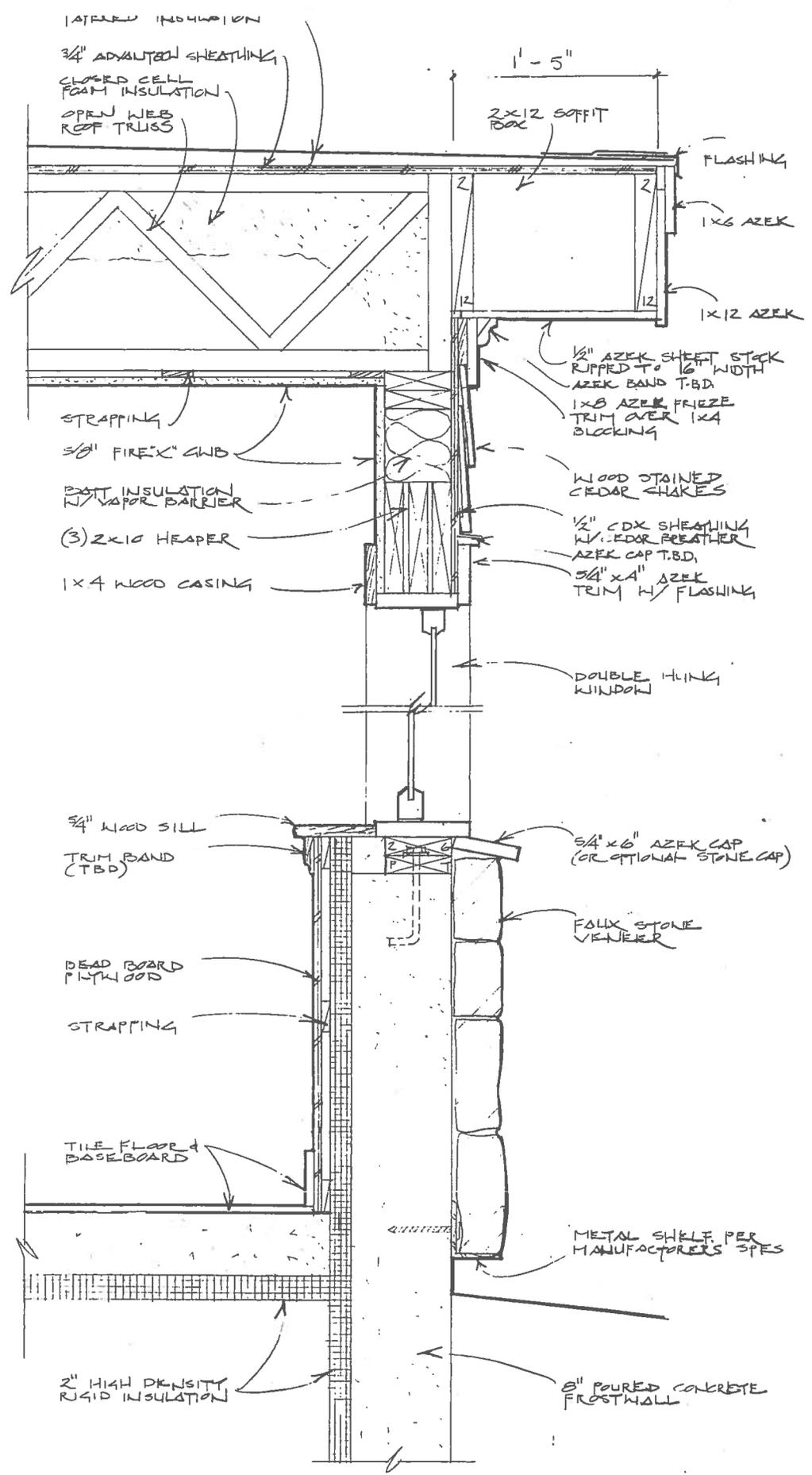
 603.472.4223

ACADIA INN

BREAKFAST ROOM ADDITION

 98 EDEN STREET BAR HARBOR MAINE

 September 21, 2016



DETAIL CROSS SECTION $\frac{1}{2}'' = 1'-0''$

Section 21

LIGHTING PLAN

Note:

There are 5 exterior lights proposed, each surface mounted to the sides of the proposed addition as per the building elevations.

What are you shopping for?

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Sea Gull Lighting 8547991DS-71 Antique Bronze Crowell LED Title 24 Dark Sky Outdoor Wall Sconce

Item #: bcl2851111



View the entire [Crowell Collection](#)

Sea Gull Lighting October Sale

Save 10% on all Sea Gull Lighting. No coupon necessary, prices reduced! Offer Ends 10/31/2016

\$168.00

Originally \$235.20, You Save 29%

[Be the first to review this product](#)

2 Compare

Shipping: Free Shipping! [See Details](#)

Finish: **Antique Bronze - \$168.00**

[Tech Specs](#)

Special Order

Want us to notify you when it is back in stock?

Leaves the Warehouse in 5 business days

1

[Add To Cart](#)

[Return Policy](#)

[Live Chat](#)

[Ask A Question](#)

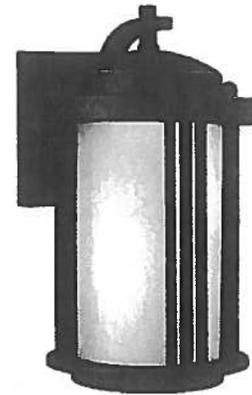
Earn 168 points with the purchase of this product [Learn More](#)

Product Details for the Sea Gull Lighting 8547991DS-71 in Antique Bronze

The transitional Crowell outdoor lighting collection by Sea Gull Lighting conveys Art Deco influences with its linear, vertical details and clean, overall design. Their large scale gives these light fixtures real presence without competing with the residential architecture they adorn. The lighting collection, offered in Antique Bronze finish with Creme Parchment glass or Black finish with Satin Etched glass, offers a one-light outdoor pendant, a two-light outdoor ceiling flush mount, a one-light outdoor post lantern, and small, medium and large one-light outdoor wall lanterns also available in Dark Sky versions. Incandescent, integrated LED and ENERGY STAR-qualified fluorescent lamping are available. The advanced, integrated LED option has warm-on-dim technology that warms in color when dimmed, going from 2700K to 2200K and is California Title 24 compliant.

Features:

Sea Gull Lighting



[Click to view larger image](#)



People Who Viewed Sea Gull Lighting 8547991DS Also Viewed

- Designed to cast a soft ambient light over a wide area
- Housing is constructed of durable aluminum, ensuring years of reliable performance
- Satin etched glass shade
- Dark sky friendly; designed to emit no light above the 90 degree horizontal plane
- Meets title 24 energy efficiency standards

Dimensions:

- Height: 10"
- Diameter: 6"
- Width: 6" (measured from furthest point left to furthest point right on fixture)
- Backplate Height: 4.406"
- Backplate Width: 4.406"
- Backplate Depth: 0.75"
- HCO: 3.25" (height from center of outlet)
- Cord Length: 6"
- Material: Aluminum
- Shade Material: Glass

Electrical Specifications:

- Bulb Base: Integrated LED
- Bulb Type: LED
- Color Temperature: 2700K
- Bulb Included: Yes
- Total Wattage: 9
- Voltage: 120v
- Lumens: 700
- Color Rendering Index (CRI): 90
- Wire Length: 6"
- Title 24: Yes
- ETL Listed: Yes
- ETL Rating: Wet Location

Additional Sea Gull Lighting Links

- [View Manufacturer Warranty](#)
- [Shop All Sea Gull Lighting Products](#)
- [Shop All Sea Gull Lighting Crowell Collection Products](#)

Our SKU: Sea Gull Lighting 8547991DS

This product is listed under the following manufacturer number(s):

[Sea Gull Lighting
8547991DS-71](#)
Antique Bronze

[Sea Gull Lighting
8547991DS-12](#)
Black

*Denotes a finish or option that has been discontinued

0 Questions from the Community

Hinkley Lighting 1960
Starting At \$135.00
★★★★★ 1

Hinkley Lighting 1326...
Starting At \$169.00
★★★★★ 4

Progress Lighting P6...
Starting At \$164.70
☆☆☆☆☆ 0

Hinkley Lighting 1964
Starting At \$189.00
☆☆☆☆☆ 0

Accessories



[Sea Gull Lighting 7847902](#)
Crowell 2 Light Flush
Mount Outdoor Ceiling
Fixture
\$178.00



[Sea Gull Lighting 8847901](#)
Crowell 1 Light Outdoor
Wall Sconce
\$348.00



[Sea Gull Lighting
7847902BLE](#)
Crowell 2 Light Flush
Mount Outdoor Ceiling
Fixture
\$198.00



[Sea Gull Lighting
8847901BLE](#)
Crowell 1 Light Outdoor
Wall Sconce
\$358.00



[Sea Gull Lighting
7847991S](#)
Crowell LED Title 24
Outdoor Flush Mount
Ceiling Fixture
\$248.00

Sea Gull Lighting 8547991DS Technical Specs

<u>Backplate Depth</u>	0.75
<u>Backplate Height</u>	4.406
<u>Backplate Width</u>	4.406
<u>Base Color</u>	Black, Bronze
<u>Bulb Base</u>	Integrated LED

Section 22

SIGNS

Waiver requested for Section 22.

Section 23

TRAFFIC IMPACT

Waiver requested for Section 23.

Section 24

TECHNICAL & FINANCIAL CAPACITY

Waiver requested for Sections 24.C & 24.D.

Cost Estimate: \$125,000

Financing: The cost for the proposed structure will be financed in house.

Section 25

BUSINESS OPERATIONS

The Continental Breakfast Room will provide free breakfast to guests of the motel. The food offerings would consist of the basic cereals, bagels, toast, coffee and juices. A microwave and toaster will meet all our prep needs and a kitchen is not required. There is already in place a prep area with sinks, counter space, shelving and coolers.

The Continental Breakfast Room will be run by one to two employees (currently performing same task) and the hours of operation will be from 7 am until 11 am.

The hotel is operated seasonally from May through October with June through August being the peak season.

Section 26

MINING

Waiver requested for Section 26.

MEMORANDUM

DATE: NOVEMBER 22, 2016
TO: BAR HARBOR PLANNING BOARD
FROM: ROBERT OSBORNE, PLANNING DIRECTOR
RE: SILENT STREAM SUBDIVISION REVISION COMPLETENESS REVIEW

The purpose of this memorandum is to evaluate the completeness of the Subdivision Plan application for the Silent Stream Subdivision revision. The site is located at Gilbert Farm Road in the Town Hill Rural district and Shoreland Limited Residential 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 subdivision plan constitutes a one lot subdivision. Staff is not recommending that a technical assistance fee be required.

Completeness of application. The application is generally complete. The subdivision plan itself is clear as it relates to the relationship of the proposed lot division and the neighboring properties within 300 feet of the site. The application provides information regarding lot size and lot dimensions. Applicant has provided deed and boundary survey. The site is outside the 100 year flood plain. The application provide a cost estimate.

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 and 3C because they have no easements; 4B-E. non-applicable legal documents; 5A&B non-applicable permits; 6C-E. non- capacity statement; 7A-H. non-applicable private utilities plans; 7.1 A-E. non-applicable design approvals for state and local agencies; 9G & H non applicable proposed development area and remaining land; 9M-O items shown on the plan and Q, S, X and Z non-applicable items such as signs, walls, shore and floodplain; BB-II non-applicable subdivision related site plan submissions; 11.. Non-applicable landscaping and buffering submissions; 12. Non-applicable street, sidewalk and access plan submissions; 13. Non-applicable E911 submissions; 16. Non-applicable groundwater (extraction) submissions; 17 Non-applicable groundwater information; 19. Non-applicable Solid and Hazardous Waste submissions, 20 Non-applicable building information; 21 Non-applicable lighting information; 22. Non-applicable sign submissions, 23. Traffic Impact submissions, 24. A-D non-applicable Technical and Financial Capacity submissions; 25 non-applicable business operations information and 26. A-F Non-applicable mining submissions. Staff supports the request for waivers of these non-applicable issues without question.

Staff supports the waiver requests except: The lot area calculation should be provided for this case. Road right-of-way and wetlands are excluded from the calculation for lot area and the surveyor should provide evidence that each lot nets out 40,000 square feet of lot area as defined. The soil suitability for on-site wastewater disposal for the new lot should also be provided.

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

Possible motion for finding of waivers: A motion could be made that the waiver requests be approved except lot area calculations and soil suitability for on-site wastewater disposal be provided.

Possible motion for completeness review. A motion could be made that the application is complete and should proceed to public hearing to be set for public hearing.



NOV 08 2016

BAR HARBOR PLANNING BOARD
APPLICATION FOR SUBDIVISION

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

APPLICATION # SD-2013-01

DATE 11/8/14

FEE \$ 1141.00 MAP 220 LOT 61-✓ USE divide lot

SUBDIVISION

SKETCH PLAN

APPLICANT :

Name Alan Keener ; Patricia Cantwell

Address 775 Crooked Rd.

Bar Harbor, ME 04609

Telephone 207-288-9719

Email _____

OWNER :

Name same

Address _____

Telephone _____

Email _____

PROJECT REPRESENTATIVES:

Name same

Address _____

Telephone _____

Email _____



BAR HARBOR PLANNING BOARD
APPLICATION FOR SUBDIVISION

(as described by Article VI 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):

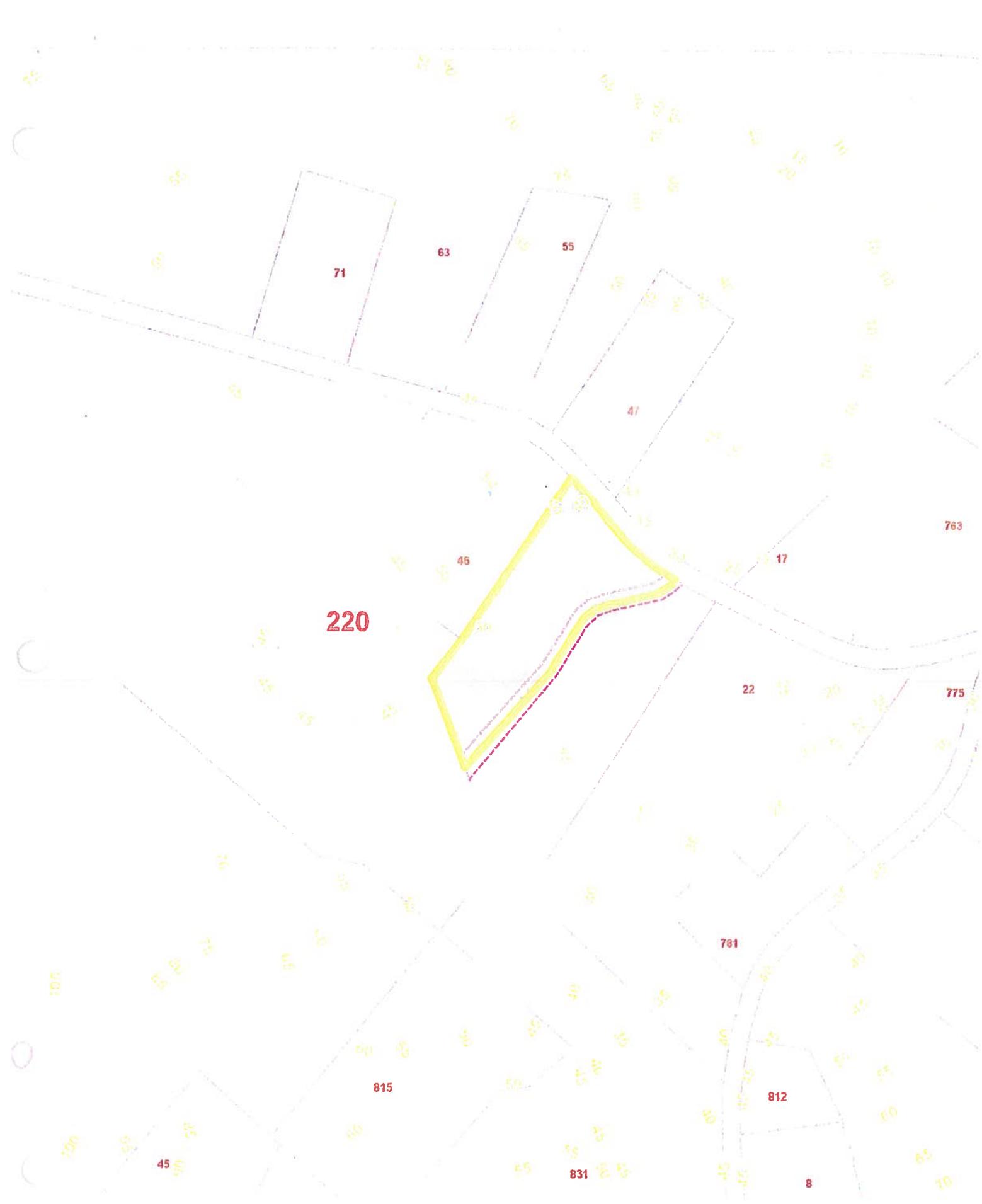
Divide Sikeut Stream lot Tax Map 220-01e1-002
into two lots of 1.57 acres each.
No development is planned at this time.

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.

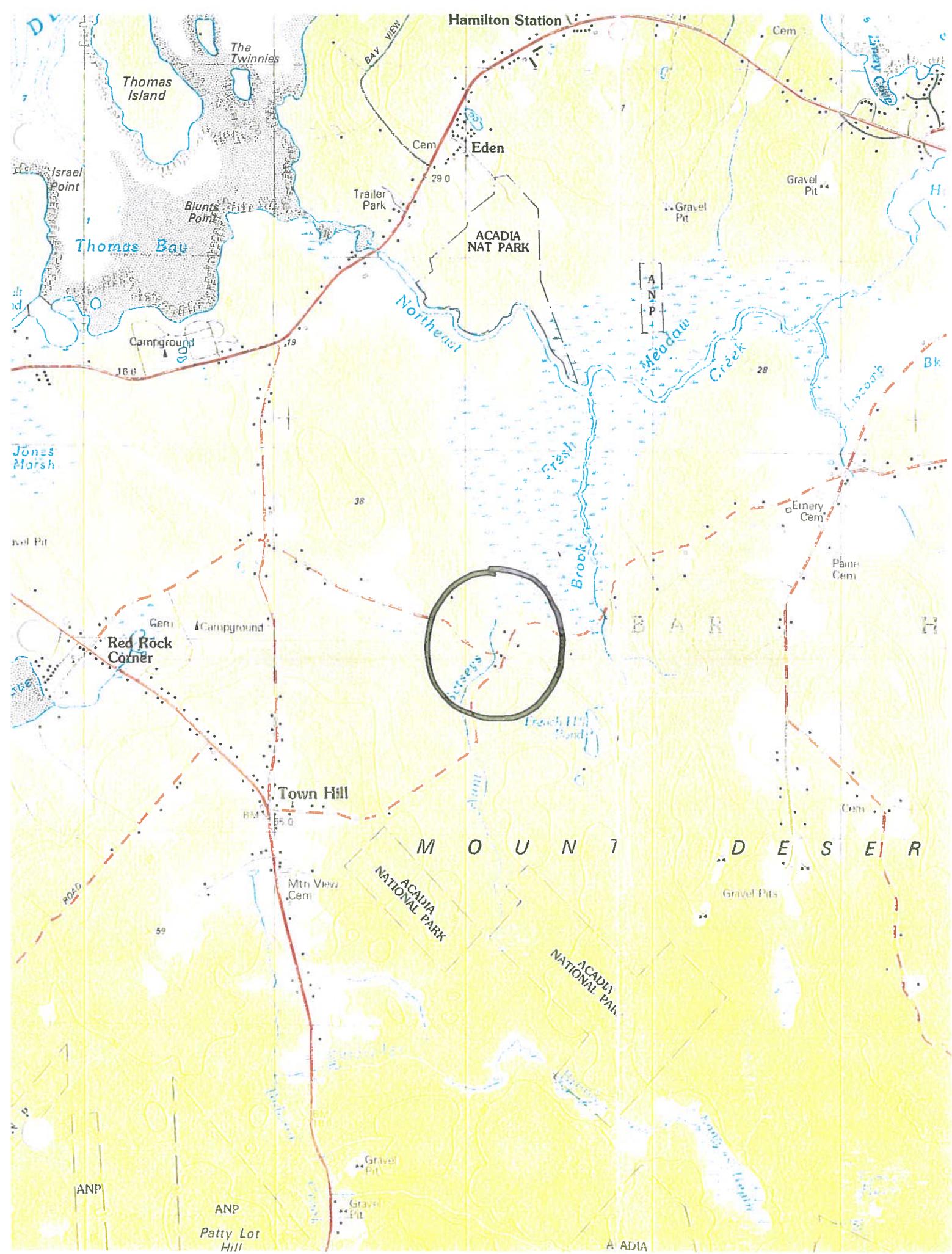
It is understood that no application shall be deemed pending until and unless it has been certified as complete by the Bar Harbor Planning Board, that the Planning Board shall not conduct substantive review, a review of the application to determine whether it complies with the standards set forth in 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 *[Signature]* *[Signature]* 10/22/16
Date
Owner S.A.A. _____
Date



nted on 04/10/2016 at 04:15 PM

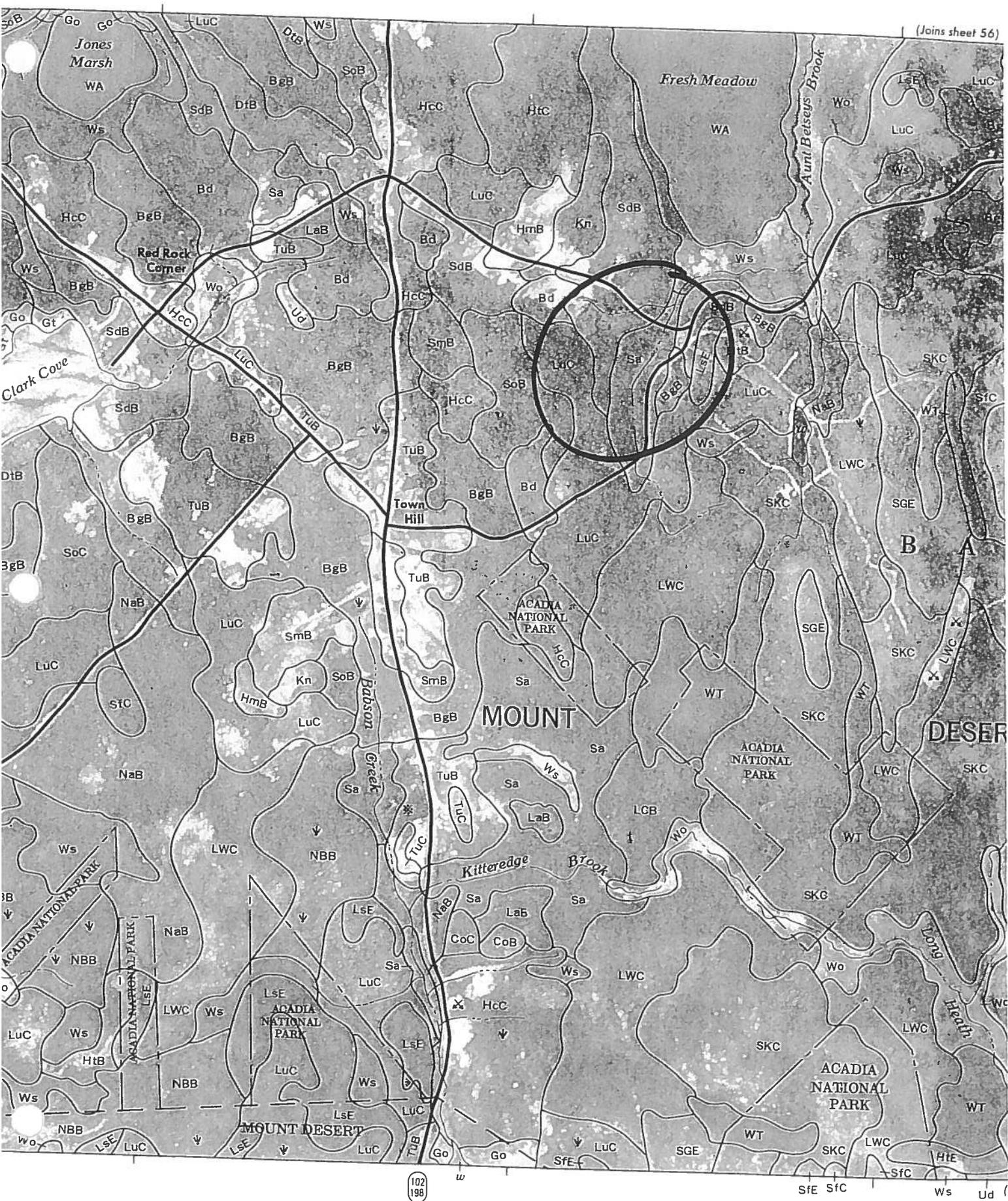
Existing



We request a waiver of the following articles for the Cantwell Keene Subdivision Application:

3. B. Purchase and Sale Agreement – Current Deed attached
4. B, C, D, and E – no development proposed at this time
5. A and B – Army Corps of Engineers and Maine DEP approval received for initial subdivision
6. C, D, and E -no development proposed at this time
7. A-H – No development proposed at this time
- 7.1 A-E – No development proposed at this time
9. G and H – this is a simple division of one lot into two lots, as outlined on the Site Plan
M-O – Shown on Site Plan: no development proposed at this time
Q – there are no signs existing or proposed
S – there are no stone walls, graveyard and fences
X – site is not near Shore
Z – no parts of site are subject to routine flooding or standing water
BB through II – this is a simple division of one lot into two lots, with no development proposed
11. No development proposed thus there will be no landscaping etc.
12. This is a simple division of one lot into two lots, in a rural area with no development proposed
13. This is a simple division of one lot into two lots, with no development proposed
16. There is no development planned at this time
17. There is no development planned at this time
19. There is no development planned at this time
20. There is no development planned at this time
21. There is no development planned at this time
22. There is no development planned at this time
23. There is no development planned at this time
24. There is no development planned at this time
25. There is no development planned at this time
26. There is no development planned at this time

(Joins sheet 56)



102
198

SfE SfC Ws Ud

areas are used for wild blueberry production, cropland, and hay and pasture.

This soil is well suited for hardwood production. The main tree species are sugar maple, beech, and northern red oak. White ash and yellow birch also produce well on this soil. Softwoods produce well on this soil, but require considerable management to reduce competition from hardwoods. The main limitation of this unit is erosion hazard. Erosion will occur on skid trails and roads on the steeper areas of this soil. Erosion can be reduced by locating the skid trails and roads on the contour and by using waterbars on roads.

This soil is fairly well suited for cropland. The main limitation is erosion hazard. Erosion control measures such as conservation tillage, contour farming, and strip cropping are necessary to prevent erosion.

This soil is well suited for hay and pasture and will produce good yields of forage crops. Grazing in the spring when the soil is wet cause soil compaction.

This soil will produce good yields of wild blueberries. This soil is well suited for flail mowing and mechanical harvesting. In lower parts of the landscape, frost is a hazard for blueberry blossoms.

The major limitations of this soil as a site for dwellings and small commercial buildings are the high water table and high frost action. Installing drains near footings, locating foundations above the high water table, and backfilling to grade will help prevent wet basements and reduce frost heaving. The high water table is the major limitation of this soil as a site for septic tank absorption fields. The system should be located on a better drained inclusion of the unit or fill used to raise the absorption field above the seasonal high water table.

Ps—Pits, gravel and sand

This unit consists of open excavations from which soil and underlying material have been removed. The areas are mostly oval or round and range from 3 to 20 acres. They are generally near or surrounded by Colton, Adams, Sheepscot, and Hermon soils. Some areas have been excavated to bedrock, and many have been excavated to the water table.

Sa—Scantic silt loam

This very deep, nearly level, poorly drained soil is in low areas on coastal lowlands and along streams and rivers. Areas are irregularly shaped and range from 3 to 100 acres. Slopes are smooth and slightly convex and range from 0 to 3 percent.

Typically, the surface layer is about 7 inches of dark grayish brown silt loam that is mottled in the lower part. It is underlain by 8 inches of mottled, olive gray silt loam. The subsoil is 20 inches thick. It is mottled, olive gray silty clay loam in the upper part and mottled, olive gray silty clay in the lower part. The substratum is mottled, olive gray silty clay to a depth of 65 inches or more.

Included with the soil in mapping are areas of somewhat poorly drained Lamoine soils in slightly more sloping areas than Scantic soils, and very poorly drained Biddeford soils in depressions. These areas make up about 15 percent of the mapped acreage. Also included in mapping are somewhat poorly drained and poorly drained soils formed in marine sediments with 18 to 35 percent clay, and poorly drained alluvial soils along streams. Soils with a surface layer and subsoil of loamy sand to sandy loam and a substratum of silt loam to silty clay loam are common inclusion where Scantic soils are adjacent to outwash soils. These areas make up about 10 percent of the mapped acreage.

A perched high water table is commonly within 1 foot of the surface of this Scantic soil from fall to late spring. Permeability of this soil is moderate or moderately slow in the surface and subsurface layers and slow or very slow in the subsoil and substratum. The available water capacity is high. Surface runoff is slow.

Most areas of this soil are used for woodland. Some areas are used for hay and pasture or idle fields that are reverting to woodland. A few areas are used for residential development.

This soil is fairly well suited for softwood production. The main tree species are white spruce, balsam fir, and red maple. The abundant reproduction of spruce and fir makes this soil well suited for pulpwood production. The main limitations of this soil are plant competition and the high water table. Seedling mortality is moderate on the soil because of the high water table. Plant competition is severe on this soil, and site preparation and weeding may be needed to suppress hardwoods that are competing with the softwood species. Windthrow hazard is severe on this soil because the high water table cause trees to be shallow rooted. Strip cutting or clearcutting will expose fewer trees to the wind and will help to reduce windthrow. Because of the high water table, harvesting operations should be restricted to the drier months or when the ground is frozen. Equipment is easiest to use and cause the least damage to the soil at these times.

This soil is poorly suited for hay and pasture because of the high water table. Grazing in early spring when the soil is wet will cause soil compaction. Haying

COPY

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS That We, MARK P. HAMBLLEN and KRISTINA M. HAMBLLEN, whose mailing address is 46 Gilbert Farm Road, Bar Harbor, Maine 04609, for consideration paid, GRANT to ALAN W. KEENE and PATRICIA S. CANTWELL, husband and wife, whose mailing address 775 Crooked Road, Bar Harbor, Maine 04609, as JOINT TENANTS, with QUIT-CLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Bar Harbor, County of Hancock, State of Maine, bounded and described in Exhibit A attached hereto and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Witness our hands and seals this 27th day of July, 2009.


Mark P. Hamblen

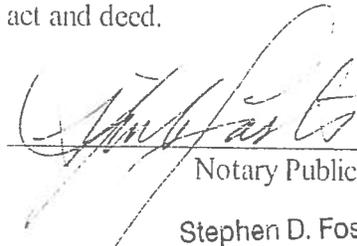

Kristina M. Hamblen

STATE OF MAINE
HANCOCK, ss.

27th, 2009.

Personally appeared the above named Mark P. Hamblen and Kristina M. Hamblen and acknowledged the foregoing instrument to be their free act and deed.

Before me.


Notary Public

Stephen D. Foster
NOTARY PUBLIC

State of Maine

Notary: My Commission Expires 08/23/12

EXHIBIT A

COPY

A certain lot or parcel of land, together with any improvements thereon, situated in Bar Harbor, County of Hancock, State of Maine, bounded and described as follows, to wit:

Lot No. 1, all as shown and depicted on a plan entitled "Plan Showing Silent Stream Subdivision at Gilbert Farm Road, Bar Harbor, Hancock County, Maine", prepared by Edward B. Jackson and recorded in the Hancock County Registry of Deeds on 7 July 2009 at Plan File 39, Page 72.

The hereinabove described premises are conveyed together with a right of way for all purposes of way, including the transmission of voice and utilities, all as the same as defined in Title 33 § 458, over and across that portion of the fifty (50) foot wide right of way, which lies within the limits of Lot No. 2, all as shown and depicted on the hereinabove described subdivision plan.

EXCEPTING AND RESERVING, however, unto the Grantors herein, their heirs and assigns, a free, open, unobstructed right of way, for all purposes of a way, including the transmission of voice and utilities, all as the same as defined in Title 33 § 458, over and across that portion of the fifty (50) foot wide right of way, all as shown and depicted on said subdivision plan, which lies within the limits of said Lot No. 1, hereinabove conveyed.

The hereinabove described premises are conveyed subject to an easement to Carolan T. Hamblen of recent date and recorded in the Hancock County Registry of Deeds prior hereto.

AMENDED
SILENT STREAM SUBDIVISION
LOT OWNERS' ROAD MAINTENANCE AGREEMENT & DEED COVENANTS

AGREEMENT & DEED COVENANTS by and among MARK P. HAMBLEN and KRISTINA M. HAMBLEN, whose mailing address is 46 Gilbert Farm Road, Bar Harbor, Maine 04609, ALAN W. KEENE and PATRICIA S. CANTWELL, whose mailing address is 775 Crooked Road, Bar Harbor, Maine 04609, and CAROLAN T. HAMBLEN, whose mailing address is 47 Gilbert Farm Road, Bar Harbor, Maine 04609, and STEVEN L. CICIOTTE and BARBARA J. BEYER, whose mailing address is 32 Maple Street, Ellsworth, Maine 04605, the parties hereto in consideration of mutual covenants herein contained for themselves, their heirs and assigns, mutually agree and covenant as follows:

1. The above named parties are all of the individuals entitled or now becoming entitled to the use of the existing private right of way ("existing right of way") all as shown and depicted on a plan of Silent Stream Subdivision, dated April 2009, and recorded in the Hancock County Registry of Deeds at Plan File 39, Page 72, ("Subdivision Plan") for themselves, their heirs and assigns, are entering into this agreement & deed covenants regarding: (1) the maintenance of this existing right of way, the allocation and costs relative to the existing right of way, and amending any previous Lot Owners' Road Maintenance Agreement which may have been executed by any of the parties hereto; (2) any extension of the existing right of way westerly from the current Silent stream Subdivision to the below referenced premises of Carolan T. Hamblen described in a deed recorded in the Hancock County Registry of Deeds at Book 3185, Page 309.

2. The Premises affected by, and Premises to which the deed covenants herein are hereby made appurtenant and shall run with each part of the affected Premises below are as follows:

A.. The Premises of Mark P. and Kristina M. Hamblen, depicted as Lot No. 2 of Silent Stream Subdivision on the Subdivision Plan recorded in the Hancock County Registry of Deeds at Plan File 39, Page 72, said premises being conveyed to Steven L. Ciciotte and Barbara J. Beyer

B. The Premises of Alan W. Keene and Patricia S. Cantwell, depicted as Lot No 1 of Silent Stream Subdivision, on the Subdivision Plan recorded in the Hancock County Registry of Deeds at Plan File 39, Page 72.

C. The Premises of Carolan T. Hamblen, all as bounded and described in a deed recorded in the Hancock County Registry of Deeds at Book 3185, Page 309, excepting from the Premises of Carolan T. Hamblen Lots 1 &2 of Silent Stream Subdivision listed above.

3. The parties hereto agree and covenant for themselves, their successors in interest, and assigns as to the respective Premises of each that as to the existing right of way and, a s long as the existing right of way shall remain private, that the existing right of way shall be maintained by all lot owners/users pursuant to the following criteria in the order of priority as listed with each of the three (3) current owners of the three (3) above listed Premises as users of the right of way hereby assuming an equal share of the maintenance obligations subject to the provisions and maximum annual amount specified below:

A. The surface of the existing right of way as now (June 2012) constructed shall be graded periodically so as to maintain a reasonable, smooth and level surface.

B. Suitable snow plowing and equipment shall be employed for the removal of snow accumulations. Salt and sand shall be applied as necessary for safety and vehicular traffic.

C. Proper ditching and culvert placement and replacement shall be conducted as necessary.

D. All decisions relating to the maintenance of the existing right of way shall be determined by a majority vote of the three Premises owners/existing right of way users with one vote for each of the three Premises. The owner(s) of each of the three Premises shall meet at least annually for the purposes of establishing a budget for the maintenance of the existing right of way for the ensuing calendar year, as follows:

The owner(s) of each Premises shall be responsible for an equal share of the annual calendar maintenance budget and in no case shall any such owner's annual obligation as to the existing right of way exceed the sum of \$200.00 per year, unless such owner gives written consent to be charged for road maintenance in excess of \$200 annually. The monetary liability for each such owner for up to \$200 annual assessment shall be paid into an account established for that purpose by such owner who has been selected by majority vote and such owner so designated shall pay all the maintenance costs from the funds in said account. Any of the lot owners may bring an action in a court of competent jurisdiction against any delinquent lot owner failing to timely pay his or her maintenance contribution and annual monetary liability and, in that event, the delinquent land owner shall further be liable for costs of bringing and maintaining that action including reasonable attorney's fees.

4. Each of the parties hereto, for themselves, their heirs and assigns, hereby further covenant and agree as follows:

A. Any deed of conveyance granting access over the existing right of way, as shown on the Subdivision Plan, shall require and obligate the Grantee(s) of such deed, for themselves, their heirs and assigns, as a condition of the deed acceptance by the Grantee, to assume and perform an equal share of the cost obligations of the maintenance of the existing right of way as set out above. As an example, if the owner of each of the three above identified Premises adds by

deed one additional owner/user to the existing right of way, the three new owners/users plus the owner(s) of each of the three above identified Premises will make a total of six with each of the six to be responsible for an equal share of the cost obligations of the maintenance of the existing right of way.

B. In no event shall any owner of Lots No. 1 and 2 of the current Silent Stream Subdivision, above referenced, be obligated to share in the construction, maintenance, or replacement of any extension of the existing right of way beyond the limits of the now (June 2012) constructed roadway as shown on the Subdivision Plan recorded at File 39, Page 72.

5. The parties hereto agree that all mortgages of any property which abut or has access by the existing right of way as shown on the Subdivision Plan, and the successors, administrators or assigns of such mortgages shall be considered third party beneficiaries for this Agreement.

6. The parties hereto hereby represent that they have carefully read the foregoing documents and that they know and understand the contents thereof and specifically acknowledge that the terms hereof are not mere recitals but are binding contractual terms as well as binding deed covenants running with each of the Premises.

Effective Date: : June 28, 2012

Dated:


Mark P. Hamblen,


Kristina M. Hamblen,

STATE OF MAINE
COUNTY OF HANCOCK

, 2012.

Personally appeared the above-named Mark P. and Kristina M. Hamblen, and acknowledged the foregoing instrument to be their free acts and deeds.

Before me, Margaret A. DeLuca
Notary Public

MARGARET A. DELUCA
Notary Public, Maine
My Commission Expires May 18, 2014

SEAL

Dated: 6/28/12 Alan Keene
Alan W. Keene

Patricia S. Cantwell
Patricia S. Cantwell

STATE OF MAINE
COUNTY OF HANCOCK

June 28th, 2012.

Personally appeared the above-named Alan W. Keene and Patricia J. Cantwell, and acknowledged the foregoing instrument to be their free acts and deeds.

Before me, Margaret A. DeLuca
Notary Public

MARGARET A. DELUCA
Notary Public, Maine
My Commission Expires May 18, 2014

SEAL

Dated: Carolann T. Hamblen
Carolann T. Hamblen

STATE OF MAINE
COUNTY OF HANCOCK

June 28th, 2012.

Personally appeared the above-named Carolann T. Hamblen, and acknowledged the foregoing instrument to be her free act and deed.

Before me, Margaret A. DeLuca
Notary Public

MARGARET A. DELUCA
Notary Public, Maine
My Commission Expires May 18, 2014

SEAL

Dated:

Steven L. Ciciotte
Steven L. Ciciotte, Buyer of Lot 2

Barbara J. Buyer
Barbara J. Buyer, Buyer of Lot 2

STATE OF MAINE
COUNTY OF HANCOCK

Barbara J. Beyer, Buyer of Lot 2

, 2012.

Personally appeared the above-named Steven L. Ciciotte and Barbara J. Beyer and acknowledged the foregoing instrument to be their free act and deed.

Before me, 
Notary Public

LORIANNE P. JACKSON
Notary Public, Maine
My Commission Expires July 6, 2012

SEAL

Pre-application Sketch Plan

APPLICATION # SD-2013-01

DATE: 11/8/14

MAP 220 LOT 121-2

Prior to requesting a review of a proposed subdivision plan and pursuing the procedure set forth in Article V, an applicant shall submit 9 copies of the following, plus the original:

- A. A sketch which shall show, in simple sketch form, the proposed layout of the street, lots and other features in relation to existing conditions. The sketch plan, which may be a freehand penciled sketch describing or outlining the existing conditions of the site and showing the proposed development, shall be superimposed on or accompanied by a copy of the Assessor's map of the site.
- B. A copy of that portion of a USGS topographic map encompassing the site, showing an outline of the proposed subdivision;
- C. A written request for the waiver of submissions that the applicant intends to submit pursuant to 125-63;
- D. Information to include:
 - 1) an outline of data on existing covenants;
 - 2) medium-intensity soil survey including, soil interpretation sheets;
 - 3) available community facilities and utilities;
 - 4) information describing the subdivision proposal such as number of residential lots; typical lot width and depth; price range; business areas; playgrounds; park areas and other public areas;
 - 5) proposed protective covenants;
 - 6) proposed utilities and street improvements;
- E. The names and addresses of all property owners within 300 feet of the property being subdivided; **THIS INFORMATION WILL BE PROVIDED BY THE CODE ENFORCEMENT OFFICE.**
- F. Fee \$_____. Each pre-application sketch plan shall be accompanied by an administrative fee and a notice fee, which fees shall, from time to time, be set by the Bar Harbor Town Council.