

Agenda
Bar Harbor Planning Board
Wednesday, March 4, 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. February 5, 2020

VI. REGULAR BUSINESS

- a. **Reschedule Public Hearing/Compliance Review, Site Plan SP-2019-07 - Triple Chick Farm (Reschedule from March 5, 2020 to Wednesday, April 1, 2020)**

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. **Completeness 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 three existing curb cuts on County Road.

- c. Sketch Plan Review for Subdivision/Planned Unit Development (Village) — PUD-2020-01 — Schooner Head Housing**
Project Location: Tax Map 253, Lot 011 on Schooner Head Road; encompassing a total of ±40.24 acres, according to town tax records. The subject land is all in the Village Residential zoning district.
Applicant: Developers Collaborative
Owner: The Jackson Laboratory
Application: To develop a 44-unit residential subdivision in five buildings (one three-story, four two-story) on Schooner Head Road.
Per §125-72 E of the Bar Harbor Land Use Ordinance, the Planning Board shall entertain brief public comment on the proposal for the limited purpose of informing the applicant of the nature of any public concerns about the project so that such concerns may be considered by the applicant in preparing his/her application.
- i. Schedule site visit (mandatory) and neighborhood meeting (optional)
- d. Completeness 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.
- e. Completeness 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.
- f. Public Hearing and Recommendation of the Planning Board, to be posted on the warrant for the Town Meeting of the Town of Bar Harbor on June 9, 2020, to adopt or reject a Land Use Ordinance Amendment, dated December 16, 2019 and entitled “Addressing Officer”**
- g. Public Hearing and Recommendation of the Planning Board, to be posted on the warrant for the Town Meeting of the Town of Bar Harbor on June 9, 2020, to adopt or reject a Land Use Ordinance Amendment, dated December 16, 2019 and entitled “Permitting Authority For Certain Residential Uses...”**

- h. Public Hearing and Recommendations of the Planning Board, to be posted on the warrant for the Town Meeting of the Town of Bar Harbor on June 9, 2020, to adopt or reject a Land Use Ordinance Amendment, dated December 16, 2019 and entitled “Employee Living Quarters”**
- i. Public Hearing and Recommendations of the Planning Board, to be posted on the warrant for the Town Meeting of the Town of Bar Harbor on June 9, 2020, to adopt or reject a Land Use Ordinance Amendment, dated December 16, 2019 and entitled “Shared Accommodations”**
- j. Public Hearing and Recommendations of the Planning Board, to be posted on the warrant for the Town Meeting of the Town of Bar Harbor on June 9, 2020, to adopt or reject a Land Use Ordinance Amendment, dated December 16, 2019 and entitled “Official District Boundary Map Amendment and New Uses in Hulls Cove ”**

VII. OTHER BUSINESS

- a. Vacation rentals update from Planning Director**
- b. Discussion of possible Design Review Board LUO amendment(s) for fall 2020**

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. REVIEW OF PENDING PLANNING BOARD PROJECTS

X. ADJOURNMENT