

Agenda
Bar Harbor Planning Board
Wednesday, January 8, 2020 at 4:00 PM
Council Chambers - Municipal Building
93 Cottage Street

I. CALL TO ORDER

II. ADOPTION OF THE AGENDA

III. EXCUSED ABSENCES

IV. PUBLIC COMMENT PERIOD

The Planning Board allows up to 15 minutes of public comment on any subject not on the agenda and not a pending application before the board, with a maximum of three minutes per person.

V. APPROVAL OF MINUTES

- a. December 4, 2019 (regular monthly meeting)
- b. December 10, 2019 (special meeting)

VI. REGULAR BUSINESS

a. Reapproval and re-signing of a Major Subdivision Plan known as Hamilton Hill Subdivision (SD-2018-01)

Project Location: 18 Eagle Lake Road (Tax Map 107, Lots 001-000 and 001-002), Village Residential District

Applicant: Kebo Properties, LLC

Application: Reapproval and re-signing of the Hamilton Hill Subdivision application (SD-2018-01, 16 lots) which was previously approved and signed by the board on May 15, 2019, but the approval of which lapsed as the applicant did not provide the Planning Department with proof of recording at the Hancock County Registry of Deeds, as required by §125-75 (Approval and recording) of the Bar Harbor Land Use Ordinance.

b. Public Hearing — Draft Warrant Article — LAND USE ORDINANCE

AMENDMENT — Addressing Officer – Shall an ordinance, dated December 16, 2019 and entitled “An amendment to Article V, Site Plan Review, to use the term Addressing Officer in place of Municipal Tax Assessor” be enacted?

c. Public Hearing — Draft Warrant Article — LAND USE ORDINANCE

AMENDMENT – Permitting Authority for Certain Residential Uses in Certain Districts, Adding a Use in the Shoreland General Development II District, and

Removing Uses in the Shoreland Maritime Activities District – Shall an ordinance, dated December 16, 2019, and entitled “An amendment to change the level of permitting for multifamily dwelling I uses from the Planning Board to Code Enforcement Officer (CEO) in 22 specific districts; address an inconsistency in the Land Use Ordinance by

making the CEO the permitting authority for two-family dwellings in the Village Historic district; change the level of permitting for single-family dwellings in the Shoreland General Development II district from Planning Board to CEO; add two-family dwellings as an allowed use in the Shoreland General Development II district with permitting by CEO; and prohibit multifamily dwelling I and multifamily dwelling II uses in the Shoreland Maritime Activities district,” be enacted?

d. Public Hearing — Draft Warrant Article — LAND USE ORDINANCE

AMENDMENT — Employee Living Quarters – Shall an ordinance, dated December 16, 2019, and entitled “An amendment to create and define a new use titled ‘employee living quarters’; allow for the use in 14 specific districts; provide specific standards for the use; amend the definition of ‘family’; create a new definition titled ‘floor area, ground’; and prohibit multifamily dwelling I and multifamily dwelling II uses in the Shoreland Maritime Activities district” be enacted?

e. Public Hearing — Draft Warrant Article — LAND USE ORDINANCE

AMENDMENT — Shared Accommodations – Shall an ordinance, dated December 16, 2019, and entitled “An amendment to create and define a new use titled ‘shared accommodations’ with three levels of the use based on number of occupants; allow for one or more of those three levels of the use in eight specific districts; provide specific standards for the use; make all levels of shared accommodations subject to Design Review Board approval; and amend the definition of ‘family’” be enacted?

f. Public Hearing — Draft Warrant Article — LAND USE ORDINANCE

AMENDMENT — Official District Boundary Map Amendment For Hulls Cove Business and Shoreland General Development II districts, and Amendments to Create and Define a New TA Use and to Add Two New Uses to the Shoreland General Development II District – Shall an ordinance, dated December 16, 2019 and entitled “An amendment to the Official Neighborhood District Map by extending a portion of the boundary of the Shoreland General Development II district to encompass all or part of the following parcels: Tax Map 223, Lots 011 and 014 and Tax Map 224, Lots 001 and 022 (all four of which presently have portions in both Hulls Cove Business district and Shoreland General Development II district); additionally, to create and define a new level of transient accommodation use (proposed as “TA-9”) in §125-109 and to establish a parking standard for that use in §125-67 D.(3)(b)[2]; and lastly, to amend §125-49 D. of the Land Use Ordinance (Shoreland General Development II) to allow “TA-9” and “campground (shoreland districts)” as uses permitted with site plan/Planning Board approval in the Shoreland General Development II district” be enacted?

VII. OTHER BUSINESS

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. ADJOURNMENT