

PLANNING BOARD
PACKET OF MATERIALS
MEETING APRIL 18, 2018

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Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda
Bar Harbor Planning Board
Wednesday, April 18, 2018
Council Chambers- Municipal Building
93 Cottage Street
6:00 P.M.**

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. April 4, 2018

VI. REGULAR BUSINESS

- a. **Continuation of Public Hearing: SP-2018-01 – Jack Russell’s Steakhouse**
Project Location: 102 Eden Street, Bar Harbor Tax Map 101, Lot 010-000
Applicant: G.F. Johnston & Associates for Jack Russell’s Steakhouse and Brewery
Application: The applicant is proposing to change the use of the existing structure to a restaurant
- b. **Sign the mylar for MSD-2018-01** - The Planning Board must sign the mylar for application MSD-2018-01 prior to it being recorded at the Hancock County Registry of Deeds.

VII. OTHER BUSINESS

- a. **Dormitory**
- b. **Pending Applications**
(PUD-2017-02)

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. ADJOURNMENT

Minutes
Bar Harbor Planning Board
Wednesday, April 4, 2018
Council Chambers- Municipal Building
93 Cottage Street
7:00 P.M.

I. CALL TO ORDER

The Chair called the meeting to order at 7:03 PM. Members present: Tom St. Germain, Chair; John Fitzpatrick, Member; Alf Anderson, Member; Basil Eleftheriou, Jr, Secretary; and Joseph Cough, Vice Chair.

Also present: Angela Chamberlain, Code Enforcement Officer & Interim Planning Director.

II. ADOPTION OF THE AGENDA

Mr. Cough moved to adopt the agenda as prepared. Mr. Fitzpatrick seconded the motion and the Board voted 5-0 to approve the motion.

III. EXCUSED ABSENCES

There were none.

IV. PUBLIC COMMENT PERIOD

There was none.

V. APPROVAL OF MINUTES

March 21, 2018

Mr. Fitzpatrick moved to approve the minutes of the March 21, 2018 meeting as prepared with the correction to the name of a member of the public. Mr. Anderson seconded the motion and the Board voted 4-0-1 to approve the motion with Mr. Eleftheriou, Jr. abstaining.

VI. REGULAR BUSINESS

- a. Public Hearing: SP-2017-07 – The Woods of Eden Tent Camping - Campground**
Project Location: Corner of Seabury Drive and Route 3, Bar Harbor Tax Map 207, Lot 032-000
Applicant: Nancy Sweeney for The Woods of Eden Tent Camping
Application: The applicant is proposing to operate a campground with eight tent platforms and tents.

The application described the project. She explained that there would be eight platforms with eight tents, a common fire pit area, and one ADA compliant unit.

The Chair opened the public hearing.

Matthew Drennan spoke and asked if the applicant intended to install any signage indicating that Seabury Drive was a private drive to discourage her customers from walking down the road. He also noted that this was a private road and was maintained by the property owners and he hoped that she would contribute to the maintenance. He also added that there were concerns about the lack of a fire pond since Hamilton Pond was so low at this time.

The Board encouraged the applicant to consider the signage requested by the neighbor but agreed that they did not have the authority to require it.

Marsha Fuller spoke and noted that she lives on Whitetail Lane and she wondered where the development was planned on the site. She asked questions about the septic system.

The Chair closed the public hearing.

The Board discussed the phases of the development and what action the applicant needed to take if she were unable to meet the required timeframes.

Mr. Fitzpatrick moved to approve the application as submitted and as described in the draft decision. Mr. Eleftheriou, Jr. seconded the motion and the Board voted 5-0 to approve the motion.

- b. Continuation of Public Hearing: SP-2018-01 – Jack Russell’s Steakhouse and Brewery**
Project Location: 102 Eden Street, Bar Harbor Tax Map 101, Lot 010-000
Applicant: G.F. Johnston & Associates for Jack Russell’s Steakhouse and Brewery
Application: The applicant is proposing to change the use of the existing structure to a restaurant

Mr. St. Germain recused himself.

The Chair opened the public hearing. No one spoke.

The Chair closed the public hearing.

The applicant explained the changes that were made since the prior meeting. He noted that spaces 17 and 18 had been relocated to other areas of the site which met the setback requirement, and the gross leasable area had been recalculated.

Mr. Eleftheriou, Jr. expressed concerns with the existing parking lot overflowing before additional seating is added with the project.

The applicant asked that the Board give them a final number of spaces required so they could determine how to meet the requirement. Ms. St. Germain also noted that she called other communities and no other town calculates parking by gross leasable area, it's either calculated based on habitable space or by number of seats.

The Board discussed the calculation at great length.

Mr. Anderson didn't think that the calculation should count the basements and the areas that are not being used by the customers. Mr. Eleftheriou, Jr. offered that he would be willing to consider granting some parking waivers for the bus route.

Mr. Fitzpatrick moved to table the application until the April 18, 2018 meeting and require the applicant to adjust their gross leasable area calculations to include all interior walls as measured from the interior faces of the exterior walls, which should be approximately 31-32 spaces required, and show compliance with section 125-67 D. (6). Mr. Eleftheriou, Jr. seconded the motion and the Board voted 4-0 to approve the motion.

Mr. St. Germain returned to the meeting.

- c. Final recommendation – LU-2017-01 - Zoning District Boundary Line Relocation & amendment to the Land Use Activities and Standards for the Downtown Village II district -** The Planning Board will make a recommendation as to whether the proposed amendment ought to be adopted or ought not to be adopted.

Mr. Eleftheriou, Jr. and Mr. Cough recused themselves.

Mr. Anderson moved that the amendment as proposed ought to be adopted. Mr. Fitzpatrick seconded the motion and the Board voted 3-0 to approve the motion.

Mr. Eleftheriou, Jr. and Mr. Cough returned to the meeting.

d. OTHER BUSINESS

a. Pending Applications (none)

There were no new pending applications.

b. Dormitory

The Board postponed the discussion until a later date.

e. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

The Board discussed recent webinars and seminars they had attended. Mr. Fitzpatrick gave an update on the Island Housing Trust housing study.

f. ADJOURNMENT

Mr. Cough moved to adjourn at 9:26 PM. Mr. Eleftheriou, Jr. seconded the motion and the Board voted 5-0 to approve the motion.

Signed as approved:

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

Date