

Agenda
Bar Harbor Planning Board
Wednesday, April 29, 2020 at 4:00 PM
Council Chambers — Municipal Building
93 Cottage Street

IMPORTANT NOTICES:

Under the provisions of MRSA §403-A, this meeting and public hearings may be held remotely (via the online video meeting platform Zoom) if the declarations of emergency by state/town government remain in effect when the meeting is held.

Information will be posted on the Planning Board’s webpage, located at <https://www.barharmoraine.gov/282/Planning-Board>, by Monday, April 27 stating whether the meeting will be held in-person at the Municipal Building (93 Cottage Street in Bar Harbor) or conducted remotely. Either way, the public can watch the meeting live on Spectrum channel 1303 or by streaming it online at https://townhallstreams.com/towns/bar_harbor_me

If the meeting is conducted remotely, members of the public will be able to take part in any of the public hearings by means of a conference call. For instructions on how to do so, visit <https://www.barharmoraine.gov/282/Planning-Board>. Applications for the projects listed below are also posted at that address.

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. February 5, 2020**
- b. March 4, 2020**

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VI. REGULAR BUSINESS

a. Public Hearing/Compliance Review, Site Plan SP-2019-07 - Triple Chick Farm

Project Location: Off of State Highway 102 — Tax Map 235, Lot 002, encompassing 72.19 acres of land in the following zoning districts: Town Hill Residential Corridor, Town Hill Residential and Stream Protection.

Applicant/Owner: Triple Chick Farm, LLC

Application: Construction of a driveway (over 500 feet in length) to provide for land and forestland management practices, as well as to serve a future single-family residence. Site plan review is required because the driveway will cross a stream in the Stream Protection zoning district.

b. Public Hearing/Compliance Review for Site Plan SP-2020-02 - Bar Harbor Oceanside KOA

Project Location: 135 County Road — Tax Map 211, Lot 001, and encompassing ±2.63 acres of land in the following zoning districts: Town Hill Corridor, Town Hill Residential and Shoreland Limited Residential

Applicant: Bar Harbor Oceanside KOA

Owner: Kampgrounds of America, Inc.

Application: To construct a manager's house and laundry/maintenance facility; to relocate the sewerage dump station, propane filling tank and dumpsters out of the County Road right-of-way and along a new camp road on the site; to demolish the existing old log cabin and other structures on the site; and to close one of the four existing curb cuts on County Road.

c. Public Hearing/Compliance Review for Site Plan SP-2020-01 – Bar Harbor Savings & Loan

Project Location: 15 Everard Court (Tax Map 104, Lot 389, encompassing ±0.1 acre of land in the Downtown Village I zoning district)

Applicant/Owner: Bar Harbor Savings & Loan

Application: Modification of an approved site plan (SP-2018-06) for parking lot design. The proposal is to increase the number of parking spaces from eight to 12. The revised design will require double-stacked (tandem) parking, designated for employees only.

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- d. Public Hearing/Compliance Review under Site Plan Review for Subdivision SD-2019-02 — Harborcove (formerly Harbor View)**
Project Location: 25 Crooked Road (Tax Map 216, Lot 006; encompassing 4.5 acres of land in the Hulls Cove Business District).
Applicant/Owner: ABC, LLC
Application: The renovations of three single-family dwelling units, the conversion of an existing single-family dwelling unit into a two-family dwelling unit, and the construction of one new two-family dwelling unit and of six new single-family dwelling units for a total of 13 dwelling units.
- e. Public Hearing for remand of PUD-2017-02 from the Board of Appeals**
Project Location: 25 West Street Extension (Tax Map 103, Lots 48 and 49; encompassing a total of 1.54 acres of land in the Village Residential District).
Applicant/Owner: BHAPTS, LLC
Application: The remand to the Planning Board was from a decision on appeal from the Board of Appeals (identified as AB-2019-01). The Board of Appeals, at a meeting on February 11, 2020 and in a written decision dated February 13, 2020, found in four separate findings that the Planning Board’s approval of PUD-2017-02 was clearly contrary to the town’s Land Use Ordinance in four specific areas (non-conforming structures, base development density, maximum allowable units and required affordable housing units). The applicant has submitted a revised plan for the project to the Planning Board, stating the new plan addresses those four specific findings of the Board of Appeals.

VII. OTHER BUSINESS

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. REVIEW OF PENDING PLANNING BOARD PROJECTS

X. ADJOURNMENT