KOA

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

FINISH

Town of Bar Harbor
Planning Department
Staff Report

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.

Planning Board Meeting Date:
March 4, 2020: Completeness

Land Use Districts: Town Hill Corridor, Town Hill Residential and Shoreland Limited Residential

Permitted Use: Campground

Applicable Laws for Completeness Review:
Bar Harbor Land Use Ordinance §125-66 Submission Requirements

Review Process:
1. Applicant presents application
2. Questions and comments from the board
3. Public comment period (optional)
4. Waiver requests
5. Review of Submission Requirements 125-66/checklist

Staff Comments:

1. Letters from Fire Department and Public Works Department will be submitted at compliance review meeting.
2. Fire Chief will require that a fire access be maintained - 18 feet wide and 13.6 feet vertical.
3. Public Works will require that an inspection of the culvert to determine its condition.
4. CEO will require proof that the Stormwater Permit-by-Rule be submitted and cleared prior to issuing permits.

Proposed Motions:

1. **Move to grant the waivers requested by the applicant as listed in the checklist, as such waivers will not unduly restrict the review process, as they are inapplicable, unnecessary or inappropriate for a complete review.**

2. **Move to find, per the Bar Harbor Land Use Ordinance 125-66, the application complete with the exception of capacity letters from the Fire Department and Public Works Department that shall be submitted at the compliance review meeting and to schedule a public hearing on April 1, 2020.**

RECEIVED

FEB 13 2020

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

Site Plan Application

Bar Harbor Oceanside Campground

136 County Road
Bar Harbor, Maine

For
Bar Harbor Oceanside KOA
136 County Road
Bar Harbor, ME 04609

Prepared by

KISER
ENGINEERING & DEVELOPMENT CONSULTING
PO Box 282
Hampden, ME 04444

February 2020

KISER
ENGINEERING & DEVELOPMENT CONSULTING

Job #777

21 February 2020

Michele Gagnon
Planning Director
93 Cottage Street
Bar Harbor, ME 04609

Oceanside KOA Site Plan Application

Dear Michele,

The attached information is a supplemental submission resulting from comments provided at the TRT meeting. This material addresses the following comments.

1. Propane tank license – this license is addressed in the letter from Suburban Propane with the license not being granted until the facility is constructed and ready to dispense product. Suburban can not fill the tank until that occurs. Therefore, we request that if this is to be noted in the order that it not be a condition of the site plan just that the Fire Chief must document that a license has been issued before Suburban can fill the tank.
2. Access size for fire access – the proposal has the main drive at 26' wide and there are no proposals to restrict the height of the traveled way.
3. Vehicle circulation – A traffic movement report, roadway signs and pavement painting should provide clarification on the traffic movement.
4. Signage plan – see item 3 above.
5. Stormwater management – a Stormwater Management Report has been added to Section 7 that discussed the drainage of the site and compliance with the ordinance.
6. Lighting Plan – We have updated the site plan with a legend for the light fixtures and removed this from the general notes. The fixtures are noted on the site plan. The section cover has been updated and separate lighting plans for the two areas are included.
7. Department letters – This is internal requirements with no data provided by the applicant.
8. Code Enforcement letter – This was provided at the TRT and is included in Section 2.

We look forward to meeting with the Board and if you have any questions, please contact us.

Best Regards,

James R. Kiser, PE
Kiser & Kiser Co.

C: Oceanside KOA

KISER
ENGINEERING & DEVELOPMENT CONSULTING

Job #777

21 February 2020

Supplemental data for Oceanside KOA site plan application

Code enforcement letter
Insert into Section 2.B after copy of fee check

Section 7 & Stormwater Management Report
Remove Section 7 and replace with new Section 7 and SW Report

Site Plan update
Remove Site Plan sheet 1-2 from pocket of Section 9 and replace with new Site Plan

Suburban Propane Letter on propane tank
Insert into Section 19 at end of section

Section 21, Lighting Cuts, lighting plans
Remove entire Section 21 and replace with new Section 21

Traffic movement summary
Insert into Section ~~24~~ 23 after Traffic Generation Estimate document

PO Box 282, Hampden, Maine 04444

207-862-4700

Table of Contents

Section 1	Site Plan Application
Section 2	Fees Paid
Section 3	Title and Interest
Section 4	Legal Documents
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Section 7	Design Plans & Design Approval
Section 8	Location Map
Section 9	Site Plan
Section 10	Medium Intensity
Section 11	Landscaping, Buffering & Screening Plan
Section 12	Street, Sidewalk & Access Plan
Section 13	E911
Section 14	Photographs
Section 15	Subsurface Wastewater Disposal
Section 16	Groundwater
Section 17	Erosion & Sedimentation Plan
Section 18	Fire Protection
Section 19	Solid & Hazardous Waste
Section 20	Building Plans & Elevations
Section 21	Lighting Plan
Section 22	Signs
Section 23	Traffic Impact
Section 24	Technical & Financial Capacity
Section 25	Business Operations

Section 1. Development description

A. Checklist: Attached

B. Property Owner:

Kampgrounds of America, Inc.
550 N. 31st Street
Billings, MT 59101

C. Applicant:

Bar Harbor Oceanside KOA
136 County Road
Bar Harbor, ME 04609

D. Project Representatives:

Barb Fallon
Oceanside KOA
136 County Road
Bar Harbor, ME 04609

Jim Kiser
Kiser & Kiser Co.
PO Box 282
Hampden, ME 04444

E. Abutters

See attached abutters list

F. Farmland: N/A

G. Description of Proposed Use:

See attached description

H. Authorization for Town Access:

See attached letter

I. Project Standards:

See attached project narrative

BAR HARBOR PLANNING BOARD

APPLICATION FOR SITEPLAN

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

APPLICATION # SP-2020-02 DATE 2/13/20

FEE $ 1,141 MAP 211 LOT 1 USE campground

APPLICANT :

Name Bar Harbor Oceanside KOA

Address 136 County Road

Bar Harbor, ME 04609

Telephone 610-0668

Email Barb Fallon (bfallon@koa.net)

OWNER :

Name Same

Address

Telephone

Email

PROJECT REPRESENTATIVES:

Name Jim Kiser, Kiser & Kiser Co

Address PO Box 282

Hampden, ME 04444

Telephone 862-4700

Email Jim Kiser (jim@kiser-kiser.com)

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 attached Project Description

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 is 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 a 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.

1/15/20

Applicant **Date**

Owner **Date**

Revised date 3-27-12

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-08 **Owner:** KOA, LLC **Applicant Name/Rep:** Jim Kiser **Permit Consultants:** Same as above	**Page #**	**Exhibit Waiver (W)**			**Comments**	**Applicant to describe reasons why waiver should be granted §125-63**
		PRE APP	**App**	**PB**		
Project Description: Proposed project will include a manager's house and laundry/maintenance facility along with the relocation of the dump station, propane tank and dumpsters out of the County Road right of way. The existing old log cabin restaurant along with the other buildings on the site will demolished. One of the three existing curb cuts on the Old County Road will be closed.					**Zone:** Town Hill Corridor (most of the project) and Town Hill Residential (entrance only), and Shoreland Limited Residential **Map/Lot:** 211-001 **Lot Size:** 2.63 acres **Permitted Use in Zone:** campground **Date/Time Pre-App:** December 20, 2019 @ 11 AM w/ Gagnon, Chamberlain, and Lessard	

1. SITE PLAN APPLICATION 125-66 a

A	Checklist	**39**	**E**			✓	
B	Property Owner's Name/Address	**39**	**E**			✓	
C	Applicant's Name/Address	**39**	**E**			✓	
D	Project Representatives Name/Address	**39**	**E**			✓	
E	Abutters Name & Address within 300 ft. of Property Lines	**40**	**E**			**Abutters list**	
F	Registered Farmland w/in 150 ft.	**40**	**W**				**No farmland in BH**
G	Description of Proposed Use	**40**	**E**			**Project narrative**	
H	Written Authorization for Town Official Access	**40**	**E**			**Access authorization**	
I	Explain how project meets standards	**40**	**E**			**Project narrative**	
						Provide narrative describing how project meets these performance standards: 125-67 A, B, C, D, H, I, K, L, N, P, Q, T, U, W, X, Z, BB, DD, EE, GG, LL, and NN. 125-69 C - campground	

2. FEES PAID - Copy of Receipt 125-66 B

A	Administrative Fee	**40**	**E**			**$1,141**	
B	Ordinance & Reg. Compliance	**40**	**E**			**Provided by CEO**	

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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3. TITLE and INTEREST 125-66 C							
A/B	Current Deed **OR** P&S Agreement	40	E			Deed	
C	Easements, Deed Restriction, R.O.W's, etc.	40	E			None	
4. LEGAL DOCUMENTS 125-66 D							
A	Proposed Easements, Covenants, Agreements, etc.	40	W				None proposed
B	Proposed Deed for Roads or Other Property to be Dedicated	40.1	W				None proposed
C	Proposed Performance and Plant Maintenance Guarantees	40.1	W				Not required
D	For condominiums proposed declaration, By Laws, etc.	40.1	W				Not applicable
E	Site Restoration Guarantee (if required)	40.1	W				Not required
	5. PERMITS 125-66 E						
A	Army Corps of Engineers	40.1	W				No permit required
B	Maine D.E.P.	40.1	E			DEP PBR for 1+ ac of SW	
C	Other (DOT, DRB, BOA, etc.)	40.1	W				No required other permits
	6. STATEMENTS OF CAPACITY & DESIGN 125-66 F STAFF PROVIDED						
A	Police	40.1	E			Provided by Police Chief re. dump station blocking the road	Staff letter
B	Public Works - Solid Waste; Storm Water; Street, and Recreation	40.1	E			Provided by PWD	Staff letter

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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			PRE APP	App	PB		
C	Sewer	40.1	W				No municipal sewer connection
D	Schools & Busing	40.1	W				No school services required
E	Water	40.1	E	W			No municipal water connection
7. DESIGN PLANS 125-66 G							
A	Public Water Supply	40.1	E			Site Plan	
B	Central Private Water Supply	40.1	W				private water supply is existing and permitted
C	Individual Wells	40.2	W				No individual wells proposed
D	Fire Hydrants, Dry Hydrants, Fire Ponds	40.2	W				No fire apparatus required
E	Public Sewer	40.2	W				No public sewer proposed
F	Central Subsurface Wastewater System	40.2	E			Site Plan	
G	Shared Subsurface Wastewater System	41	W				Existing on Campground lands
H	Stormwater Disposal System	41	E			Site Plan	
I	All other utilities (such as gas, electricity, and cable)	41	E			Site Plan	
7.1 DESIGN APPROVAL by State & Local Agencies 125-66 H							
A	Central Water Supply (DHHS)	41	W				System is currently permitted
B	Individual Wells (DHHS)	41	W				None proposed
C	Central Subsurface Sewage Disposal (DHHS)	41	E			Show that there is capacity to handle the added flow	
D	Waste Water Discharge (DEP)	41	W				None Proposed
E	Approval by DOT	41	W				No access on State Road

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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			PRE APP	**App**	**PB**		
MAPS & PLANS 125-66 J. (2)							
8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)							
	Magnetic North	41	E			See USGS	
	Plan Preparation Date	41	E			See USGS	
	Graphic Scale	41	E			See USGS	
	Owner & Applicant Name/Address	41	E			See USGS	
	Designer, Surveyor, Engineer	41	E			See USGS	
	Name of each Municipality in which the development is located	41	E			See USGS	
	Tax Map & Lot Number(s) and Land Use District	41	E			See USGS	
9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J							
	Magnetic North	41	E			Site Plan	
	Plan Preparation Date	41	E			Site Plan	
	Graphic Scale	41	E			Site Plan	
	Owner & Applicant Name/Address	41	E			Site Plan	
	Designer, Surveyor, Engineer	41	E			Site Plan	
	Name of each Municipality in which the development is located	41	E			Site Plan	
A	Abutting Property owners with Book/Page References	41	E			Site Plan	
B	Tax Map & Lot Number(s)	41	E			Site Plan	
C	Land Use District(s)	41	E			Site Plan	
D	Lot Line Dimensions (metes & bounds)	41	E			Site Plan	
E	Lot Size in Square Feet	41	E			Site Plan	
F	Locations of Lot Monumentations	41	W				No lots proposed

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-08 **Owner:** KOA, LLC **Applicant Name/Rep:** Jim Kiser **Permit Consultants:** Same as above		**Page #**	**Exhibit Waiver (W)**			**Comments**	**Applicant to describe reasons why waiver should be granted §125-63**
			PRE APP	**App**	**PB**		
G	Total Proposed Development Acreage	**41**	**W**				No lots proposed
H	Remaining Undeveloped Land Retained	**42**	**W**				No lots proposed
I	Lot Numbers	**42**	**W**				No lots proposed
J	Lots Developed/Sold within Past 5 Years	**42**	**W**				No lots proposed
K	Subs w/in 200 ft. w/ Owners Names	**42**	**W**				None exist
L	Existing/Proposed Contours @ 5 or 10 ft. Intervals	**42**	**E**			Site Plan	
M	**Items within 200 feet of the subject property:**	**42**					
	Buildings & Structures	**42**	**E**			See aerial photo & Site Plan	
	Streets (W/names)	**42**	**E**				
	Sidewalks	**42**	**E**				
	Easements	**42**	**E**				
	Driveways, Entrances, Exits	**42**	**E**				
N	Location of Existing & Proposed Buildings/Structures On Site	**42**	**E**			Site Plan	
O	Distance between Proposed Buildings/Structures On Site	**42**	**E**			Site Plan	
P	Utilities Locations - Existing/Proposed	**42**	**E**			Site Plan	
Q	Sign Locations - Existing/Proposed	**42**	**E**			Site Plan	
R	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers	**42**	**E**			Site Plan	
S	Stone Walls, Graveyards, and Fences	**43**	**E**			Site Plan	
T	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)	**43**	**E**			See IFW Letter	
U	Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)	**43**	**E**			See Natural Areas Letter	

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-08
Owner: KOA, LLC
Applicant Name/Rep: Jim Kiser
Permit Consultants: Same as above

		Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
V	Historic & Archaeological Site Locations	43	E			See Historic Preservation Letter	
W	Wetlands & Waterbody Locations within 250' (regardless of size)	43	E			Site Plan GIS map	
X	Shoreline	43	W				None abutting site
Y	100 Year Flood Elevation	43	E			See flood map	
Z	Portions of the Site Subject to Routine Flood/Standing Water	43	E			Site Plan	
AA	Lot Lines and Water bodies Setbacks	43	E			Site Plan	
BB	Fire Hydrants & Fire Ponds Existing/Proposed	43	E			Staff letter none	
CC	Fire/Emergency Equipment Site Access	43	E			Staff letter, Site Plan	
DD	Easements/Access to Water Bodies Existing/Proposed	43	W				No water bodies on parcel
EE	Access Locations to Adjacent Undeveloped Land	43	W				No adjacent undeveloped land owned
FF	Recreation/Open Space Land Existing/Proposed	43	W				No open space or recreation land on parcel
GG	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations	43	E			For propane, etc. Site Plan	
HH	Lot Coverage Calculations - Existing/Proposed	43	E			Site Plan	
II	Parking Locations with Dimension, Angles, Radii, etc.	44	E			For house only	
JJ	Soil Test Pit Location	44	W				No wastewater disposal on this parcel
10.	**MEDIUM INTENSITY SOIL SURVEY – 125-66 J.(15)**	42	E			Soils Map	

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-08 Owner: KOA, LLC Applicant Name/Rep: Jim Kiser Permit Consultants: Same as above	Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
		PRE APP	App	PB		

11. LANDSCAPING, BUFFERING & SCREENING PLAN 125- 66 J (22)

A	Botanical & Common Names	42	E			If natural features are insufficient Site Plan	
B	Plant Locations & Size	42	E				
C	Installation Schedule	42	E				
D	Maintenance Plan	42	E				
E	Vegetation Clearing Limits	42	E				
F	Tree (8+" d.b.h.) Locations	43	W			Only applies in SZ	No treeline in shoreland zone

12. STREET, SIDEWALK & ACCESS PLAN 125-66 J (44)

Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals

A	Drainage Scheme at all Intersections Existing/Proposed	44	E			Site Plan	
B	Intersections of Proposed Streets with Existing Streets	44	E			Site Plan	
C	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	44	W				No streets proposed
D	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	44	E				
E	Horizontal & Vertical Curve Data	44	W				No streets proposed
F	Intersections - Turning Radii	44	E			Site Plan	
G	Centerline Grade	44	W				No streets proposed
H	Bearing, Distance, Tangent, Radii for All Street Lines	44	W				No streets proposed
I	Location, Dimension, Grade, Radii of Accel and Decel Lanes	44	W				No streets proposed
J	Design Details for Street Improvements	44	E			Site Plan Details	
K	Travel Direction	44	E			Site Plan	

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-08 Owner: KOA, LLC Applicant Name/Rep: Jim Kiser Permit Consultants: Same as above		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
L	Crosswalk Locations	44	W				No streets proposed
M	Street Names	44	W				No streets proposed
N	Subdivision Name	44	W				No streets proposed
13. E-911 125-66 K							
A	Street Name Certification by Addressing Office	45	E			Check with Addressing Officer	
14. PHOTOGRAPHS 125-66 L (All pictures must be labeled with a description)							
A	Town's Aerial Photograph	45	E			Aerial Photo	
B	Pictorial of Site from Public Ways, Site Location/N,S,E,W	45	E			Photos	
	Existing Improvements within 200'	45	E			Photos	
	Existing Vegetation within 200'	45	E			Photos	
	Other Physical and Natural Features within 200'	45	E			Photos	
15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M							
A	HHE 200 Forms	46	E			Wastewater disposal HHE-200	
16. GROUNDWATER - to be extracted 125-66 N							
A	Use Assessment - Daily, Monthly & Annual Rate	46	E			Water use statement Public water data	
B	Hydrogeological Impact Study I	46	W				No on-site disposal
17. EROSION & SEDIMENTATION PLAN 125-66 O							
A	Erosion & Sedimentation Control Plan	46.1	E			Site Plan	

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-08 **Owner:** KOA, LLC **Applicant Name/Rep:** Jim Kiser **Permit Consultants:** Same as above		**Page #**	**Exhibit Waiver (W)**			**Comments**	**Applicant to describe reasons why waiver should be granted §125-63**
			PRE APP	**App**	**PB**		
18. FIRE PROTECTION 125-66 P							
A	**Statement from Bar Harbor Fire Chief**		**E**			Staff provided	
B	State Fire Marshall's Office Preliminary Approval	46.1	**W**			Staff provided	Part of building permit if required by use.
19. SOLID & HAZARDOUS WASTE 125-66 Q							
A	Description, Amount and Nature Of Solid and/or Hazardous Waste	47	**E**			Such as trash and propane, sludge, pool chemicals, gasoline	
	Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes	47	**E**				
	Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes	47	**E**				
	Method of Transport, Storage, Disposal and Material Handling	47	**E**				
20. BUILDING PLANS & ELEVATIONS 125-66R							
A	Floor Plans for All Levels of All Structures	47	**E**			Floor plan	
B	All Elevations Indicating Height and Proposed Exterior Materials and Colors	47	**E**			Elevation plan	
C	Proposed Use of All Floors	47	**E**			Floor plan	
D	Seating Capacity - Restaurants only	47	**W**				No restaurant proposed

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-08 Owner: KOA, LLC Applicant Name/Rep: Jim Kiser Permit Consultants: Same as above		Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
21. LIGHTING PLAN 125-66 S							
A	Exterior Lighting Details Existing & Proposed	47	E			Site plan	
B	Types of Fixture with Manufacturer' Specifications Sheets	48	E			Light cut sheet	
C	Radius of Intensity of Illumination	48	E			Light cut sheet	
22. SIGNS 125-66 T							
A	Design Details Existing & Proposed	48	E			Site Plan & photo	
23. TRAFFIC IMPACT 125-66 U							
A	Trip Estimates - Amount & Type - Day & Peak Hours	48	E			Traffic review letter	
B	Engineering Impact Analysis	48	W				Project will have less than 100 peak hour trips and 400 ave daily trips
24. TECHNICAL & FINANCIAL CAPACITY 125-66 V							
A	Cost Estimate	48	E			Cost estimate letter	
B	Financing Arrangements	48	E			Financial letter	
C	Curriculum Vita of Each Professional Assoc With Project	48	E			Kiser & Kiser Resume	
D	Descriptions of Similar Project by Developer	48	W				National developer with substantial infrastructure in place
	25. BUSINESS OPERATIONS 125-66 W						
A	Operating Statement & Mitigation Plan	48	E			Operation letter	
B	Employment & Operation Hours Projections	48	E			Operation letter	
C	Operator Information (if not owner)	49	W				Owner is the operator

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-19-08 Owner: KOA, LLC Applicant Name/Rep: Jim Kiser Permit Consultants: Same as above		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
	26. MINING 125-66 X						
A	D.E.P. Permit where Applicable	49	W				Not applicable
B	Extraction Plan	49	W				Not applicable
C	Restoration Plan	49	W				Not applicable
D	Performance Guarantee for Restoration Plan	49	W				Not applicable
E	Washing Operation Plans	49	W				Not applicable
F	Evidence of Insurance	49	W				Not applicable

Notes:

BAR HARBOR PLANNING DEPARTMENT
SITE PLAN 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 please note it in the applicant "app" column. The original checklist and all submissions, plus nine (9) additional copies (total of 10 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

KISER
ENGINEERING & DEVELOPMENT CONSULTING

Job #777

4 February 2020

Abutters List

Bar Harbor Oceanside KOA
Bar Harbor, Maine

Map	Lot	Owner
211	3	Kampgrounds of America, Inc. 550 N. 31st Street Billings, MT 59101
211	2	Stephanie & Lester Foss, Jr 103 County Road Bar Harbor, ME 04609
212	1	Thomas Savage, LLC PO Box 1001 Mount Desert, ME 04660
212	59	David Bain Pollard PO Box 99 East Orland, ME 04472

PO Box 282, Hampden, Maine 04444

207-862-4700

KISER
ENGINEERING & DEVELOPMENT CONSULTING

Job #777

5 February 2020

Project Description

Oceanside KOA operations
County Road, Bar Harbor

This project is to improve campground operations by providing a new maintenance/laundry building along with a manager's house. In addition, these improvements will relocate campground facilities including sewerage dump station, trash dumpsters and propane filling operations from the County Road to a new camp road. The new camp road will run parallel with County Road and will allow RV's and Trailers to access dump stations and propane fills without causing traffic issues on County Road. The dumpsters will also allow trash collection to occur outside of the County Road Right of Way.

The new manager's house will provide accommodations for the manager on-site rather than at a remote location. This will give the manager better access to the campground through out the operating season. The new maintenance/laundry building will greatly improve current operations along with providing greater storage areas during the off-season. The improvements will remove the buildings currently on the property and one building that is partially within the County Road Right of Way.

PO Box 282, Hampden, Maine 04444

207-862-4700

February 4, 2020

Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609

Re. Bar Harbor Oceanside KOA, Site Plan Application

To Whom it May Concern:

Kampgrounds of America, Inc. is providing the town of Bar Harbor, its staff and officials, the right of access to our property, shown on tax map 211, lot 1, for issues associated with the our Site Plan application.

Sincerely,

Barb Fallon

Barb Fallon
General Manager
Bar Harbor Oceanside KOA, Inc.

Project Narrative

Oceanside KOA
Bar Harbor, Maine

A. The use, Campground, is permitted use in two primary districts included on this parcel as follows:
   a. Section 44: Town Hill Residential Corridor; subsection D, campground requires site plan approval.
   b. Section 45: Town Hill Residential; subsection D, campground requires site plan approval.
   c. Section 48: Shoreland Limited Residential; subsection E, driveway construction permitted by CEO permit.

B. Lot Standards: This parcel is a lot of record and complies with the zoning requirements for dimensional requirements under Section 44.B. This development conforms with the 2 front yards for County Road and Rt 102 with setback from centerline of the road at 75' and other setbacks from property lines of 25'. No structure will be over 40' in height as shown on the preliminary building plans.

   No parking is within the setbacks for the property

   The two primary structures proposed for the property both comply with yard and height requirements and the max lot coverage (see values on Site Plan).

C. Height: All structures comply with height requirements for the district.

D. Parking: Parking is provided on-site for this development. The required parking is one space and two spaces are provided. Parking spaces are at 90 degrees and comply with 9'x18.5' dimensions.

H. Buffers and screening: Existing vegetation will be maintained along the property lines with at least 25' on abutters except for the rear yard of the managers house. The dumpsters are screened by use of a fence and other areas along the travel way will maintain existing vegetation, if present.

I. Water Supply: The campground has 2 wells providing water that has met the needs of the facility. These wells are licensed with the State of Maine under the Public Drinking Water Program and no regulatory water quality issues have been identified.

K. Groundwater: This facility does not discharge any treated or untreated material without proper permits from the State of Maine or EPA. The facility only ground discharges the permitted domestic wastewater produced at the facility. The proposed propane tank will be located on a concrete slab and licensed by the owner's propane supplier. These tanks are not required to have exposure containment. The facility's well have regular testing in accordance with the public drinking water status. No hazardous materials of reportable quantities are stored on-site.

L. Stormwater: This site development will comply with the requirement of the State of Maine Stormwater Law. This will require a Permit-by-Rule application to Maine DEP for development exceeding 1 ac of disturbance but less than 1 ac of impervious area. No other stormwater permits are required.

N. Sewage Disposal: The facility has several wastewater disposal systems installed within the campground. These systems currently provide for wastewater disposal in accordance with the Maine Subsurface Wastewater Disposal Rules. The proposed improvements will not create an additional load on these systems as new flows are off-set with the removal of current flows to the system.

P. Landscaping: The proposed improvements will clear trees from the site and leave buffers along the abutting properties. One area is proposed as a tree save to buffer some of the site from Rt 102.

Q. This site development design provides erosion control through structural measures on-site during construction and notes related to these control practices and inspections. These measures are part of the Stormwater Law PBR which requires housekeeping, inspection and control measures.

T. Refuse Disposal: This project is part of the Bar Harbor waste collection program which is serviced through Gott's. The project will relocate dumpster out of the town's right of way and onto the developed site. This area is collected on a regular basis by the waste hauler and disposed of in accordance with the Town's contract and state solid waste regulations.

U. Hazardous Materials: The site will have minimal amounts of chemicals, fuels and oils on-site for use around the campgrounds, as noted. The materials will be stored in the maintenance building and protected as required by law, as applicable. These materials do not require any training or specialized handling and all quantities are below reportable limits, if limit is regulated. Propane will be maintained in a tank on-site and the tank is provided and owned by the fuel supplier. The supplier is responsible for the installation and oversight of the tank along with training of campground staff for filling operations.

W. There is no wildlife habitat mapped on this property as reported by Maine IF&W.

X. Aesthetic Areas: The project area has been reviewed by the Natural Areas Program and the Historic Preservation Commission and no concerns have been reported for the development of the site. The area will keep trees, as available, along the right of way County Road and Rt 102 which will assist in keeping minimal amount of scenic quality of the area intact.

Z. Light and Glare: The lights are selected to effectively illuminate the proposed drive and maintenance area but not spread light off site. They are LED fixtures and dimmable so that late evening they can be reduced in power for lower light levels.

BB. The existing sign is non-conforming due to a land taking by MDOT and is to remain in place. No new signs are proposed.

DD. Utilities: The utilities will be installed underground except for the service from street to a new pole by the maintenance building. This is proposed as overhead due to the required street crossing (County Road).

EE. Fire protection: This section of town does not have water service.

GG. This project is proposed to by self-financed by KOA through operating budgets. See included material.

LL. Other municipal services: The operations area of the development will not add to the town's road maintenance responsibilities, schools, snow removal, or police protection. The development will remove activities that have traditionally been completed in the road which have cause complaints into the town's police and public work departments. This development should reduce those calls.

NN. Natural Features: The property has been reviewed by the appropriate state agencies and not issues have been identified.

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

January 16, 2020

Jim Kiser
Kiser & Kiser Co.
PO Box 282
Hampden, ME 04444

Via email: jim@kiser-kiser.com

Re: Rare and exemplary botanical features in proximity to: Oceanside KOA Campground, Bar Harbor, Maine

Dear Mr. Kiser:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received January 14, 2020 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Bar Harbor, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
BLOSSOM LANE, DEERING BUILDING

maine DEPARTMENT OF Agriculture Conservation & Forestry

PHONE: (207) 287-804490
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for $150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Kristen Puryear

Kristen Puryear | Ecologist | Maine Natural Areas Program
207-287-8043 | kristen.puryear@maine.gov

Rare and Exemplary Botanical Features within 4 miles of Project: Oceanside KOA, Bar Harbor, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
American Sea-blite						
	T	S2	G5	1998-09-29	8	Tidal wetland (non-forested, wetland)
	T	S2	G5	2013-10-01	18	Tidal wetland (non-forested, wetland)
Auricled Twayblade						
	T	S2	G3G4	1927-09-16	20	Non-tidal rivershore (non-forested, seasonally wet),Forested wetland
	T	S2	G3G4	1891-07-03	21	Non-tidal rivershore (non-forested, seasonally wet),Forested wetland
Brackish Tidal Marsh						
	<null>	S3	GNR	2009	13	Tidal wetland (non-forested, wetland)
	<null>	S3	GNR	2009	12	Tidal wetland (non-forested, wetland)
Bush's Sedge						
	PE	SX	G4	1898-07-22	1	Open wetland, not coastal nor rivershore (non-forested, wetland)
Canada Burnet						
	T	S1	G5	2007	8	Conifer forest (forest, upland),Non-tidal rivershore (non-forested, seasonally wet)
Canada Mountain-ricegrass						
	SC	S2	G4G5	1897-07-14	10	Dry barrens (partly forested, upland)
Comb-leaved Mermaid-weed						
	E	S1	G5	1937-09	3	Open wetland, not coastal nor rivershore (non-forested, wetland)
Raised Level Bog Ecosystem						
	<null>	S4	GNR	1999-09-02	1	Forested wetland,Open wetland, not coastal nor rivershore (non-forested, wetland)
Salt-hay Saltmarsh						
	<null>	S3	G5	2013-10-01	63	Tidal wetland (non-forested, wetland)
Spruce - Fir - Northern Hardwoods Ecosystem						

Rare and Exemplary Botanical Features within 4 miles of Project: Oceanside KOA, Bar Harbor, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
	<null>	S5	GNR	1999	21	Conifer forest (forest, upland),Hardwood to mixed forest (forest, upland)
Swarthy Sedge						
	E	S2	G5	1897-07-12	11	Rocky coastal (non-forested, upland)
	E	S2	G5	1891-06-24	4	Rocky coastal (non-forested, upland)
	E	S2	G5	1898-08-17	6	Rocky coastal (non-forested, upland)
	E	S2	G5	1899-07-22	10	Rocky coastal (non-forested, upland)
	E	S2	G5	1891-06-24	5	Rocky coastal (non-forested, upland)

STATE RARITY RANKS

S1 Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.

S2 Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.

S3 Rare in Maine (20-100 occurrences).

S4 Apparently secure in Maine.

S5 Demonstrably secure in Maine.

SU Under consideration for assigning rarity status; more information needed on threats or distribution.

SNR Not yet ranked.

SNA Rank not applicable.

S#? Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).

Note: **State Rarity Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.

GLOBAL RARITY RANKS

G1 Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.

G2 Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.

G3 Globally rare (20-100 occurrences).

G4 Apparently secure globally.

G5 Demonstrably secure globally.

GNR Not yet ranked.

Note: **Global Ranks** are determined by NatureServe.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's **Endangered** and **Threatened** plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

E ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.

T THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

NON-LEGAL STATUS

SC SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.

PE Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

ELEMENT OCCURRENCE RANKS - EO RANKS

Element Occurrence ranks are used to describe the quality of a rare plant population or natural community based on three factors:

- **Size**: Size of community or population relative to other known examples in Maine. Community or population's viability, capability to maintain itself.
- **Condition**: For communities, condition includes presence of representative species, maturity of species, and evidence of human-caused disturbance. For plants, factors include species vigor and evidence of human-caused disturbance.
- **Landscape context**: Land uses and/or condition of natural communities surrounding the observed area. Ability of the observed community or population to be protected from effects of adjacent land uses.

These three factors are combined into an overall ranking of the feature of **A**, **B**, **C**, or **D**, where **A** indicates an **excellent** example of the community or population and **D** indicates a **poor** example of the community or population. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank. The Maine Natural Areas Program tracks all occurrences of rare (S1-S3) plants and natural communities as well as A and B ranked common (S4-S5) natural communities.

Note: **Element Occurrence Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines Element Occurrence ranks for animals.

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

January 28, 2020

Mr. James R. Kiser
Kiser & Kiser Co.
PO Box 282
Hampden, ME 04444

Project: MHPC# 0114-20 Bar Harbor Oceanside KOA; County Road and Route 102 Expansion of Campground

Town: Bar Harbor, ME

Dear Mr. Kiser:

In response to your recent request, I have reviewed the information received January 17, 2020 to initiate consultation on the above referenced project.

Based on the information provided, I have concluded that there are no National Register eligible properties on or adjacent to the parcels. In addition, the project area is not considered sensitive for archaeological resources.

Please contact Megan M. Rideout of our staff, at megan.m.rideout@maine.gov or 207-287-2992, if we can be of further assistance in this matter.

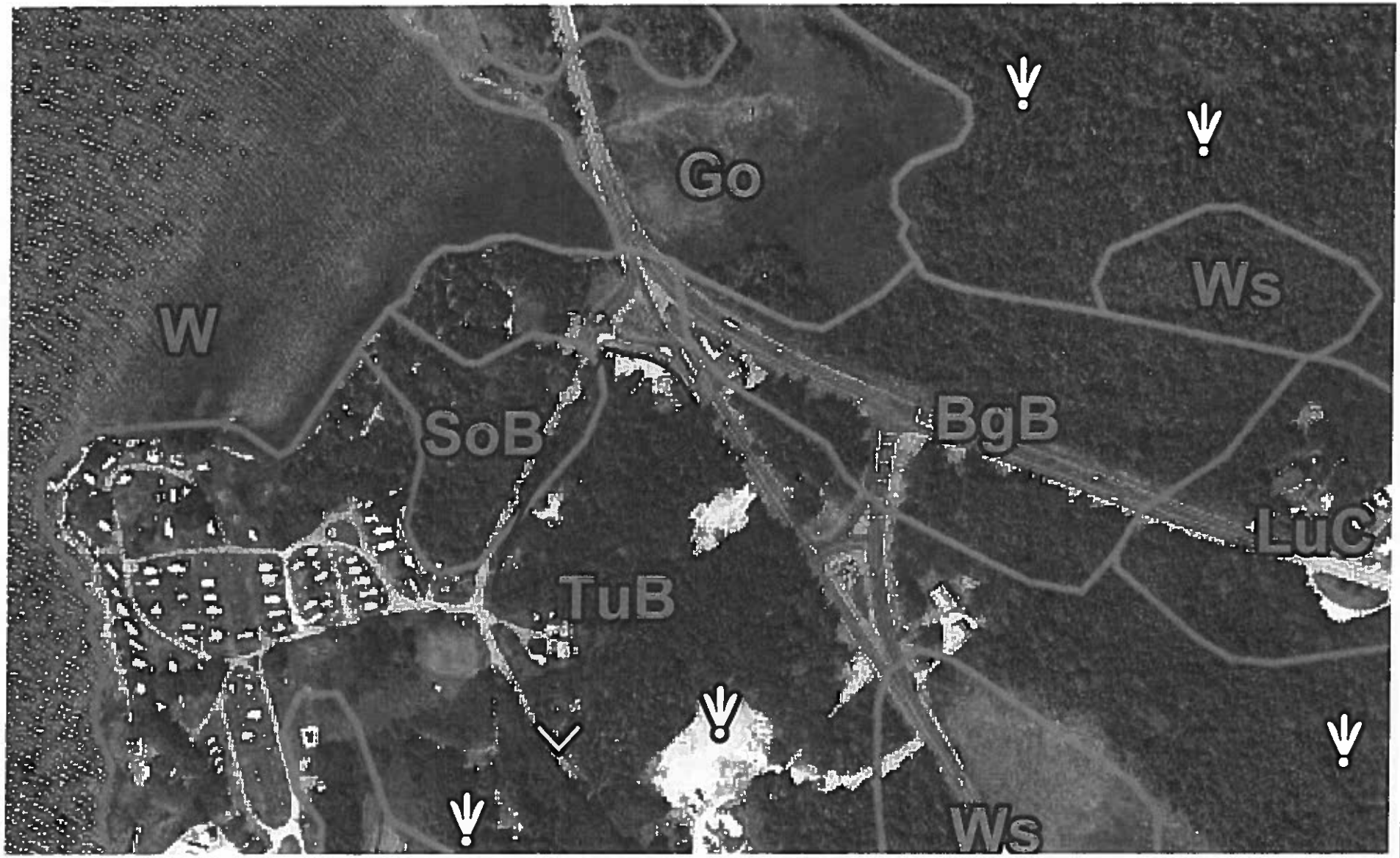
Sincerely,

Kirk F. Mohney
State Historic Preservation Officer

PHONE: (207) 287-2132 FAX: (207) 287-2335

Section 10. Medium Intensity Soil Survey

The soil survey map is attached



MEDIUM INTENSITY SOILS; OCEANSIDE KOA
COUNTY ROAD
BAR HARBOR, MAINE

North

0' 150' 300'
SCALE

BAR HARBOR OCEANSIDE KOA
BAR HARBOR, ME 04609

SOIL LEGEND

SoB	SHEEPSCOT; SANDY LOAM
TuB	TUNBRIDGE-LYMAN COMPLEX; LOAM TO SANDY LOAM, SHALLOW BEDROCK

KISER
ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700

Section 11. Landscaping, Buffering & Screening

All buffering and screening provided by existing vegetation to be left in place and no new landscape plantings are proposed.

Section 12. Street, Sidewalk & Access Plan

A. Drainage at intersections: The driveway intersections will be drained by grading of the access drive and directing water toward existing culverts.

B. Intersection of Existing Streets: the intersection of Route 102 and County Road is shown on the plans. No work is proposed to the intersection.

C. Access Roadway: The project is not proposing to create now roads.

D. Drainage Features: The site is graded with swales and culverts to provide drainage. Culverts are sized, inverted, etc. as required.

E. Curve Data: no new streets are proposed

F. Intersection radii: Radii are shown on the plan

G. Centerline grade: no new roads

H. B/D Street lines: no new roads

I. Accel/decel lanes: no new roads

J. Design Details: detail for gravel drives are shown on the plans

K. Travel Direction: travel direction on the internal driveways is shown

L. Crosswalk locations: none proposed

M. Street names: no new streets and internal driveways do not need naming

N. Subdivision name: project is not a subdivision

Section 13. E-911

Per our conversation with Steve Weed in the assessing office, the internal road and drives do not need names.

Section 14. Photographs

A. Town Aerial Map: Attached is aerial photo

B. Pictures of the Area: Attached are photos from the right of way

AERIAL PHOTO; OCEANSIDE KOA
COUNTY ROAD
BAR HARBOR, MAINE

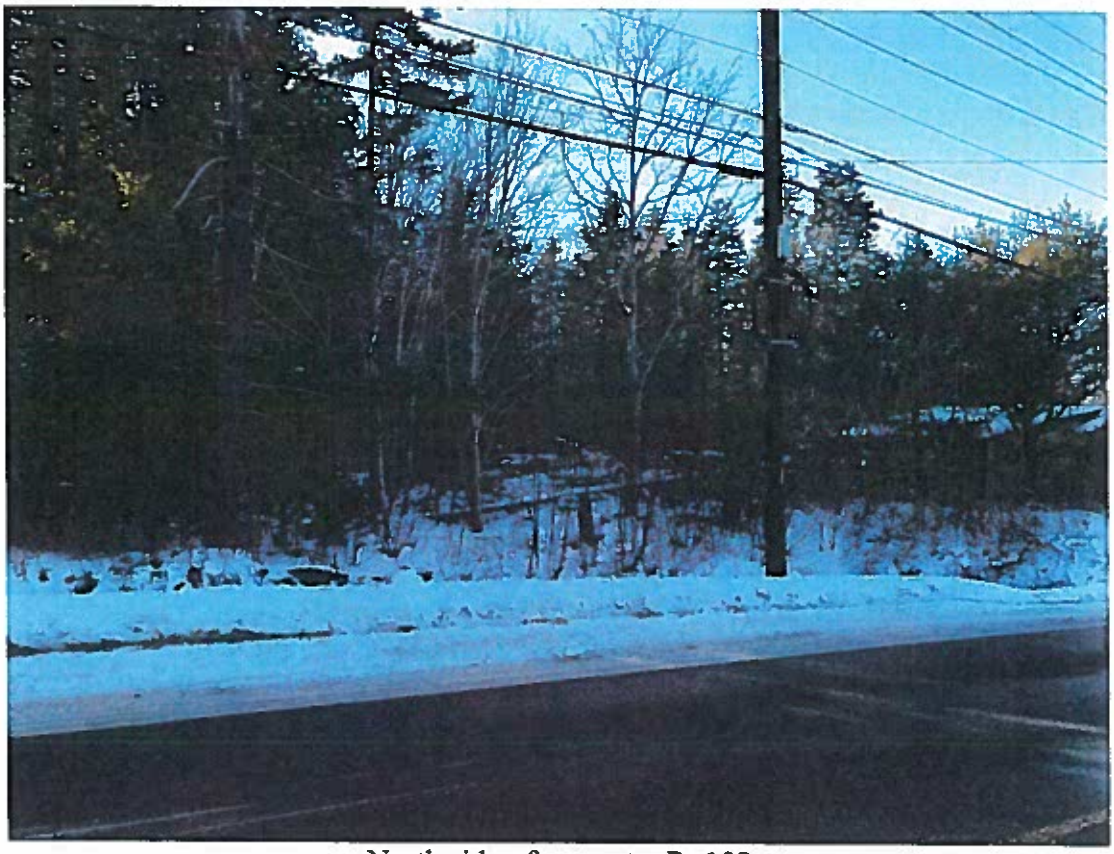
North

BAR HARBOR OCEANSIDE KOA
BAR HARBOR, ME 04609

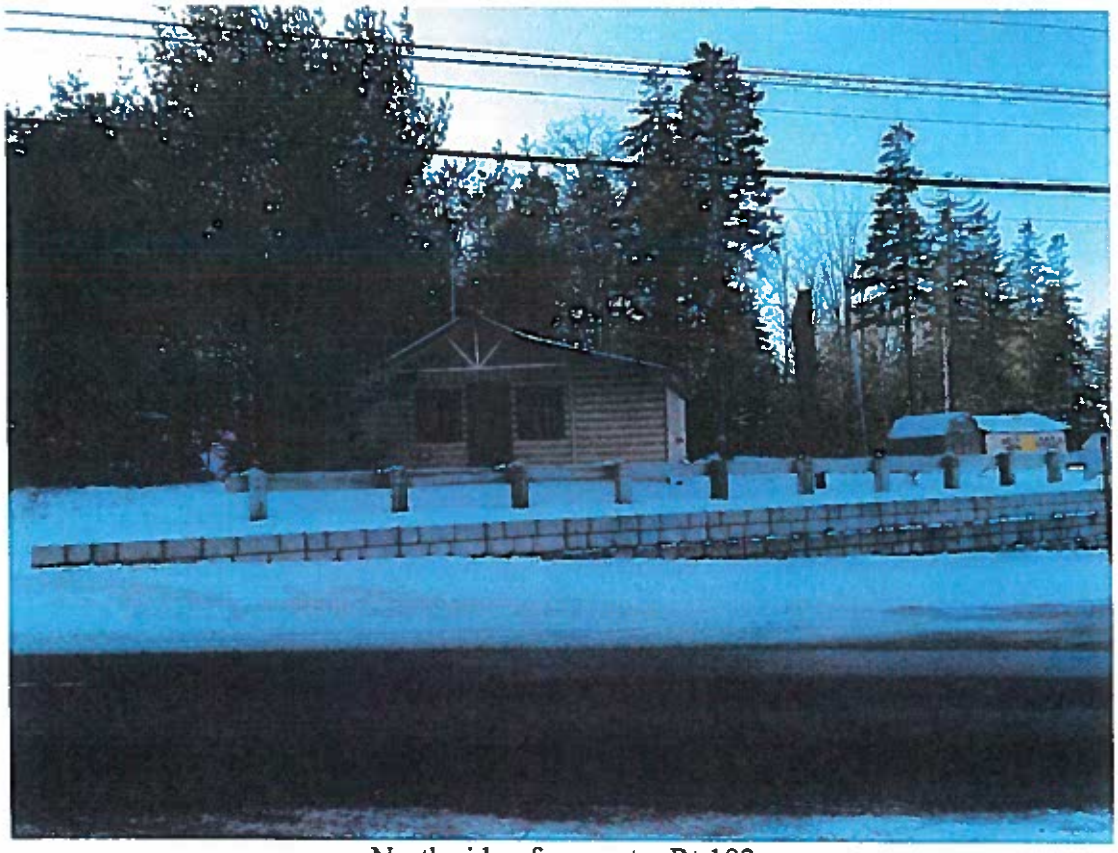
0' 50' 100'
SCALE

KISER
ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700

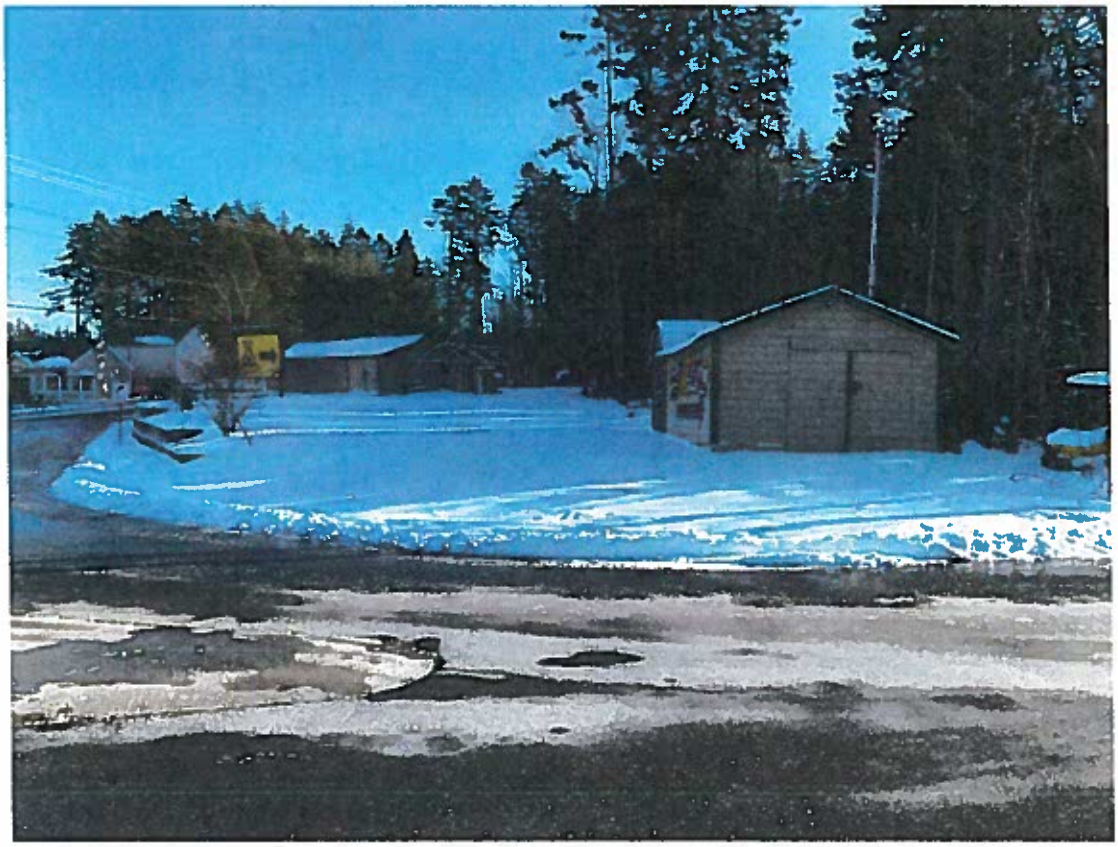
SITE PHOTOS FROM RIGHT OF WAY



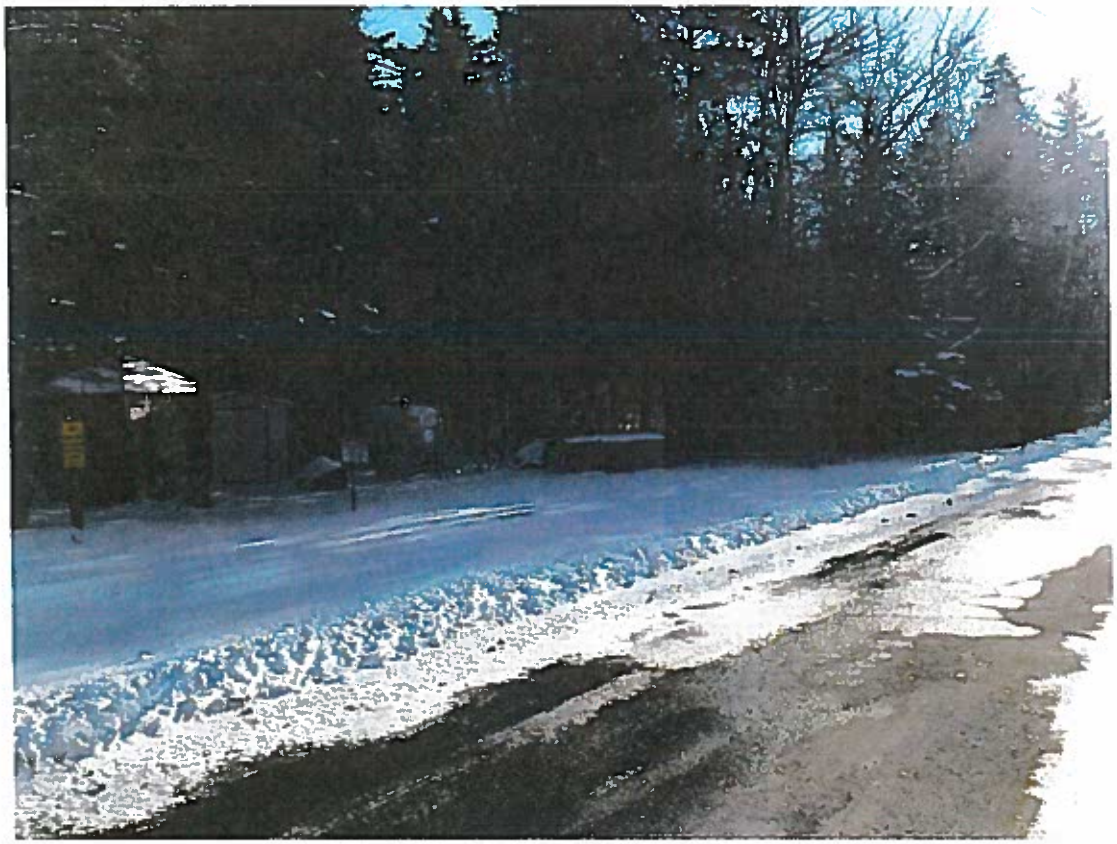
North side of property, Rt 102



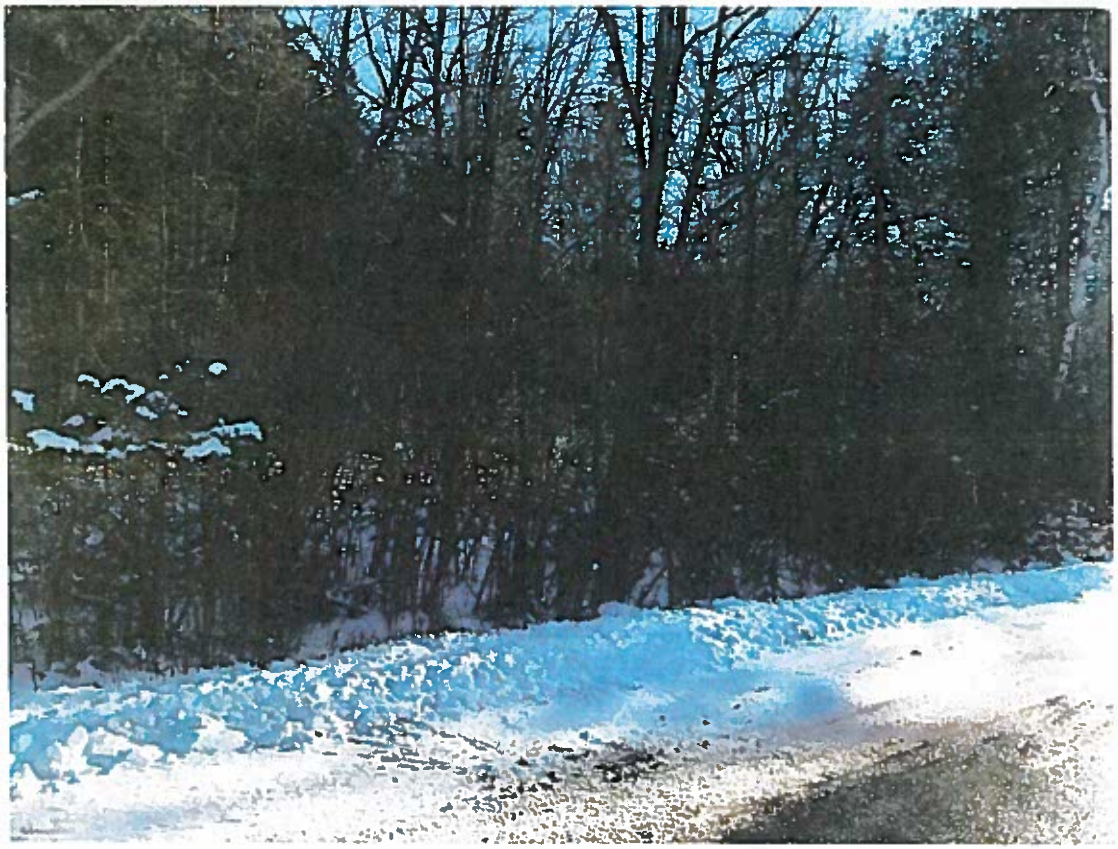
North side of property, Rt 102



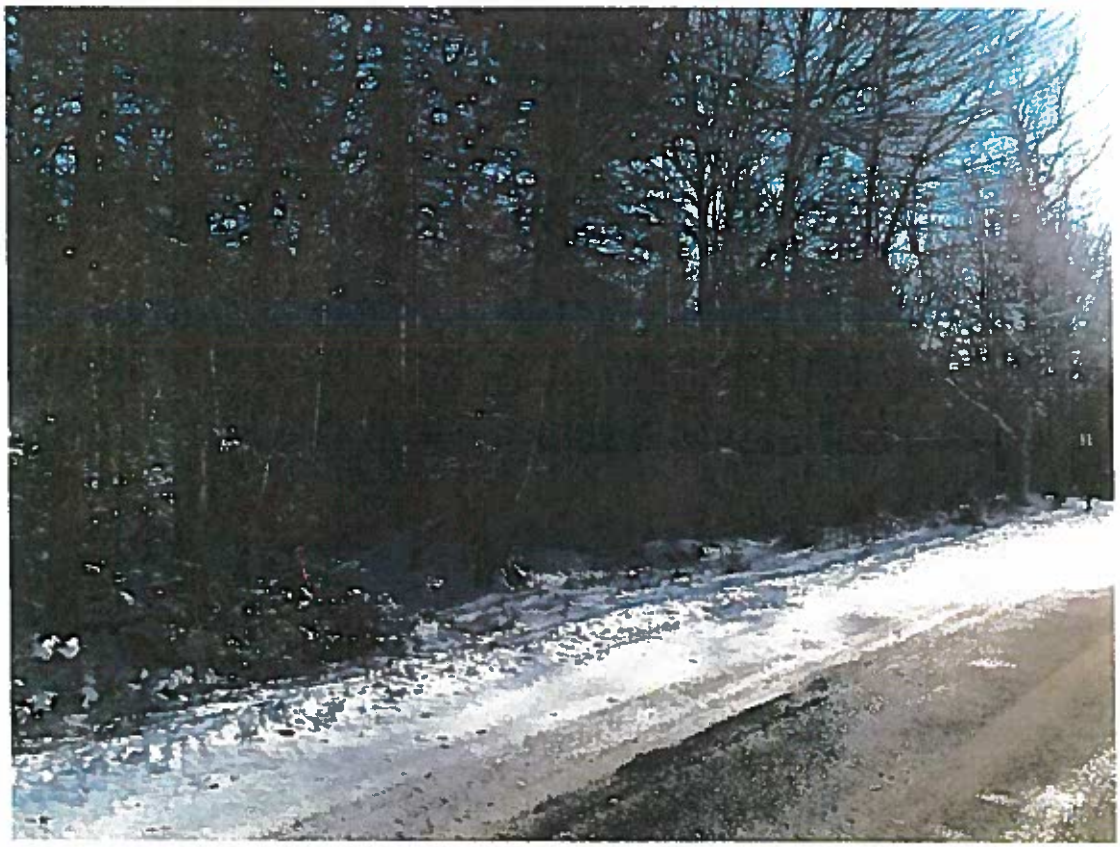
North end of site, County Road



West side of site along County Road



West side of site along County Road



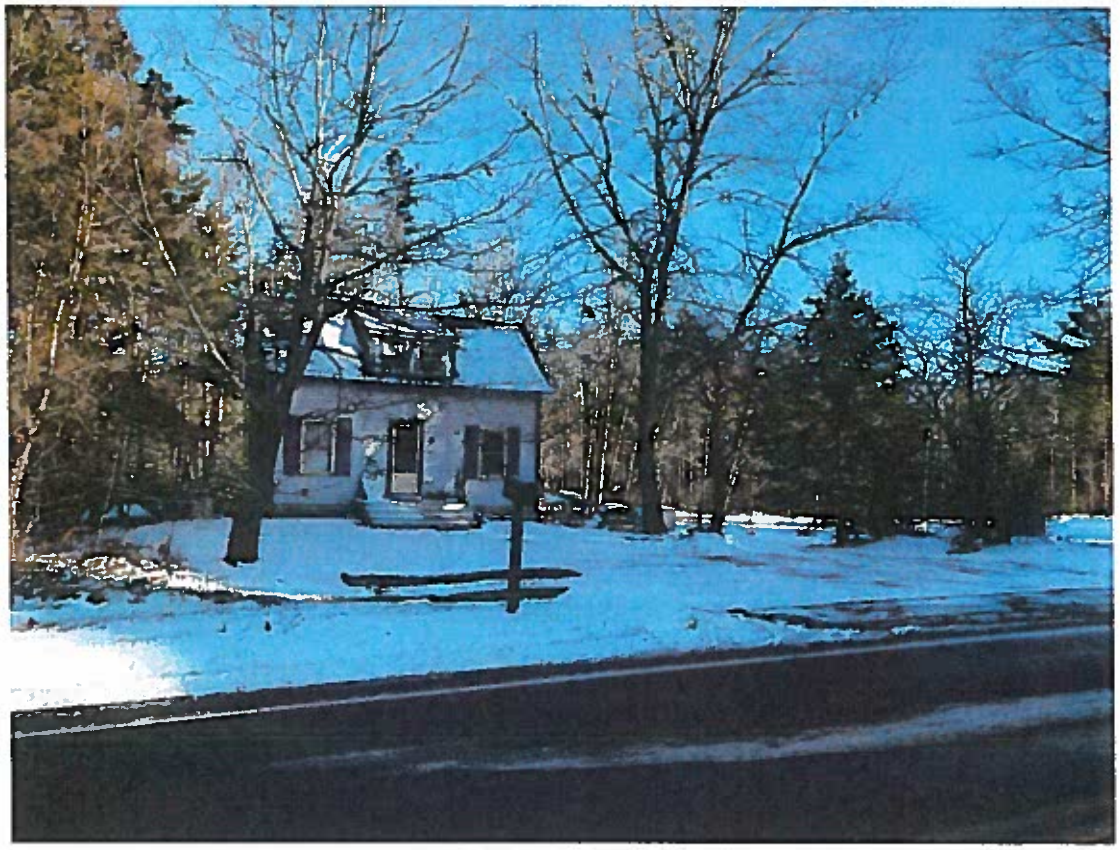
West side of site along County Road

West side of site along County Road

West side of site along County Road

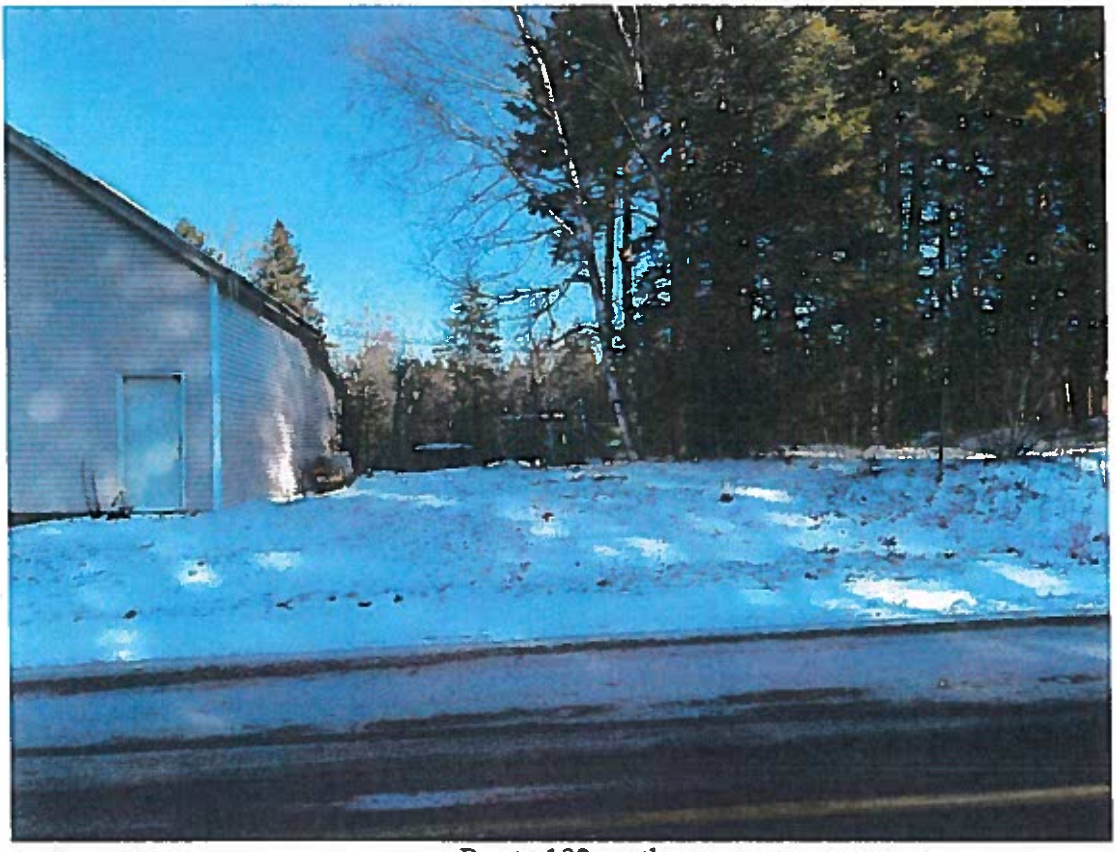
West side of site along County Road near property corner

No right of way views of southerly or easterly sides of the site.



Route 102 north

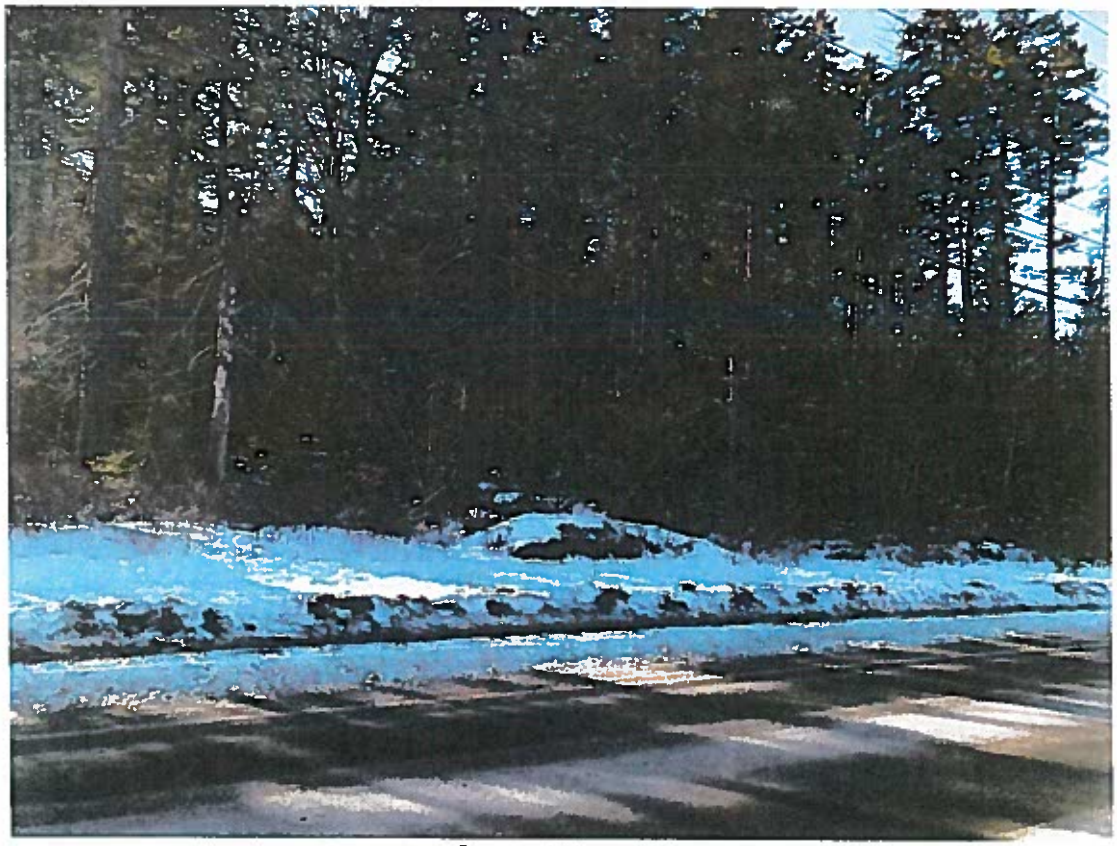
Route 102 north



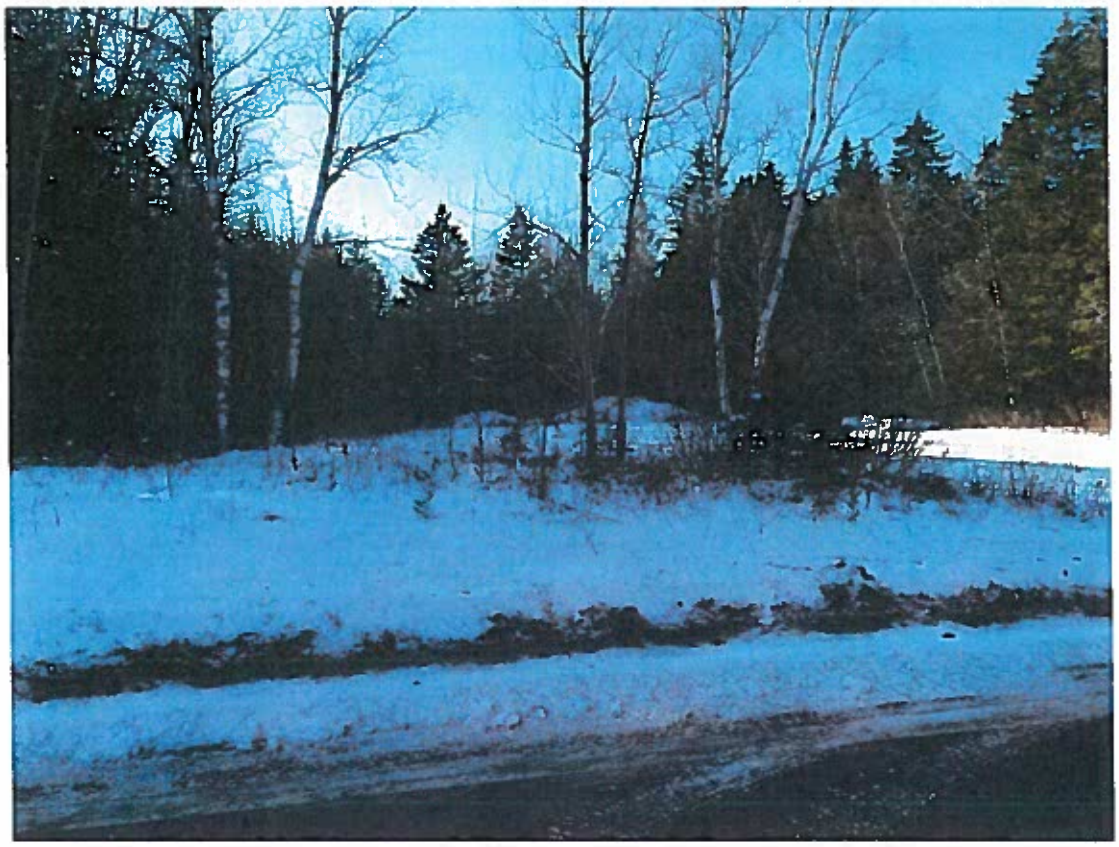
Route 102 north

Route 102 north

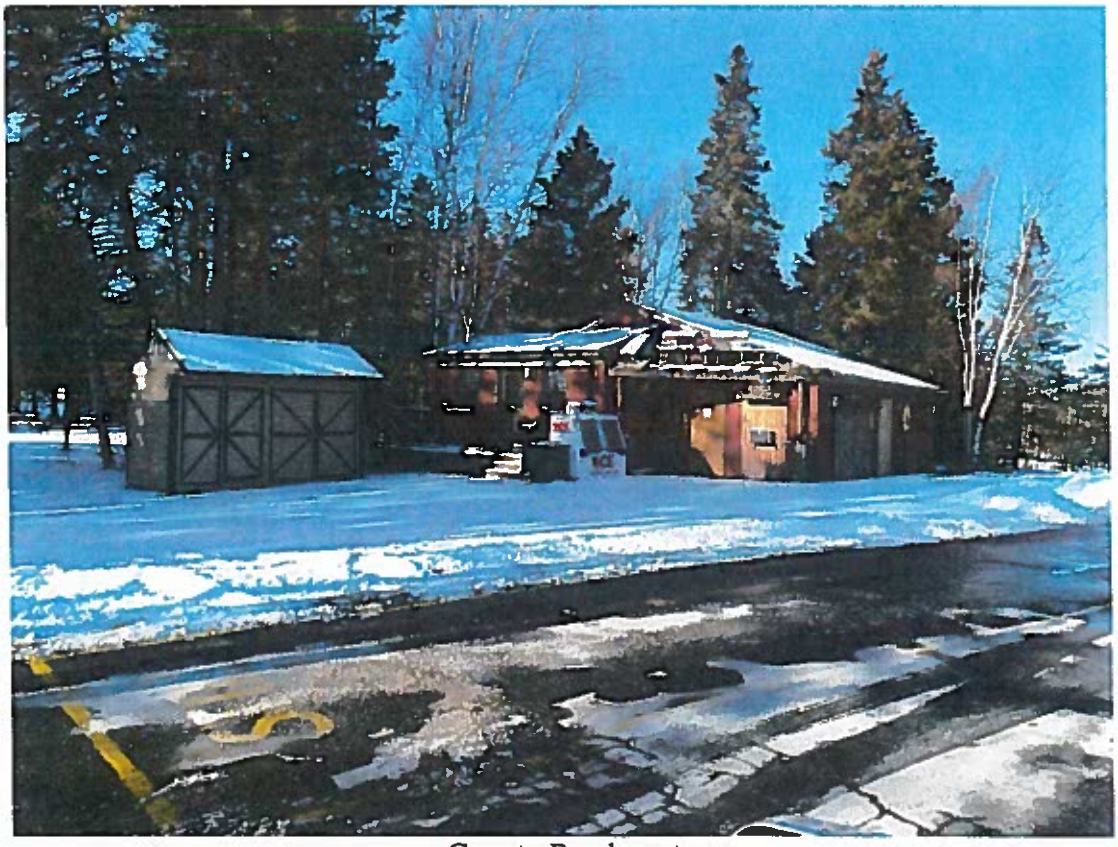
Route 102 north



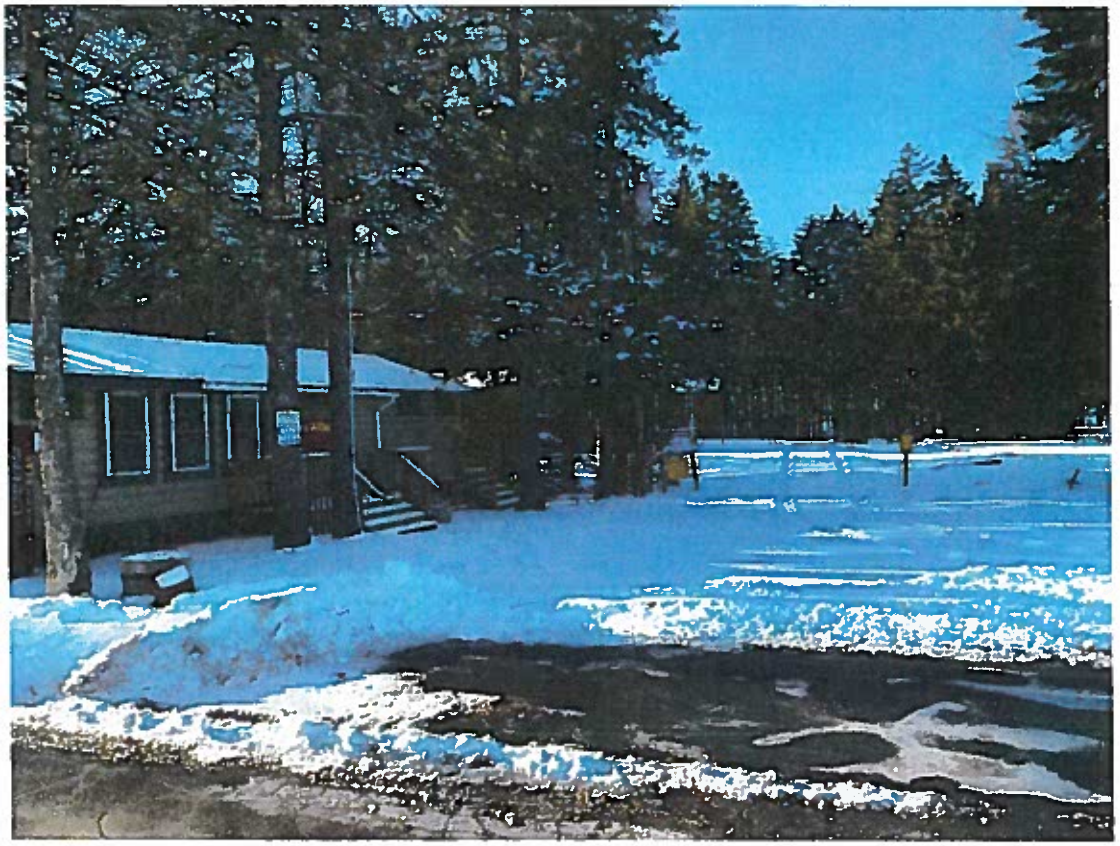
Route 102 south



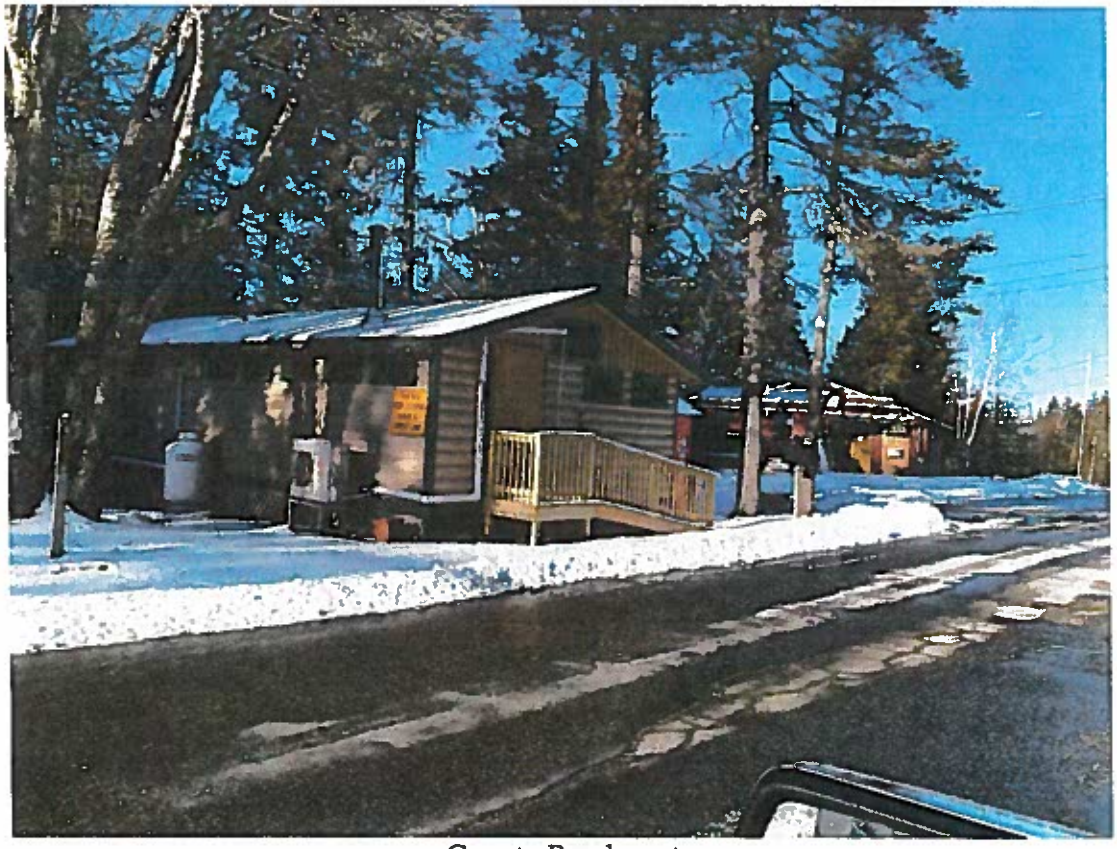
Route 102 south



County Road west

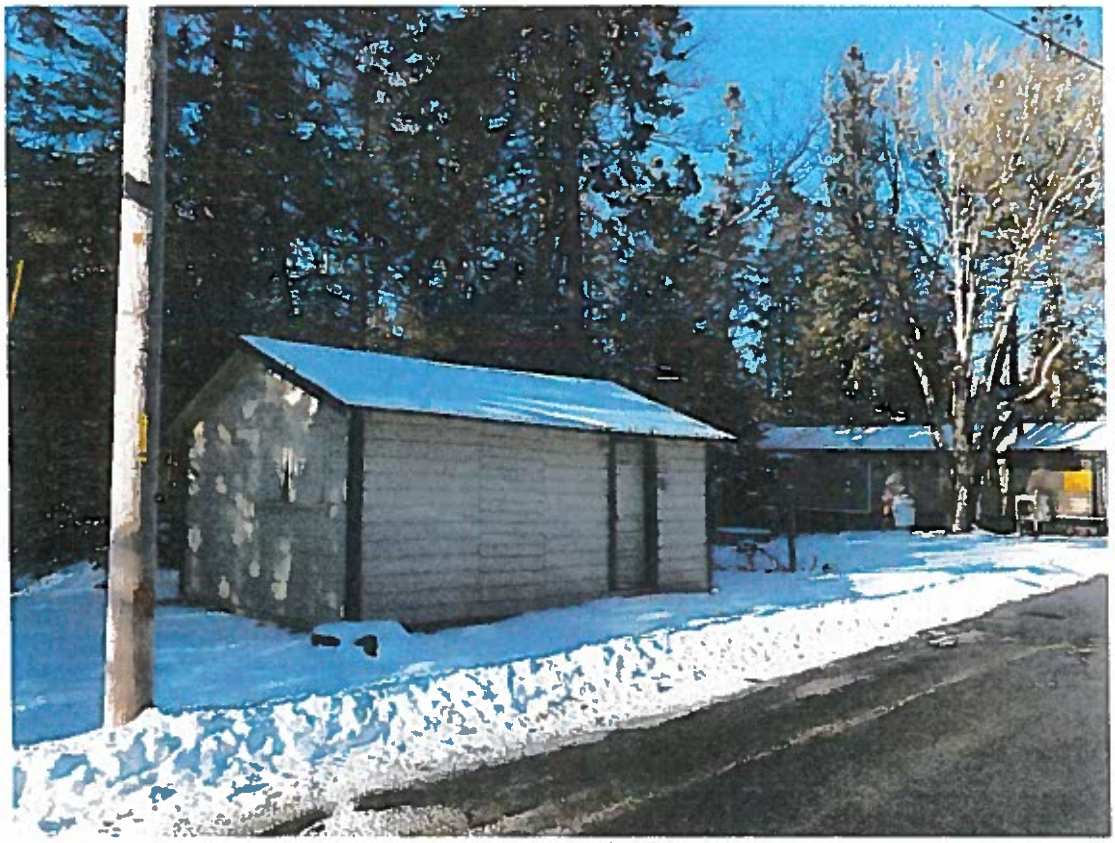


County Road west



County Road west

County Road west



County Road west

County Road west

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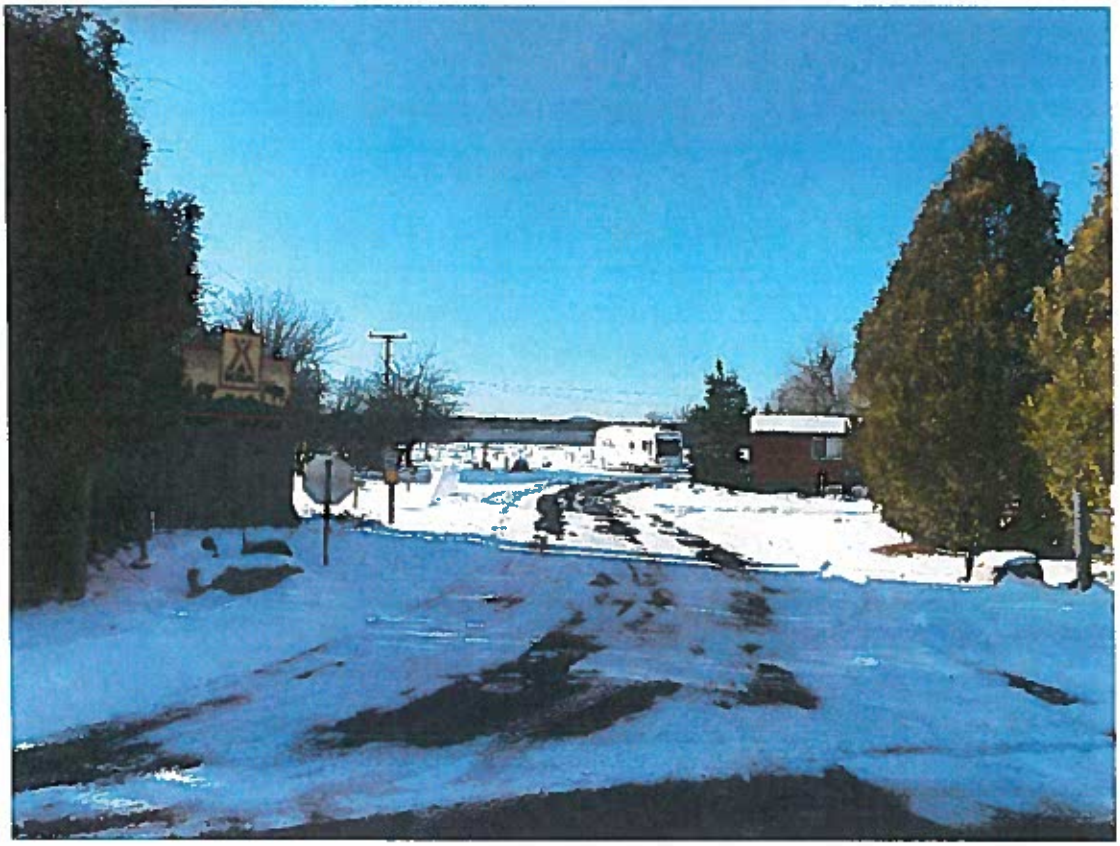
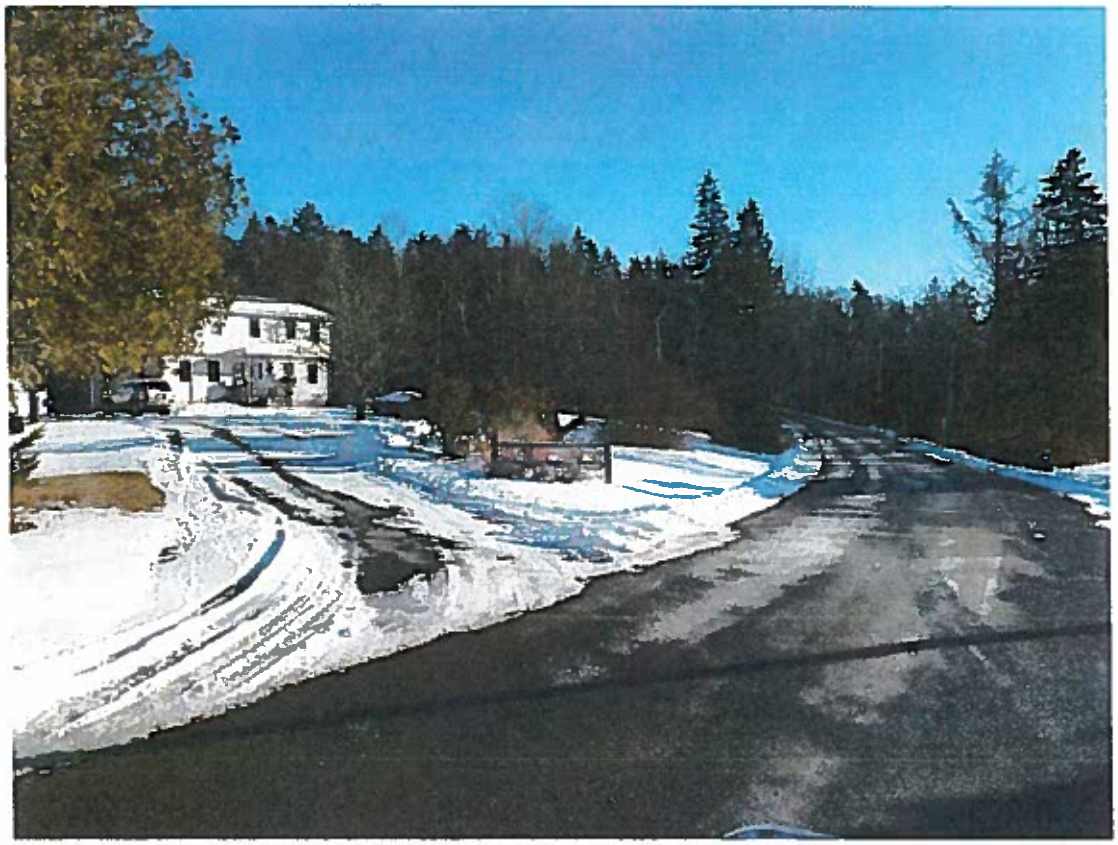
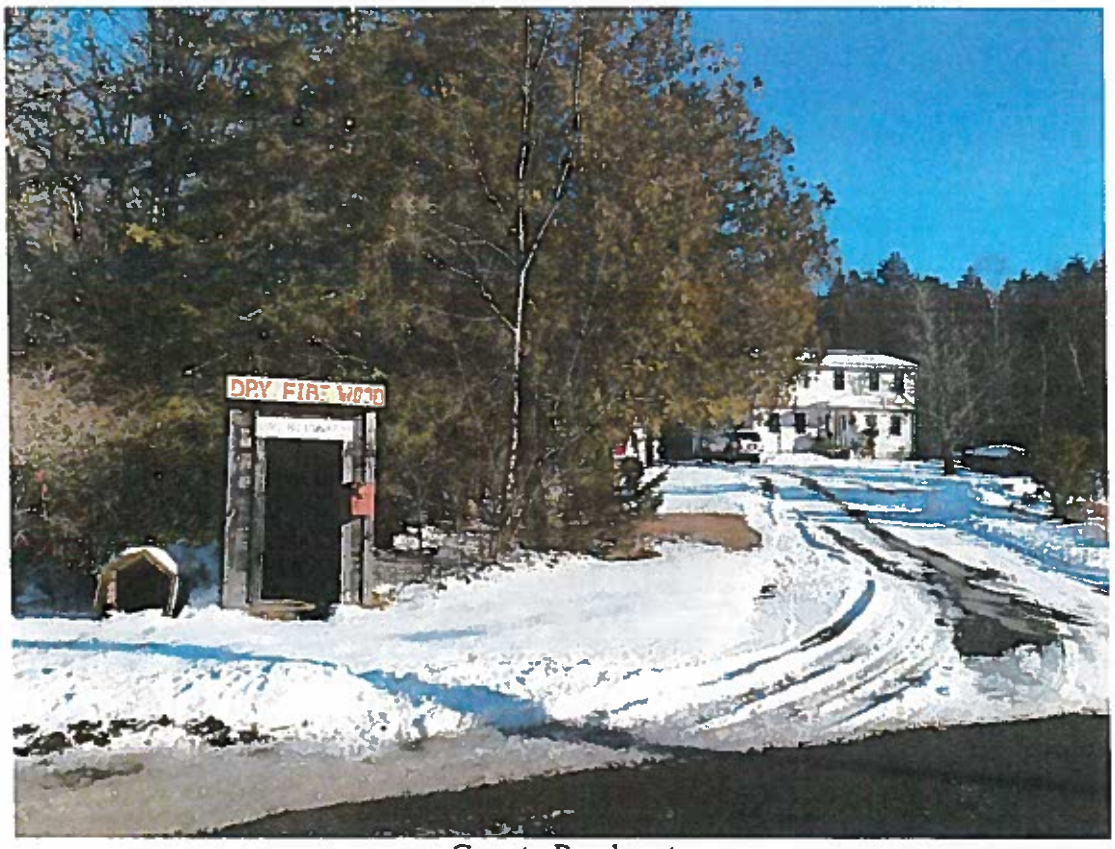


County Road west

County Road west



County Road east



County Road east

Section 15. Subsurface Wastewater Disposal

A. The project will dispose of waste within the campground disposal systems. The attached HHE-200 will be used to install tanks on-site as a modification to the existing system #1 at the campground.

The wastewater generated by this site development plan will be disposed of through the existing subsurface wastewater disposal system serving the campground. The wastewater will be collected in septic tanks located in this development as shown on the Site Plan with a 1,500 gal tank serving the home/laundry and two 1,500 gal tanks in series serving the dump stations. The dump stations are not estimated to generate more wastewater then the current station; however, the two sites will reduce wait times and cueing lines. The laundry is a transfer from the campground and the home (2 bdrm=180 gpd) will offset the removal of 3 campsites (60 gpd/site) on this property. Therefore, the wastewater generation is estimated at a net zero increase. The property will connect to the pump station for the old dump station and be distributed to disposal system #1.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept.Health & Human Services
Div of Environmental Health , 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, Plantation: BAR HARBOR

Street or Road: 135 COUNTY ROAD

Subdivision, Lot #:

>> CAUTION: LPI APPROVAL REQUIRED <<

#777

Town/City _____ Permit # _____

Date Permit Issued ___/___/___ Fee: $_____ Double Fee Charged [ ]

_____ L.P.I. # _____

Local Plumbing Inspector Signature

OWNER/APPLICANT INFORMATION

Name (last, first, MI): OCEANSIDE KOA ● Owner ☐ Applicant

Mailing Address of Owner/Applicant: 136 COUNTY ROAD
BAR HARBOR, ME 04609

Daytime Tel. #: 288-3520

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 211 Lot # 1

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

_____ _____
Signature of Owner or Applicant Date

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved

_____ _____
Local Plumbing Inspector Signature (2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION

● 1. First Time System
☐ 2. Replacement System
Type replaced: _____
Year installed: _____
☐ 3. Expanded System
☐ a. <25% Expansion
☐ b. ≥25% Expansion
☐ 4. Experimental System
Seasonal Conversion

THIS APPLICATION REQUIRES

● 1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 3. Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

☐ 1. Complete Non-engineered System
☐ 2. Primitive System (graywater & alt. toilet)
☐ 3. Alternative Toilet, specify: _____
● 4. Non-engineered Treatment Tank (only)
☐ 5. Holding Tank, _____ gallons
☐ 6. Non-engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System (2000 gpd or more)
☐ 9. Engineered Treatment Tank (only)
☐ 10. Engineered Disposal Field (only)
☐ 11. Pre-treatment, specify: _____
☐ 12. Miscellaneous Components

SIZE OF PROPERTY

2.6± ☐ SQ. FT. ● ACRES

SHORELAND ZONING

☐ Yes ● No

DISPOSAL SYSTEM TO SERVE

● 1. Single Family Dwelling Unit, No. of Bedrooms: 3
☐ 2. Multiple Family Dwelling, No. of Units: _____
● 3. Other: 1 WASHING MACHINE (specify)
Current Use ☐ Seasonal ☐ Year Round ● Undeveloped

TYPE OF WATER SUPPLY

● 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
☐ 4. Public ☐ 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

● 1. Concrete
● a. Regular
☐ b. Low Profile
☐ 2. Plastic
☐ 3. Other: _____
CAPACITY: 3 AT GAL.
1500 EACH

DISPOSAL FIELD TYPE & SIZE

☐ 1. Stone Bed ☐ 2. Stone Trench
☐ 3. Proprietary Device
☐ a. cluster array ☐ c. Linear
☐ b. regular load ☐ d. H-20 load
☐ 4. Other: _____
SIZE: _____ ☐ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

● 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes or Maybe, specify one below:
☐ a. multi-compartment tank
☐ b. ___ tanks in series
☐ c. increase in tank capacity
☐ d. Filter on Tank Outlet

DESIGN FLOW

FOR TANK SIZING ONLY
1,605 gallons per day
BASED ON:
● 1. Table 4A (dwelling unit(s)) 2 BDRM 180 GPD
● 2. Table 4C(other facilities)
SHOW CALCULATIONS for other facilites
DUMP STATION 1,125 GPD
WASHER 300 GPD
☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION
___/___
at Observation Hole #_____
Depth _____"
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

☐ 1. Medium—2.6 sq. ft. / gpd
☐ 2. Medium—Large 3.3 sq. f.t / gpd
☐ 3. Large—4.1 sq. ft. / gpd
☐ 4. Extra Large—5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

☐ 1. Not Required
☐ 2. May Be Required
☐ 3. Required
Specify only for engineered systems:
DOSE: _____ gallons

LATITUDE AND LONGITUDE

at center of disposal area
Lat. 44 d 25 m 15.4 s
Lon. 68 d 21 m 51 s
if g.p.s, state margin of error: 30'

SITE EVALUATOR STATEMENT

I certify that on _____ (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

_____ 251 5 FEB 20
Site Evaluator Signature SE # Date

JAMES R KISER 862-4700 _____
Site Evaluator Name Printed Telephone Number E-mail Address

Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.

HHE-200 Rev. 08/2011

Section 16. Groundwater

A. Use Assessment: This project will not increase use of groundwater through the existing wells based on the relocation of uses, removal of tent sites and the addition of manager's house. This site is supplied by a public drinking water system from 2 wells. One well is located on the campground site and the second well is located on this site development plan. The wells are permitted and monitored by the Maine Drinking Water Program with reports filed on a monthly basis. The program's inspector provided a copy of the last on-site inspection completed in 2016 (attached) and the monitoring reports submitted for 2019 (attached). The sites Drinking Water Permit number is ME0001409. Well #2 is shown on the site plan and will be used to serve the facilities shown on the site plan including the laundry, managers house and the hose bibs at the dump stations. The additional water demand for this facility is a net no increase. (also see section 15)

B. Hydrogeological Study: no new wastewater systems proposed.

Department of Health and Human Services
Maine People Living Safe, Healthy and Productive Lives

Maine CDC Drinking Water Program
Sanitary Survey Summary Report

Name of water system: Bar Harbor Oceanside KOA PWSID#: ME0001409

Date of sanitary survey: 6/15/2016 Survey by: Scott Whitney

Findings: ☐ No Deficiencies ☑ Deficiencies or Sanitary Defects were noted as identified below & ☑ Recommendations Only

This Report summarizes Drinking Water Program (DWP) findings from its Sanitary Survey Inspection that requires or recommends actions to be performed by you, the Public Water System (PWS) Supplier or Owner. Please note the following:

- Any Deficiencies or Sanitary Defects listed below require you to complete the specific actions by the deadlines listed. Write the date of completion on this form & provide a copy to your DWP Field Inspector
- For Significant Deficiencies identified and recorded below, this Report serves as a formal Notice of Noncompliance that your PWS is in Violation of the *Rules Relating to Drinking Water* (10-144 C.M.R. Ch. 231, §4).
- Failure to complete Significant Deficiency or Sanitary Defect actions by the deadline(s) listed (and/or failure to notify DWP of that completion) may result in future enforcement, including, but not limited to, possible administrative fines. (See 10-144 C.M.R. Ch. 231 (1-C) and 22 M.R.S. §2619).

Deficiencies: DWP Field Inspector has identified any deficiencies as Minor or Significant by circling M or S. "S.D." is circled if deficiency is a "Sanitary Defect":

☑ Source: (M) or S)(S.D.) Well #2 - raise well casing 18" above ground & Due: 9/15/16
Action Required: install a sanitary seal well cap. Completed: ____

☑ Treatment: (M) or S)(S.D.) Install cap on chlorine tank for well #1 and seal Due: 7/15/16
Action Required: inlet pipe w/ grommet on chlorine tank for Well #2. Completed: 7/11/16

Distribution: (M or S)(S.D.) ____ Due: ____
Action Required: ____ Completed: ____

☐ Finished Water Storage: (M or S)(S.D.) ____ Due: ____
Action Required: ____ Completed: ____

☐ Pumps: (M or S)(S.D.) ____ Due: ____
Action Required: ____ Completed: ____

☑ Monitoring & Reporting, Data Verification: (M) or S)(S.D.) Collect 2 free chlorine residuals Due: 7/10/16
Action Required: per week @ Well #1 & Well #2 annotate on MOR-12 Completed: 7/4/16

☐ Management & Operation: (M or S)(S.D.) form & submit copy to DWP by 10th of Due: ____
Action Required: following month. Completed: ____

☑ Operator Compliance: (M) or S)(S.D.) Order a new HACH DPD free chlorine Due: 6/22/16
Action Required: residual test kit & reagent. Completed: 6/29/16

☑ Other: (M or S)(S.D.) Well #2 needs a raw water tap w/ check value prior Due: 7/15/16
Action Required: to chlorine injection. Completed: 7/11/16

The Drinking Water Program makes the following recommendations:

☑ Chlorination treatment standard operation procedure manual.
☑ Annual service contract with water treatment company.
☐ ____
☐ ____

Owner/Operator Signature

Scott A. Whitney
Drinking Water Program Official Signature

Yellow & Pink Copies to Owner
White Copy to DWP

Maine CDC Drinking Water Program
11 State House Station
Augusta, ME 04333-0011
Tel: (207) 287-2070 Fax: (207) 287-4172

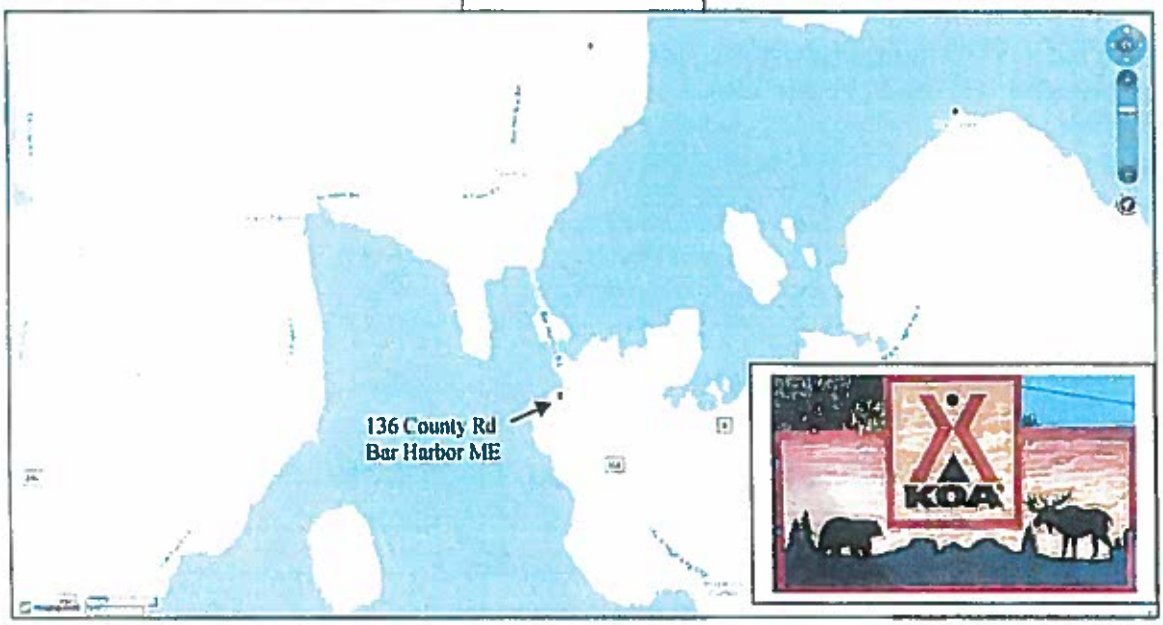
Inspection Report

PWS Name: Bar Harbor Oceanside KOA Campground **PWSID:** ME0001409

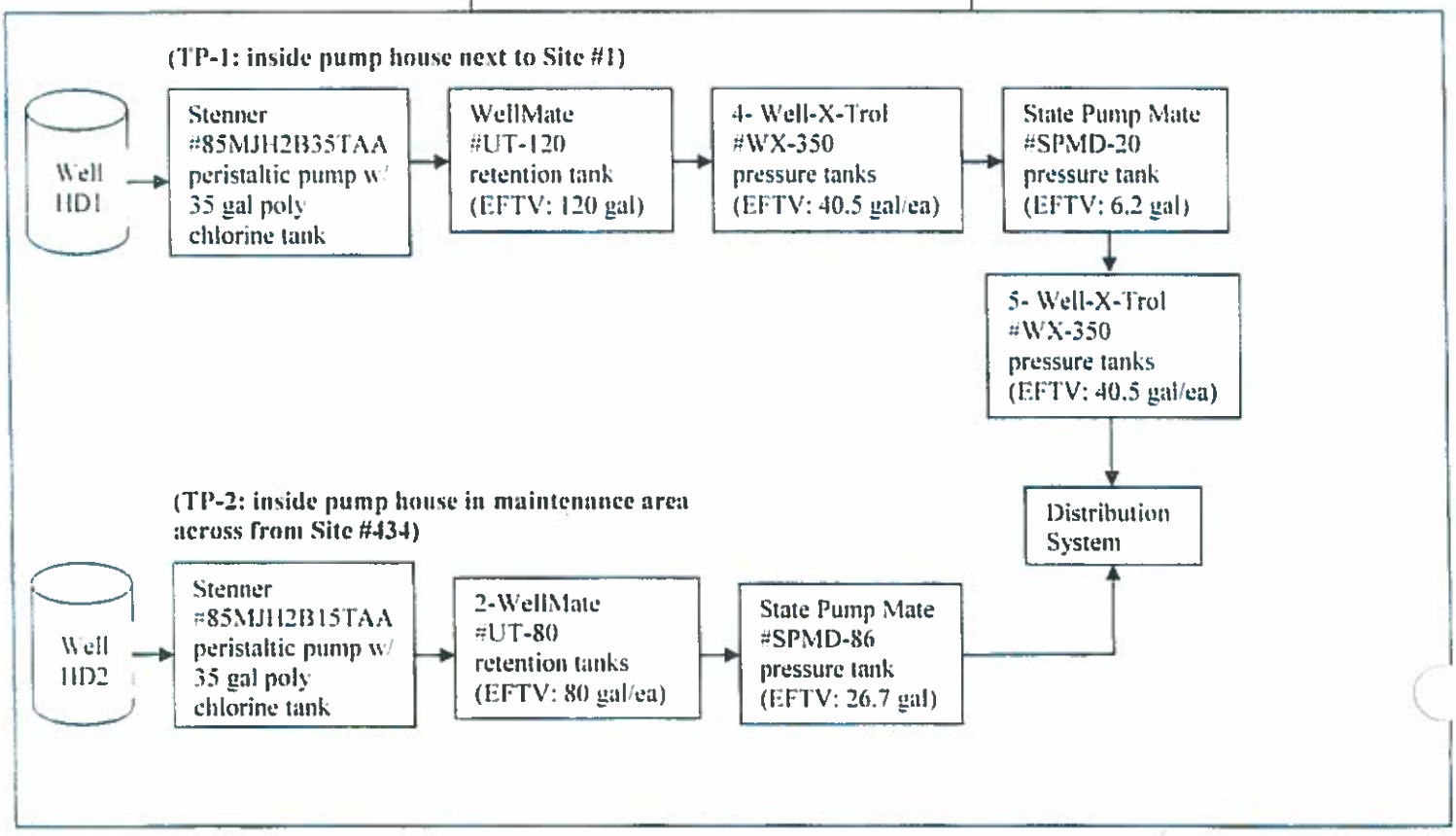
PWS Contact: Barbie Fallon **PWS Type:** Transient **DWP District:** E

Inspector: Scott Whitney **Inspection Type:** Sanitary Survey **Date:** 6/15/2016

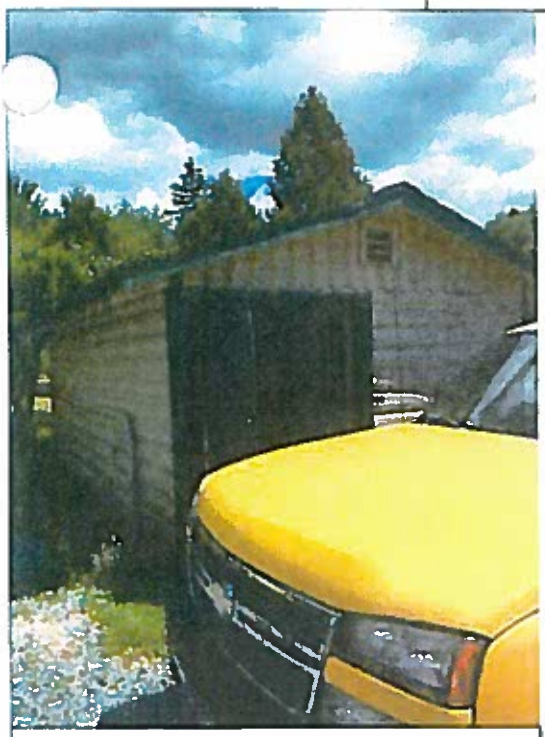
Location Map



Water System Schematic Drawing



Water System Pictures: Well HD 1 and TP-1



pump house 1: located ~30' south of (beside) Site #1

Well HD 1 (W) 148' drilled well with cast iron well seal – chlorination treatment (C) inside pump house 1

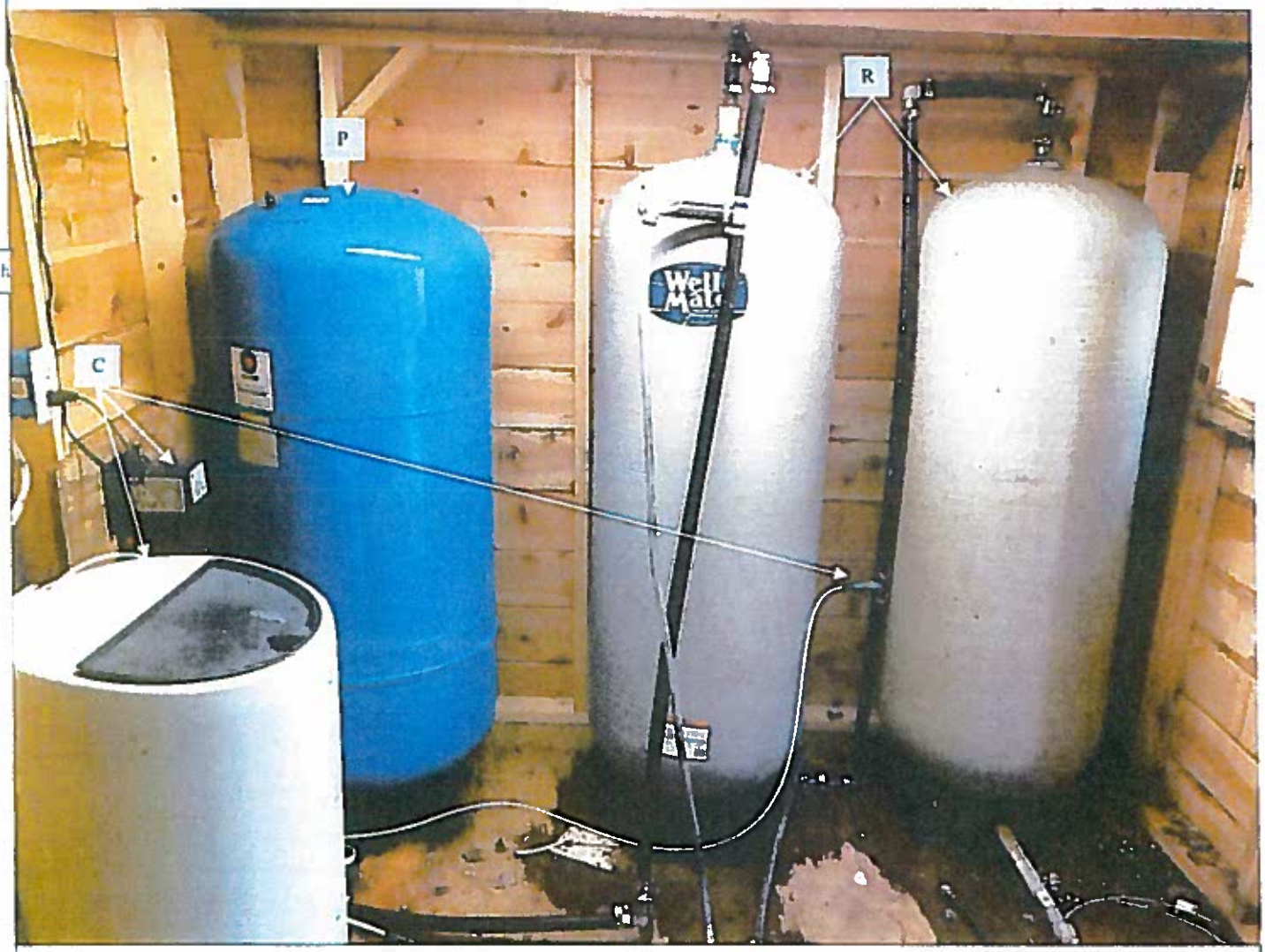
1 retention tank (R) – 4 pressure bladder tanks (P) inside pump house 1

5 pressure bladder tanks (P) inside pump house 1

Water System Pictures: Well HD 2 and TP-2

pump house 2 in maintenance area across the road from Site #434

Well HD 2 (W) 424' drilled well with cast iron well seal, underneath floor of pump house 2



2 retention tanks (R) – pressure bladder tank (P) – chlorination treatment (C) inside pump house 2

Site Plan

PSC's within a 300' radius of the Well HD 1 ***(also see attached PSC Report)*****:**

- **septic leach field @100'**
- **UST and gas pumps: DEP Reg. #6255 gasoline tank @750'**
- **gravel camp road @20'**

Notes: uses propane for cooking and heating

PSC's within a 300' radius of the Well HD 2 ***(also see attached PSC Report)*****:**

- **UST and gas pumps: DEP Reg. #6255 gasoline tank @500'**
- **gravel camp road @50'**

Notes: septic leach field > 300'; uses propane for cooking and heating

TCR sample site
men's bathroom sink
in bath house 3

PSC Report ME0001409 BAR HARBOR KOA OCEANSIDE

Tuesday, June 14, 2016

	PSC TYPE	DISTANCE TO WELL (FEET)	PSC STATU	LAST VERIFIED	METHOD USED TO DETERMINE DISTANCE	COMMENTS
1409101 A	DR WELL 148'					
	~~Parking lot~~ road	~~40~~ 20'	ACTIVE	~~8/25/2011~~ 6/15/16	FIELD ESTIMATED DISTANCE	~~RV sites~~ gravel campground roa
	Septic system, septic waste disposal	100' ✓	ACTIVE	~~8/25/2011~~ 6/15/16	FIELD ESTIMATED DISTANCE	
	UST	750'				DEP Reg #6255 15,000 gal gasoline tank & fuel pump
1409102 A	424' bedrock well 6-18-2003 @ 4gpm					
	road	50'	Active ↓	6/15/16 ↓	Field Estimated Distance ↓	gravel campgro road
	UST	500'				DEP Reg #6255 15,000 gal gasoline tank & fuel pumps (see attached details)

6255 - Tank 4

Registration Number:	6255
Facility:	STEAMBOAT LANDING
Address:	RTS 102 & 3 RR 1 BOX 2164
Directions:	INTERSECTION RTS. 3 AND 102 BAR HARBOR
Town:	BAR HARBOR
Approved Under Siting Law after September 2001:	N
Near Public Water:	Y
Near Private Water:	N
Nearby Water Other Owner:	N
On Aquifer:	N
Tank Number:	4
Tank Material:	JACKETED TANK - DOUBLE-WALLED
Tank Volume (gal):	15000
Date Installed:	5/22/1995
Tank Status:	ACTIVE
Sub Status:	IN SERVICE
Status Date:	5/24/2013
Tank Leak Detection:	SECONDARY CONTAINMENT WITH CONTINUOUS ELECTRICAL MONITORING
Tank Type:	UNDERGROUND
Latitude:	44.42133444
Longitude:	-68.36336111

Chamber(s):	1	UNLEADED GASOLINE 4000
	2	UNLEADED GASOLINE 8000
	3	PREMIUM UNLEADED 3000

Revised Total Coliform Rule (RTCR) Sample Site Plan

LAST REVIEWED: _____
DWP REVIEWER: SAW

PWS Name: Bar Harbor Oceanside KOA PWSID #: ME0001409

Street Address: 136 County Rd, Bar Harbor ME 04609

Mailing Address: _____

PWS Population Served: 500 Pressure Zones: 1

Annual Operating Period: 5/1 – 9/30 Critical Months: Aug

Source and Sample Locations: *see attached map*

Tap #		Location	Address	Test Type	Schedule
(4)	WELL 1	red handle tap behind chlorine tank	Pump House across from Cabin 89	Raw Water	N/A
(5)	WELL 2	to be installed —	pump house across from ~~tent~~ site 434	Raw Water	N/A
	WELL 3	—	—	Raw Water	N/A
(1)	(Routine 1)	men's bathroom sink	Bath House #3	TC/3TFM	
(2)	Repeat 1A	Mens bathroom sink	Bath House #1	Rep. TC/3TFM	As Needed
(3)	Repeat 1B	Men's bathroom sink	Bath House #2	Rep. TC/3TFM	As Needed

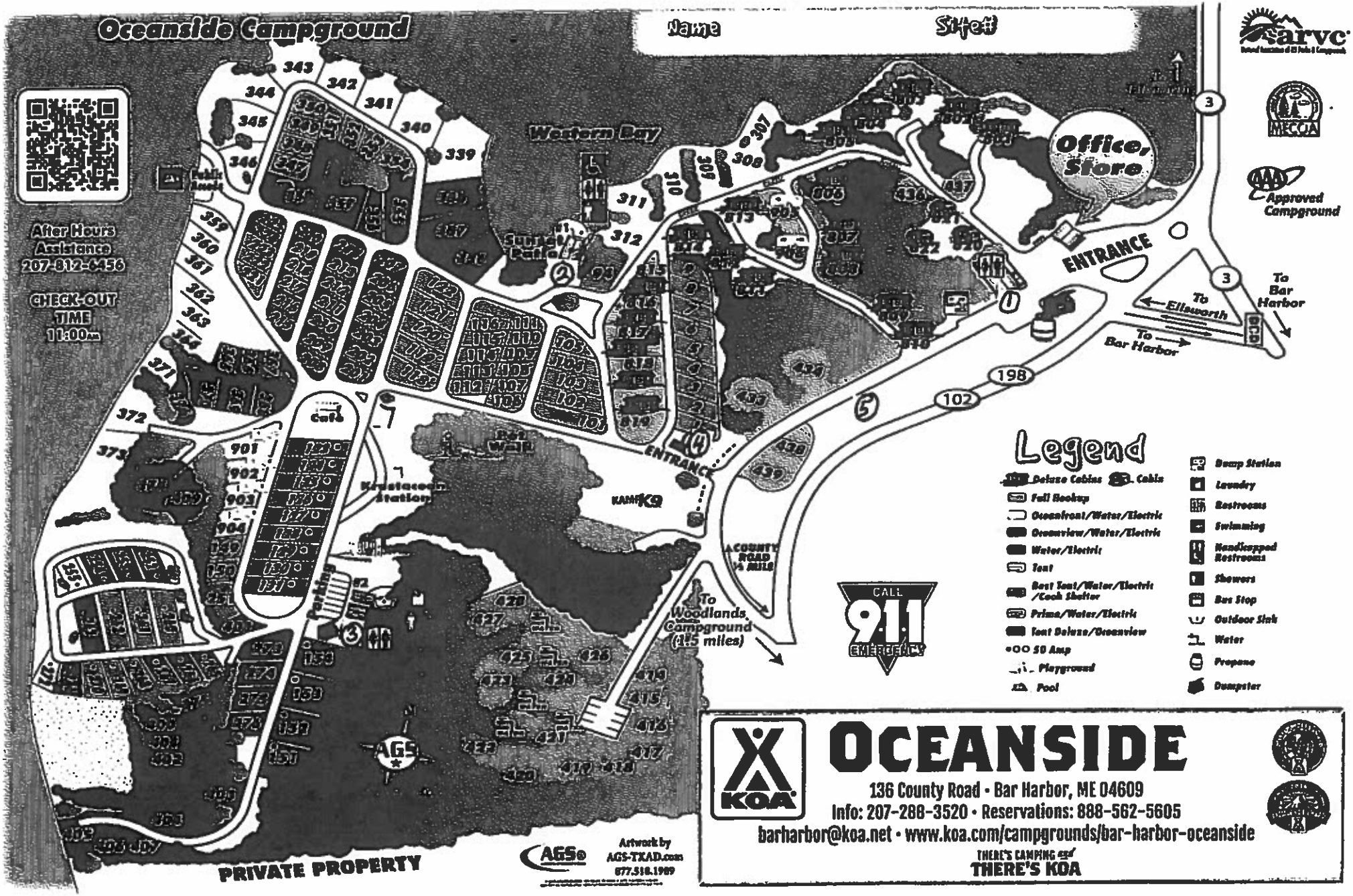
If repeat sites are determined on a case by case basis, please attach a written SOP for site determination

Primary Operator Contact: Barbie Fallon Telephone #: 207-288-3520

Owner Contact: _____ Telephone #: _____

PWS Representative: (Signature) _____ Date: _____

Please keep a copy of your sampling plan in your files for inspection during regular sanitary surveys.
Return a copy to:
Dept. of Health and Human Services
Maine Drinking Water Program
11 State House Station
Augusta, ME 04333-0011


Oceanside Campground
Name
Site#
After Hours Assistance 207-812-6456
CHECK-OUT TIME 11:00AM
Western Bay
Sunset Patio
Office, Store
ENTRANCE
To Ellsworth
To Bar Harbor
To Bar Harbor
Approved Campground
Krustacean Station
Pet Walk
Cafe
Parking
COUNTY ROAD ¼ MILE
To Woodlands Campground (1.5 miles)
CALL 911 EMERGENCY
PRIVATE PROPERTY
Legend
Deluxe Cabins
Cabin
Full Hookup
Oceanfront/Water/Electric
Oceanview/Water/Electric
Water/Electric
Tent
Best Tent/Water/Electric /Cook Shelter
Prime/Water/Electric
Tent Deluxe/Oceanview
50 Amp
Playground
Pool
Dump Station
Laundry
Restrooms
Swimming
Handicapped Restrooms
Showers
Bus Stop
Outdoor Sink
Water
Propane
Dumpster
OCEANSIDE
136 County Road • Bar Harbor, ME 04609
Info: 207-288-3520 • Reservations: 888-562-5605
barharbor@koa.net • www.koa.com/campgrounds/bar-harbor-oceanside
THERE'S CAMPING and THERE'S KOA
Artwork by AGS-TXAD.com 877.518.1989

NONCOMMUNITY/SEASONAL WATER SYSTEMS less than 1000 population

Default to Monthly

Addition to Sanitary Surveys

Check all that apply:	YES	NO
Clean 12 mo. Compliance history	☐	☑
Approved SSP w/ vulnerable period identified	☑	☐
Free of Sanitary Defects	☐	☑
Protected Source	☐	☑
Sanitary Survey/Voluntary LII assessment w/in 12 mo.	☑	☐

If Yes to <u>all</u> of the above, for NC/S<1000, eligible for quarterly monitoring

Addition to Compliance Check

Check all that apply:	YES	NO
Clean 12 mo. Compliance history	☐	☐
*Triggered 2-L1 or 1-L2 Assessment	☐	
*Incurred E.Coli MCL violation	☐	
*Incurred a Coliform TT violation	☐	
*Incurred 2+ RTCR monitoring violations or 1 RTCR monitoring violation & 1 L1 assessment	☐	

If Yes to <u>any</u> starred items, for NC/S<1000, must return to monthly monitoring

Department of Health and Human Services
Maine People Living Safe, Healthy and Productive Lives

Maine Drinking Water Program
Small Groundwater System Sanitary Survey Inspection Checklist

PWS Name: Bar Harbor Oceanside KOA Campground **PWSID#** ME0001409
Field Inspector: Scott Whitney **Date:** 6/15/16

Check all items evaluated. A blank line will denote that the item was not applicable (N/A) for this PWS.

- ✓ Review System Summary with PWS contact
- ___ Discuss violations that have occurred since the last sanitary survey
- ✓ Inspect each well (for multiple wells, describe in the notes section below how the wells are operated)
- ✓ Identify potential sources of contamination within 300 feet each well
- ✓ Does PWS own entire source protection area of their water source(s)? ____ yes/no
- ✓ Are there zoning, ordinances, or other legal restrictions in place in the source water protection area to limit activities that may threaten the source? ____ yes/no
- ✓ Does PWS have an updated Source Water Protection Plan? ____ yes/no
  - ____ If yes: Is the plan up to date and actively being used by PWS? ____yes/no
- ___ If source is a spring, evaluate the general condition of the spring
- ✓ Review the water system's capability to meet the volume demands of the PWS
- ✓ Determine if the system has a raw water tap for each source ✱
- ✓ Inspect treatment equipment and record components and connections on a schematic
  - ✓ Evaluate NSF/ANSI 60 Certification of all chemicals in contact with drinking water
  - ✓ Evaluate NSF/ANSI 61 Certification of all materials, products and coatings in contact with drinking water
  - ✓ Chlorination
  - ✓ Inspect Chlorine Contact Tanks
  - ___ Ion Exchange (incl. water softening)
  - ___ Sediment Filters (including cyclone type)
  - ___ Ultraviolet (UV) Radiation
  - ___ Point of Use for Regulated Contaminants
  - ___ Iron and Manganese Removal
  - ___ Adsorptive Media
  - ___ Aeration
  - ___ Corrosion Control - Inhibitor Addition
  - ___ Activated Carbon
  - ___ Reverse Osmosis (RO)
  - ___ pH Adjustment
  - ___ Other Treatment (Name)*: _____
    (*boiler water treatment, manufacturing process water treatment)
  - ___ Check for hard piped bypasses around required treatment
  - ___ Identify Inactive Treatment Equipment
  - ✓ Evaluate Cross Connections Related to the Treatment Equipment
- ✓ Determine/Evaluate Cross Connections in the Distribution System.
- ___ Inspect Pumping Facilities
- ___ Inspect Atmospheric Storage Tanks
- ✓ Inspect Pressure (Bladder) Tanks
- ___ Inspect Hydro-pneumatic Pressure Tanks (air over water)
- ✓ Evaluate the Distribution System
- ✓ Create ~~or Review an Existing~~ Sampling Site Plan
- ✓ Evaluate sanitary condition of the sampling location
- ✓ Review Sampling Technique with PWS Contact
- ✓ For Seasonal Systems, Evaluate Procedure for Shutdown and Startup
- ✓ Ensure PWS understands their sampling requirements
- ✓ Review the Sample Site Plan (SSP)
- ✓ Review "Special Monitoring Requirements" as appropriate
- ✓ Review Monthly Operating Reports (MORs) with PWS ✱
- ✓ Determine if the PWS has a written emergency response plan
- ✓ Review Management and Operations Practices ✱
- ___ Complete system points calculation form, include with survey inspection report.
- ___ Verify that the PWS has a properly licensed operator(s)
- ___ Explain licensed operator responsibilities (re. all quality and quantity decisions)
- ✓ Identify and convey potential security concerns
- ✓ Does the PWS have a financial plan if a major problem occurs with the water system
- ___ For all water bottlers: what was the finished water production (gallons) for last calendar year_____?
- ___ Use Appendix G for Small Spring Water Bottlers or Small Bulk Load-out Stations with spring source

Field Staff Fact Sheet

Water System No.:	ME0001409	Federal Type:	NC
Alternate State No.:		Federal Source:	GW
Water System Name:	BAR HARBOR KOA OCEANSIDE	System Status :	A
Principal County / City Served :	HANCOCK / BAR HARBOR	Activity Date :	02-28-2002
Local Name :		FIT District :	DWP8 (GREG)
Operating Category Code:	VSWS	CET District :	
Physical Location address:			
Website:	http://koa.com/campgrou -harbor-oceanside		

Water System Contacts

Type	Contact	Communication	
AC - Administrative Contact	FALLON, BARBIE 136 COUNTY ROAD BAR HARBOR, ME 04609 GENERAL MANAGER	Electronic Type	Value
		EMAIL - Email	bfallon@koa.net
		URL - Web address	http://koa.com/campgrounds/bar-harbor-woodlands
		Phone Type	Value
		BUS - Business	207-288-3520
EC - Emergency Contact	CARR, DODI 136 COUNTY ROAD BAR HARBOR, ME 04609 ASSISTANT MANAGER	Electronic Type	Value
		EMAIL - Email	baroffice@koa.net
		URL - Web address	http://koa.com/campgrounds/bar-harbor-oceanside
		Phone Type	Value
		BUS - Business	207-288-3520
EC - Emergency Contact	FALLON, BARBIE 136 COUNTY ROAD BAR HARBOR, ME 04609 GENERAL MANAGER	Electronic Type	Value
		EMAIL - Email	bfallon@koa.net
		URL - Web address	http://koa.com/campgrounds/bar-harbor-woodlands
		Phone Type	Value
		BUS - Business	207-288-3520
FC - Financial Contact	KAMPGROUNDS OF AMERICA INC PO BOX 30558 BILLINGS, MT 59114		
		Phone Type	Value
		BUS - Business	406-248-7444
	STEVENS, MARC 136 COUNTY ROAD		
		Phone Type	Value

OP - Operator	BAR HARBOR, ME 04609 MAINTENANCE	BUS - Business	207-288-3520
OW - Owner	KAMPGROUNDS OF AMERICA INC PO BOX 30558 BILLINGS, MT 59114	Phone Type: BUS - Business	Value: 406-248-7444
SA - Sampler	FALLON, BARBIE 136 COUNTY ROAD BAR HARBOR, ME 04609 GENERAL MANAGER	Electronic Type: EMAIL - Email	Value: bfallon@koa.net
		URL - Web address	http://koa.com/campgrounds/bar-harbor-woodlands
		Phone Type: BUS - Business	Value: 207-288-3520

Annual Operating Period(s)

Eff. Begin Date	Eff. End Date	Start Month/Day	End Month/Day	Type	Population
06-15-2016	No End Date	5/1	9/30	Non-Transient	514

Service Connection(s)

Type	Count	Meter Type
Combined	1	UN

Service Area(s)

Code	Name
Transient	RECREATION AREA
Transient	SUMMER CAMP

Water System Facilities

Fac. ID	Facility Name	Type Status Avail.	Unit Process Name / Treatment Objective Name / Treatment Process Name
DIST SYS	DISTRIBUTION SYSTEM	DS - A - P	
HISTORICAL	HISTORICAL DATA	SS - A - P	
STORAGE 1	STORAGE 1 BLADDER	ST - A - P	Const. Date: 04-12-2002; Type: BL; Measure: 144 GAL; Flowrate: ; Const. Material: Steel
STORAGE 2	STORAGE 2 CONTACT TANK	ST - A - P	Const. Date: ; Type: UK; Measure: 120 GAL; Flowrate: ; Const. Material: Fiberglass
TREAT PT 1	TREATMENT PLANT 1	TP - A - P	TREAT PT 1; DISINFECTION; HYPOCHLORINATION, PRE
WELL HD 1	DR WELL 148'	WL - A - P	Well ID: 1409101; Local name: SITE #1; Flow: ; Const.Date: ; Driller Name: UNKNOWN; Casing Length:
WELL HD 2	424' BEDROCK WELL 6-18-2003 @ 4 GPM	WL - A - P	Well ID: 1409102; Local name: MAINTENANCE AREA; Flow: 4 GPM; Const.Date: 06-18-2003; Driller Name: CARMEL WELL DRILLING; Casing Length:
MANIFOLD	MANIFOLD	OT - I - P	

Water System Facility Flows

TRAINSEQ	Supplying Facility ID No.	Supplying Facility Name	Receiving Facility ID No.	Receiving Facility Name
A1	WL - WELL HD 1	DR WELL 148'	ST - STORAGE 2	STORAGE 2 CONTACT TANK
A2	ST - STORAGE 2	STORAGE 2 CONTACT TANK	ST - STORAGE 1	STORAGE 1 BLADDER
A3	ST - STORAGE 1	STORAGE 1 BLADDER	DS - DIST SYS	DISTRIBUTION SYSTEM

Water Purchases

Water System \ Treatment Status
No Water Purchases

Buyers of Water

Water System / Population / Availability (blank, (S)easonal, (E)mergency, (I)nterim, (P)ermanent, (O)ther
No Buyers

Site Visits

Reason	Date	Deficiency(ies)/Recommendation(s) TR = Treatment SO = Source FW = Storage DS = Distribution PU = Pump SM = System Management MR = Monitoring and Reporting FI = Financial OC = Operator Certification OT = Other				
		Cat.	Sev.	Desc. Code Desc. Text Freehand Desc.	Det. Date	Res. Date
TECH	10-16-2014	No Deficiencies/Recommendations Entered				
TECH	08-08-2013	No Deficiencies/Recommendations Entered				
TECH	07-08-2013	No Deficiencies/Recommendations Entered				
TECH	04-15-2013	No Deficiencies/Recommendations Entered				
TECH	07-23-2012	No Deficiencies/Recommendations Entered				

Compliance Schedules

Sequence Num. St. ID	Regulating Agency/ Compliance Officer	Type	Effect. Date/ Closed Date	Status/Date

Chlorine Dioxide Systems Monthly Report (In addition to the DBPR report)

ClO_2 = Chlorine Dioxide

System Name: **KOA OCEANSIDE CAMPGROUND**

PWSID#: **ME0001409**

Reporting period: **May - 19**

RECEIVED
JUN - 6 2019

Daniel Teal

Type of Chlorite monitoring: ☐ Reduced ☐

	Sample Date	ClO_2 (mg/L) Daily Sample	> 0.8 mg/L? yes/no	Clorite(mg/L) Daily Sample	> 1.0 mg/L? yes/no
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
	5/15/2019	0.80			
16					
17		0.80			
18					
19		0.80			
20					
21		0.60		1 GAL.	
22					
23		0.60			
24					
25					
26		0.60			
27					
28		0.40			
29					
30		0.60			
31					

3-sample set for Chlorite (and additional sets if needed)

Date	Location of sample 1st customer	time	Max. time	Average
5/15/2019	OFFICE			

Were any averages > 1.0 mg/L?: ☐ No ☐ Yes

Were any samples > 1.0 mg/L?: ☐ No ☐ Yes

3-sample distribution set for ClO_2 if needed

Date	1st	2nd	3rd

Were any samples > 0.8 mg/L?: ☐ No ☐ Yes

This is an acute violation

Were any of the daily ClO_2 samples > 0.8 mg/L? ☐ No X ☐ Yes

If yes, a 3-sample distribution set must be taken the following day.

Are any 2 consecutive days ClO_2 >0.8 mg/L? ☐ No X ☐ Yes

If yes, this is a non-acute violation

Were daily Chlorite samples > 1.0 mg/L? ☐ No ☐ Yes X

If yes, a 3-sample distribution set must be taken the following day.

Small Water System Chlorination Report Form

Reports must be submitted by the 10th of the following month.

(Please fill in ALL system information and print clearly) 1.

Date	Gallons Pumped*	Chlorination: Amount Used**	Chlorination: Free Chlorine Residual
1			
2			.04
3			
4		1	
5			.02
6			
7			
8			.04
9			
10			
11			.02
12		1	
13			.02
14			
15			.04
16			
17			
18			.04
19			
20			
21			.04
22			
23		1	
24			.02
25			
26			
27			.04
28			
29			.04
30			
31	202,418	1	.02

Establishment Name: KOA OCEANSIDE

PWSID #: ME0001409

Month: JUNE

Year: 2019

City/ Town: BAR HARBOR

Operator Name: DAN TEAL

Record date when bacteria sample is taken and measure chlorine residual at the same time and location. Please note any operational problems or comments (use back side if needed):

RECEIVED
JUL 15 2019

Send to:
Drinking Water Program
Public Health
Dept. of Health and Human Services
11 State House Station
Augusta, ME 04333-0011
or e-mail to: dwpmor@maine.gov

* Completion of "Gallons Pumped" column is required only if you have a water meter.

** Entries in the "Amount Used" column need to be made only when you actually add chlorine to your solution tank.

Please contact the Drinking Water Program at 287-2070 (557-4214 after hours) if you need assistance.

MOR-012

Small Water System Chlorination Report Form

Reports must be submitted by the 10th of the following month.

(Please fill in **ALL** system information and print clearly) 1

Date	Gallons Pumped*	Chlorination: Amount Used**	Chlorination: Free Chlorine Residual
1			.04
2			
3		2	.04
4			
5			.04
6			
7		1	.04
8			
9			
10			.04
11			
12			
13		1	.04
14			
15			
16			.04
17			
18			
19		2	.04
20			
21			
22			
23			.04
24			
25			
26			.04
27			
28		1	.04
29			
30			
31			.04

Establishment Name
KOA OCEANSIDE

PWSID #
ME0001409

Month
JULY

Year
2019

City/ Town
BAR HARBOR ME

Operator Name
DAN TEAL

Record date when bacteria sample is taken and measure chlorine residual at the same time and location. Please note any operational problems or comments (use back side if needed):

RECEIVED
AUG 12 2019

Send to:
Drinking Water Program
Public Health
Dept. of Health and Human Services
11 State House Station
Augusta, ME 04333-0011
or e-mail to: dwpmor@maine.gov

* Completion of "Gallons Pumped" column is required only if you have a water meter.

** Entries in the "Amount Used" column need to be made only when you actually add chlorine to your solution tank.

Please contact the Drinking Water Program at 287-2070 (557-4214 after hours) if you need assistance.

MOR-012

1339020 14460368

Small Water System Chlorination Report Form

Reports must be submitted by the 10th of the following month.

(Please fill in ALL system information and print clearly) 1

Date	Gallons Pumped*	Chlorination: Amount Used**	Chlorination: Free Chlorine Residual
1			
2			0.4
3			
4			0.4
5		2	
6			
7			0.2
8			
9			0.2
10			
11			0.2
12			
13			
14		1	0.4
15			
16			0.2
17			
18			0.2
19			
20			0.2
21			
22		2	0.2
23			
24			
25			0.4
26			
27			0.2
28			
29			
30		2	0.2
31	91578		

Establishment Name: KOA OCEANSIDE

PWSID #: ME 1409

Month: AUGUST **Year:** 2019

City/ Town: BAR HARBOR

Operator Name: DAN TEAL

Record date when bacteria sample is taken and measure chlorine residual at the same time and location. Please note any operational problems or comments (use back side if needed):

RECEIVED
SEP 10 2019

Send to:
Drinking Water Program
Public Health
Dept. of Health and Human Services
11 State House Station
Augusta, ME 04333-0011
or e-mail to: dwpmor@maine.gov

* Completion of "Gallons Pumped" column is required only if you have a water meter.

** Entries in the "Amount Used" column need to be made only when you actually add chlorine to your solution tank.

Please contact the Drinking Water Program at 287-2070 (557-4214 after hours) if you need assistance.

MOR-012

1446568

Small Water System Chlorination Report Form

Reports must be submitted by the 10th of the following month.

(Please fill in ALL system information and print clearly) 1

Date	Gallons Pumped*	Chlorination: Amount Used**	Chlorination: Free Chlorine Residual
1			0.4
2			
3		2	0.4
4			
5			0.0
6			
7			0.6
8			
9			0.6
10			
11			
12		2	0.6
13			
14			0.8
15			
16			
17		1	0.6
18			
19			
20			0.6
21			
22		1	0.6
23			
24			
25			0.6
26			
27			0.4
28			
29		2	0.6
30			
31			

Establishment Name: KOA OCEANSIDE

PWSID #: ME 1409

Month: SEPTEMBER

Year: 2019

City/ Town: BAR HARBOR

Operator Name: DAN TEAL

Record date when bacteria sample is taken and measure chlorine residual at the same time and location. Please note any operational problems or comments (use back side if needed):

RECEIVED
OCT 22 2019

Send to:
Drinking Water Program
Public Health
Dept. of Health and Human Services
11 State House Station
Augusta, ME 04333-0011
or e-mail to: dwpmor@maine.gov

* Completion of "Gallons Pumped" column is required only if you have a water meter.

** Entries in the "Amount Used" column need to be made only when you actually add chlorine to your solution tank.

Please contact the Drinking Water Program at 287-2070 (557-4214 after hours) if you need assistance.

MOR-012

)33,760

1/11/161

Small Water System Chlorination Report Form

Reports must be submitted by the 10th of the following month.

(Please fill in **ALL** system information and print clearly) 2

Date	Gallons Pumped*	Chlorination: Amount Used**	Chlorination: Free Chlorine Residual
1			
2		1	.04
3			
4			
5			.04
6			
7			
8		1	.02
9			
10			
11			.04
12			
13			.04
14			
15			
16		2	.06
17			
18			
19			.06
20			
21			.06
22			
23			
24		1	.04
25			
26			
27			.04
28			
29			.04
30			
31	237,201	1	.04

Establishment Name
KOA OCEANSIDE

PWSID #
ME0001409

Month JUNE **Year** 2019

City/ Town
BAR HARBOR

Operator Name
DAN TEAL

Record date when bacteria sample is taken and measure chlorine residual at the same time and location. Please note any operational problems or comments (use back side if needed):

RECEIVED
JUL 15 2019

Send to:
Drinking Water Program
Public Health
Dept. of Health and Human Services
11 State House Station
Augusta, ME 04333-0011
or e-mail to: dwpmor@maine.gov

* Completion of "Gallons Pumped" column is required only if you have a water meter.

** Entries in the "Amount Used" column need to be made only when you actually add chlorine to your solution tank.

Please contact the Drinking Water Program at 287-2070 (557-4214 after hours) if you need assistance.

MOR-012

Small Water System Chlorination Report Form

Reports must be submitted by the 10th of the following month.

(Please fill in **ALL** system information and print clearly) 2

Date	Gallons Pumped*	Chlorination: Amount Used**	Chlorination: Free Chlorine Residual
1			
2			.02
3			
4		1	
5			.02
6			
7			.02
8			
9			
10			.04
11			
12			
13		1	.04
14			
15			
16			.04
17			
18			
19			.02
20			
21			
22			
23		1	.02
24			
25			
26			.04
27			
28			
29			.04
30			
31		1	.04

Establishment Name
KOA OCEANSIDE

PWSID #
ME0001409

Month JULY **Year** 2019

City/ Town
BAR HARBOR ME

Operator Name
DAN TEAL

Record date when bacteria sample is taken and measure chlorine residual at the same time and location. Please note any operational problems or comments (use back side if needed):

RECEIVED
AUG 12 2019

Send to:
Drinking Water Program
Public Health
Dept. of Health and Human Services
11 State House Station
Augusta, ME 04333-0011
or e-mail to: dwpmor@maine.gov

* Completion of "Gallons Pumped" column is required only if you have a water meter.
** Entries in the "Amount Used" column need to be made only when you actually add chlorine to your solution tank.
Please contact the Drinking Water Program at 287-2070 (557-4214 after hours) if you need assistance.

MOR-012

Small Water System Chlorination Report Form

Reports must be submitted by the 10th of the following month. 2

(Please fill in ALL system information and print clearly)

Date	Gallons Pumped*	Chlorination: Amount Used**	Chlorination: Free Chlorine Residual
1			
2			0.6
3			
4			0.6
5			
6		3	0.6
7			
8			
9			0.6
10			
11			0.6
12			
13		1	0.4
14			
15			0.4
16			
17			
18		2	0.4
19			
20			0.4
21			
22			
23			0.4
24			
25			
26		2	0.4
27			
28			0.6
29			
30			
31	320,520	1	0.4

Establishment Name
KOA OCEANSIDE

PWSID #
ME 1409

Month
AUGUST

Year
2019

City/ Town
BAR HARBOR

Operator Name
DAN TEAL

Record date when bacteria sample is taken and measure chlorine residual at the same time and location. Please note any operational problems or comments (use back side if needed):

RECEIVED
SEP 10 2019

Send to:
Drinking Water Program
Public Health
Dept. of Health and Human Services
11 State House Station
Augusta, ME 04333-0011
or e-mail to: dwpmor@maine.gov

* Completion of "Gallons Pumped" column is required only if you have a water meter.

** Entries in the "Amount Used" column need to be made only when you actually add chlorine to your solution tank.

Please contact the Drinking Water Program at 287-2070 (557-4214 after hours) if you need assistance.

MOR-012

1140810

Small Water System Chlorination Report Form

Reports must be submitted by the 10th of the following month. 2

(Please fill in **ALL** system information and print clearly)

Date	Gallons Pumped*	Chlorination: Amount Used**	Chlorination: Free Chlorine Residual
1			
2			0.6
3			
4		2	0.6
5			
6			
7			0.6
8			
9			
10		1	0.8
11			
12			0.6
13			
14			0.6
15			
16			
17		1	0.6
18			
19			
20			.06
21			
22		1	0.4
23			
24			
25			0.4
26			
27		1	0.4
28			
29			0.4
30			
31			

Establishment Name: KOA OCEANSIDE

PWSID #: ME 1409

Month: SEPT. **Year:** 2019

City/ Town: BAR HARBOR

Operator Name: DAN TEAL

Record date when bacteria sample is taken and measure chlorine residual at the same time and location. Please note any operational problems or comments (use back side if needed):

RECEIVED
OCT 22 2019

Send to:
Drinking Water Program
Public Health
Dept. of Health and Human Services
11 State House Station
Augusta, ME 04333-0011
or e-mail to: dwpmor@maine.gov

* Completion of "Gallons Pumped" column is required only if you have a water meter.

** Entries in the "Amount Used" column need to be made only when you actually add chlorine to your solution tank.

Please contact the Drinking Water Program at 287-2070 (557-4214 after hours) if you need assistance.

MOR-012

Section 17. Erosion Control

A. Erosion Control Plan: The site plan contains erosion control measures and notes to provide to proper application of control practices. The notes also provide for inspections and maintenance as required by the Stormwater PBR.

Section 18. Fire Protection

See attached letters from staff

Section 19. Solid & Hazardous Waste

A. Solid/Hazardous Waste: The proposed Site Plan provides locations for the relocation of existing propane and dumpsters that are currently accessed from County Road. The dumpsters will be located on a concrete pad with fence screening. A letter from Gott's Disposal is attached indicating their relationship with the applicant and disposal locations. The project is not estimated to increase volumes of solid waste. At the current time the campground has collection twice per week.

The propane is supplied by Suburban Propane and the tank will be relocated to provide access from the internal drive. This tank is owned by Suburban and they are responsible for the facility. They provide dispenser fill training to local staff. Information is attached related to this facility.

Gotts Disposal
110 Bass Harbor Rd
Southwest Harbor, ME 04679
Email: office@dgottnsons.com
207-244-7461
February 6, 2020

To whom it may concern,

This letter is to show proof that we, Gotts Disposal, provide service to KOA Oceanside located at 136 County Rd, Bar Harbor Maine. We provide 5 dumpsters and 1 roll off dumpster that we empty during the summer and fall season. All waste from the 5 dumpsters goes to the local transfer station along with all the other trash from the Town of Bar Harbor. We charge for the service of transferring the trash and providing the dumpsters. The only time trash would be charged separately by weight would be if it was in the roll off container which mainly contains what we call "construction debris" or "non household trash".

Sincerely,

Owner, Beth Gott

MSDS List

Bleach for wells

Quantities: less than 12 gallons on hand

Propane fill station and storage for gas grills

Quantities: less than 50 canisters for grills, 1 fill tank, 26 canisters rented from Suburban for trailer rentals

Fuel Oil for hot water

Quantities: 1 Tank provided by Dead River

Gas for carts and lawn equip

Quantities: less than 5 gallons on hand

Laundry and Cleaning supplies: Laundry Soap, spot cleansers, Window cleaner, Floor cleaners

Quantities: less than (2) 5 gallon buckets on hand

Oil, trans fluid, hydraulic fluid for tractor, lawn equip, vehicles, and golf carts

Quantities: less than one gallon on hand

Suburban Propane

240 Route 10 West
P.O. Box 206
Whippany, NJ 07981-0206

368 Upper Main St
Fairfield, ME 04937

(p) 207.453.4991

February 21, 2020

RE: KOA Bar Harbor –Propane Dispenser

Town of Bar Harbor,

It has come to our attention that the KOA is considering relocating the Propane Dispenser currently on site to a new location. There is no permit needed from the State of Maine prior to the move. Once the Propane Dispenser is relocated or replaced and ready for business and all associated personnel have been trained Suburban Propane will notify the State of Maine Fuel Board via Propane Dispenser Application form on this new location. Unfortunately their current License DIS 854 will not be valid once the unit has been moved which is the reason for a new application.

Local permits for setting or relocating a propane tank may be required. These will have to be obtained from the KOA Campground or the Contractor doing the site work.

We will work closely with KOA Bar Harbor throughout this process.

Thank you,

Daniel A. Caron
Suburban Propane
2720-Customer Service Center Manager

Regulatory Licensing & Permitting

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
THE MAINE FUEL BOARD

KOA BAR HARBOR

DISPENSING STATION

License Number: DIS854
Status: Expired
Expiration Date: 08/31/2019
Licensed By: Other

Street Location Address: 136 COUNTY RD
BAR HARBOR, ME 04609-7703
Owner of Dispensing Station Equipment Address: SUBURBAN PROPANE
422 RIVERSIDE DR
AUGUSTA, ME 04330-3857
Primary Phone: +1 (207) 622-3131

History

License Type	Start Date	End Date
DISPENSING STATION	07/18/2016	08/31/2019
*** NOT ACTIVE ***	09/01/2015	07/17/2016
DISPENSING STATION	08/26/2011	08/31/2015

Contacts (3 records) hide

Type	Contact
Limited Operator	DANIEL TEAL +1 (440) 375-1870
Gas Supplier	SUBURBAN PROPANE +1 (207) 453-4991
Owner of Dispensing Station Equipment	SUBURBAN PROPANE 422 RIVERSIDE DR AUGUSTA, ME 04330-3857 +1 (207) 453-4991

License/Disciplinary Action

None.

GENERAL INFORMATION

Facility Type: PDS

The Office of Professional and Occupational Regulation is providing information about this licensee as a public service. The information on this page is a secure, primary source for license

CHANGE OF LIMITED OPERATOR APPLICATION

STATE OF MAINE
DEPARTMENT OF PROFESSIONAL & FINANCIAL REGULATION
OFFICE OF PROFESSIONAL & OCCUPATIONAL REGULATION
MAINE FUEL BOARD
35 State House Station, Augusta, ME 04333
Tel. (207)624-8627, Fax (207)624-8636
Maine Relay 711 (TTY)

PLEASE NOTE: IT IS THE RESPONSIBILITY OF THE DISPENSING STATION OWNER TO ENSURE THAT LIMITED OPERATORS ARE REGISTERED WITHIN 14 DAYS OF HIRE IN ORDER TO DISPENSE PROPANE. OPERATOR TRAINING SHALL OCCUR ON AN ANNUAL BASIS.

LIMITED OPERATOR INFORMATION (please print)			
FULL LEGAL NAME	DANIEL TEAL		
DATE OF BIRTH	01/22/62	SOCIAL SECURITY NUMBER	217-86-6899
MAILING ADDRESS	136 COUNTY RD		
CITY	BAR HARBOR	STATE ME ZIP 04609	COUNTY
PHONE #	(443 375 1876	FAX # ( )	DATE OF HIRE 19 2016

By my signature, I hereby certify that the information provided on this application is true and accurate to the best of my knowledge and belief. By submitting this application, I affirm that the Office of Professional and Occupational Regulation will rely upon this information and that this information is truthful and factual.

SIGNATURE Daniel Teal **DATE** 5/21/19

DISPENSING STATION INFORMATION (please print)				
NAME OF FACILITY	KOA Bar Harbor			
MAILING ADDRESS OF FACILITY	136 County Road			
CITY	Bar Harbor	STATE Maine ZIP 04609	COUNTY	Hancock
DISPENSING STATION LICENSE #				

IF YOU ARE CURRENTLY LICENSED AS A PLANT OPERATOR AND/OR DELIVERY TECHNICIAN YOU DO NOT NEED TO COMPLETE THE FOLLOWING AFFIDAVIT.

I am currently licensed as a: ☐Plant Operator ☐Delivery Technician — License #: _____

AFFIDAVIT

I hereby certify that Daniel Teal has
(Name of Limited Operator)
been properly trained as the Limited Operator in accordance with 32 MRS §18142(2)(B).

Date: 5-21-19 Daniel Teal
Signature of Limited Operator

KOA Bar Harbor
Facility Name Typed or Printed

Date: 5-21-19 [signature]
Signature of Training Representative

Tim Weston
Training Representative Name Typed or Printed

Suburban Propane
Company Name of Owner of the Filling Equipment

Dispensing Propane Safely /PERC

PROPANE DISPENSING STATION AFFIDAVIT

I hereby certify that the following list of dispensing station operators have been properly trained by using the Dispensing Station Operators Manual and have viewed the National Propane Gas Association Video entitled, "Fill It or Not." I have also verified that each dispensing station operator is at least 18 years of age.

NAME(S) OF TRAINED DISPENSING STATION OPERATOR(S):

PLEASE TYPE OR PRINT WITH INK.

1. MaryAnn TROTTER
2. DON SEIFERS
3. DAVE LAMBERT
4. ROBERT Collins
5. DON ROBERTS
6. GARY ALEXANDER
7. PAUL OOSTDYK
8. BOB LAURENT
9.
10.

Dated: 5.21-19

Daniel Teal
Signature of Limited Operator

Daniel Teal
Limited Operator's Name Typed or Printed

KOA Bar Harbor
Facility Name

TO BE POSTED AT FACILITY

SUBURBAN PROPANE-2720 PO BOX 160 WHIPPANY, NJ 07981-0160 207-453-4991
SN: DISPENSER TRAINING
[01] FILLPLANT TRAINING *
****
O# 49535 <LOG>05/20/19 13:06 <SCHED>05/21/19 07:30 Tech: 01
CCT#:66424 S#:1 DIV:2 TYP:5 ZONE:04609 13:06 20-May-19
OA BAR HARBOR TEL: (207)288-3520
36 COUNTY RD
AR HARBOR, ME 04609 SCY: 1 PTX
***
AD: KOA 136 COUNTY RD BAR HARBOR ME 046090000
VC INST: DELIVER MONTHLY MAY THRU OCTOBER .18 OVER LAID IN
#:55925 SIZE:500

ALL DATE: 07/26/17 DATE IN: 07/26/17 TECH:04 FNCT 1 WO#: 43131
WORK DONE: INSTALLED MISCELLANEOUS

ALL DATE: 07/10/17 DATE IN: 07/10/17 TECH:13 FNCT 23 WO#: 42974
WORK DONE: PREVENTIVE MAINT SERVICE PROPANE TANK

ALL DATE: 05/11/17 DATE IN: 05/11/17 TECH:04 FNCT 8 WO#: 42408

23427

SIZE LBS LP	WATER CAP	EQUIPMENT DATA #1 DOT #	#1 ASME GWC	#2 DOT #	#2 ASME GWC	#3 DOT #	#3 ASME GWC
100	29	☐		☐		☐	
150	42	☐		☐		☐	
200	57	☐		☐		☐	
300	85	☐		☐		☐	
420	120	☐		☐		☐	
200V	57V		☐		☐		☐
420V	120V		☐		☐		☐
	125		☐		☐		☐
	250		☐		☐		☐
	325		☐		☐		☐
	500		☐		☐		☐
	1000		☐		☐		☐
	OTHER						
VESSEL TYPE		☐ C	☐ T	☐ C	☐ T	☐ C	☐ T
MFG DATE		MO/YR	YR	MO/YR	YR	MO/YR	YR
RECERT DATE		MO/YR		MO/YR		MO/YR	
RECERT TYPE		☐ 1 "No Mark" ☐ 2 "S" ☐ 3 "E"		☐ 1 "No Mark" ☐ 2 "S" ☐ 3 "E"		☐ 1 "No Mark" ☐ 2 "S" ☐ 3 "E"	
SCHEDULE FOR SERVICE		☐		☐		☐	

Item Number 1522813 OPR-5212 0117

CODE	DESCRIPTION OF WORK DONE
	Fill plant training. - needs starter kit and emergency electrical sign replaced.

CODE	DESCRIPTION	AMOUNT

8:00 Time In 10:00 Time Out 11:15 Total Hrs.

T/C # 1 Serial No. 6490

T/C # 2 Serial No.

T/C # 3 Serial No.

Total Material	
Total Labor	
Material/Labor Tax	
Gals. Propane @ $	
Sales/Local/Muni Tax	

PLEASE PAY THIS AMOUNT

NK/CYLINDER INSTALLED DATE
G SERIAL NO. % FULL

NK/CYLINDER REMOVED DATE
G SERIAL NO. % FULL

HECK HERE IF DDITIONAL SHEETS ☐

PAYMENT TYPE CASH ☐ CHECK ☐ VISA ☐ M/C ☐ DISC ☐ AMEX ☐ CC Authorization #

	FURNACE	BOILER	SPACE HEATER	WATER HEATER	RANGE	CLOTHES DRYER	FIREPLACE LOGS	OTHER
KE / MFR								
DEL NO								
RIAL NO								

SYSTEM TESTS SINGLE STAGE ____ INTEGRAL ____ TWO STAGE THREE STAGE

LEAK TEST (3 Min.) START	FINISH	PRESSURE TEST (10 Min.) START	FINISH	OPERATION TEST
INGLE/ TEGRAL T STAGE	EQUIP. USED MAN / TB / OTHER TIME ☐ WC ☐ PSI	EQUIP. USED HP GAUGE TIME ☐ PSI		EQUIP. USED MAN / HP GAUGE / OTHER ☐ WC FLOW ☐ PSI LOCKUP
ND AGE	EQUIP. USED MAN / TB / OTHER TIME ☐ WC ☐ PSI	EQUIP. USED HP GAUGE TIME ☐ PSI		EQUIP. USED MAN / HP GAUGE / OTHER ☐ WC FLOW ☐ PSI LOCKUP
3RD TAGE	EQUIP. USED MAN / TB / OTHER TIME ☐ WC ☐ PSI	EQUIP. USED HP GAUGE TIME ☐ PSI		EQUIP. USED MAN / HP GAUGE / OTHER ☐ WC FLOW ☐ PSI LOCKUP

Regulator Data

	Sing/Int/1st Stage	2nd Stage	3rd Stage
Mfg.			
Model			
Date/Code			

The undersigned: Knows how to turn off the propane gas supply valve in case of emergency. Has smelled propane and can detect its odor. Understands the service that has been performed. Has read and understands the above statements and the safety information on back of this form.

Customer Signature Date

Service Signature 5-21-19 Date

CLAIMER: The scope of Suburban's work is set forth above. It does not 1) include an inspection of equipment, piping, the internal workings of sealed equipment and/or ctural components for latent, manufacturing or other defects; 2) cover items not visible and accessible to the service technician; 3) attempt to determine if any item is subject to cal. Customer further acknowledges the Suburbans work cannot be construed to detect or prevent future defects or happenings arising from aging, use, casualty or otherwise.

PLEASE SEE REVERSE SIDE FOR IMPORTANT SAFETY INFORMATION. Thank You!

Section 20. Building Plans & Elevations

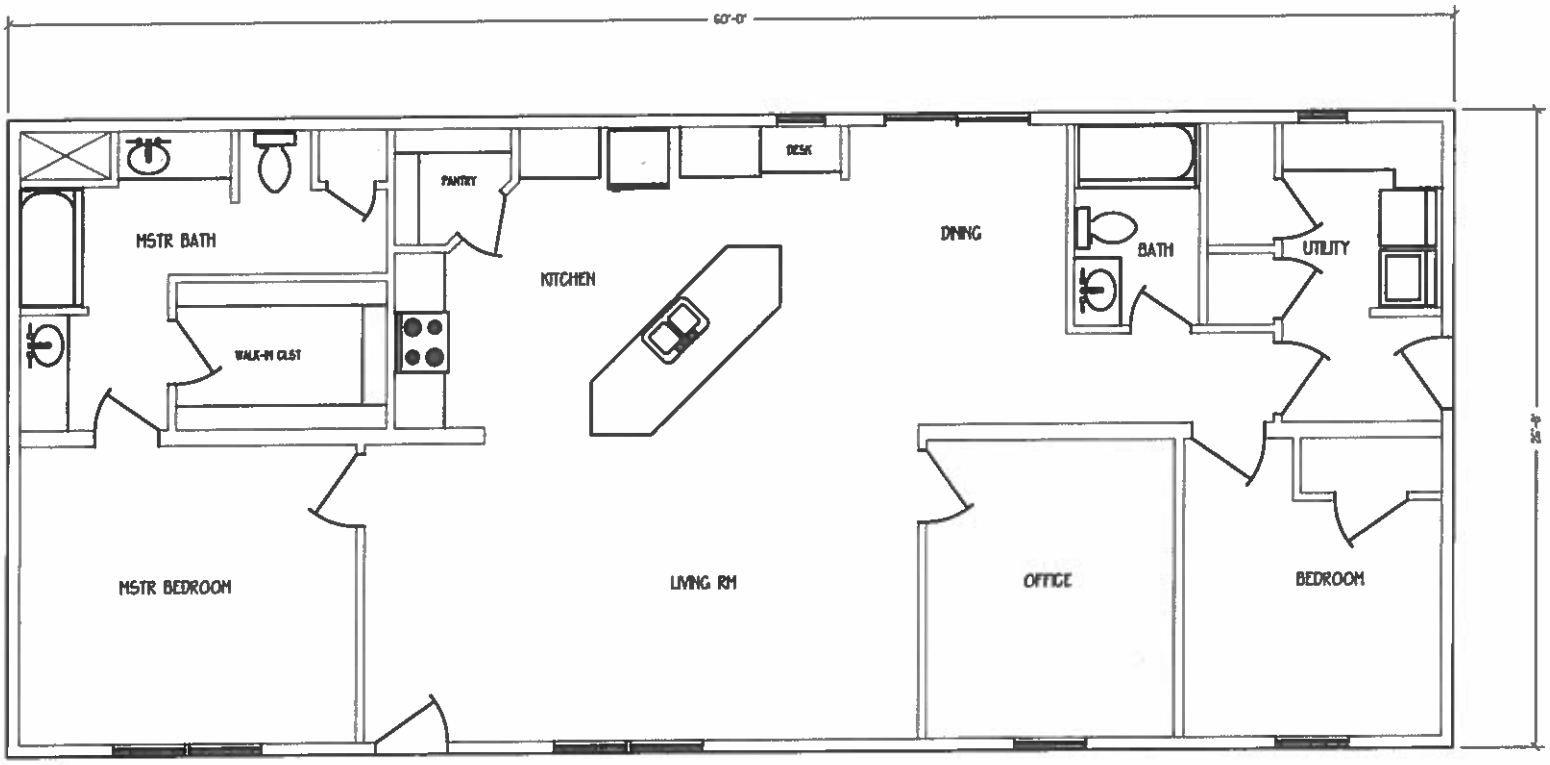
A. Floor Plans: The house and maintenance building floor plans are attached.

B. Building Elevations: The attached elevations for the house and maintenance building provide structure heights and exterior materials/colors.

C. Proposed use of Floors: See site plans

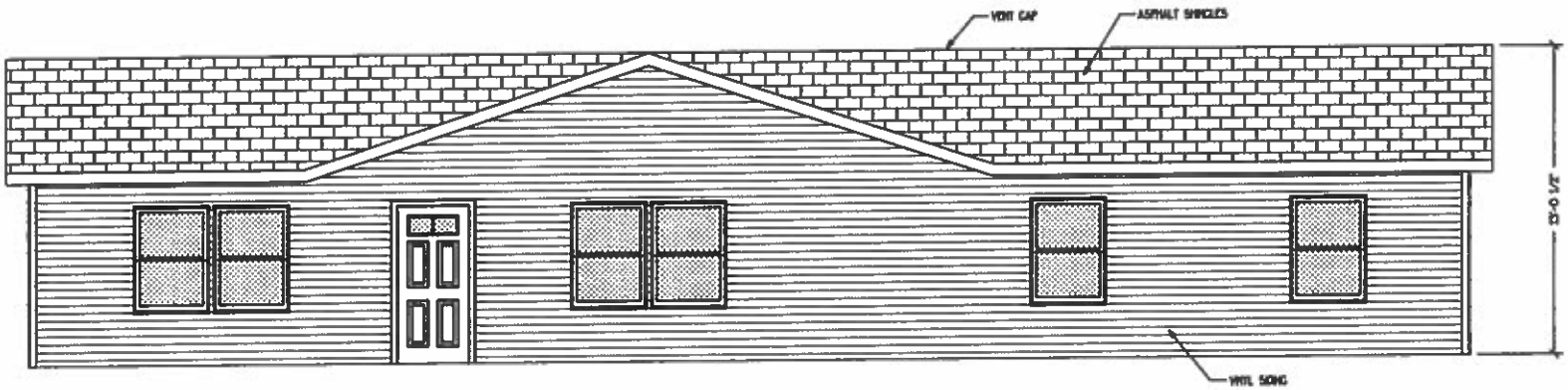
D. Seating Capacity: N/A waiver

MANAGER'S HOUSE



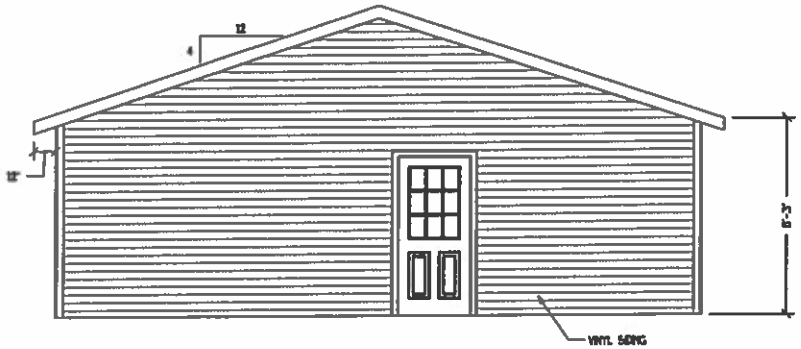
FLOOR PLAN

MANAGER'S HOUSE



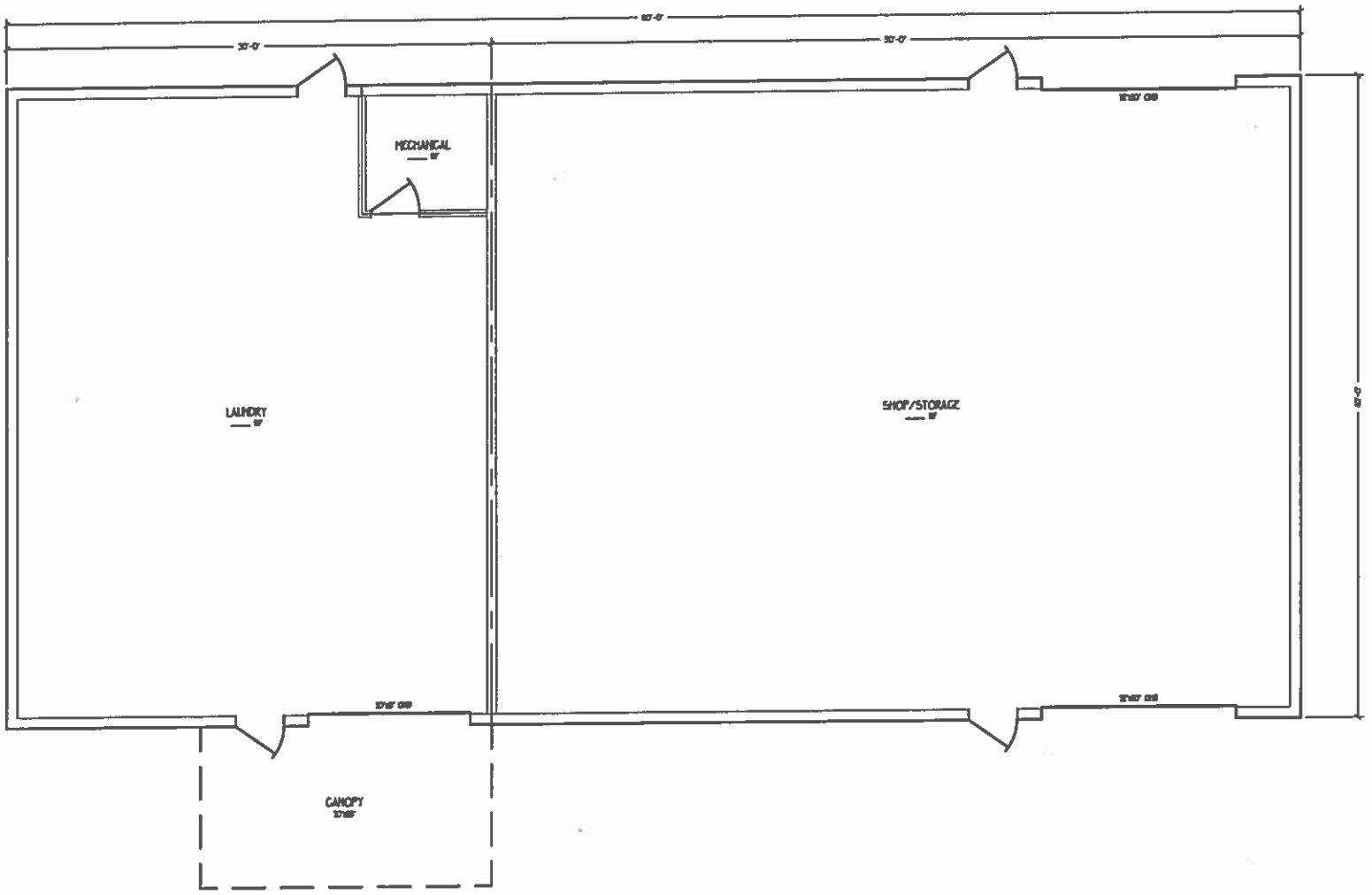
NORTHERLY ELEVATION

MANAGER'S HOUSE



EASTERLY ELEVATION

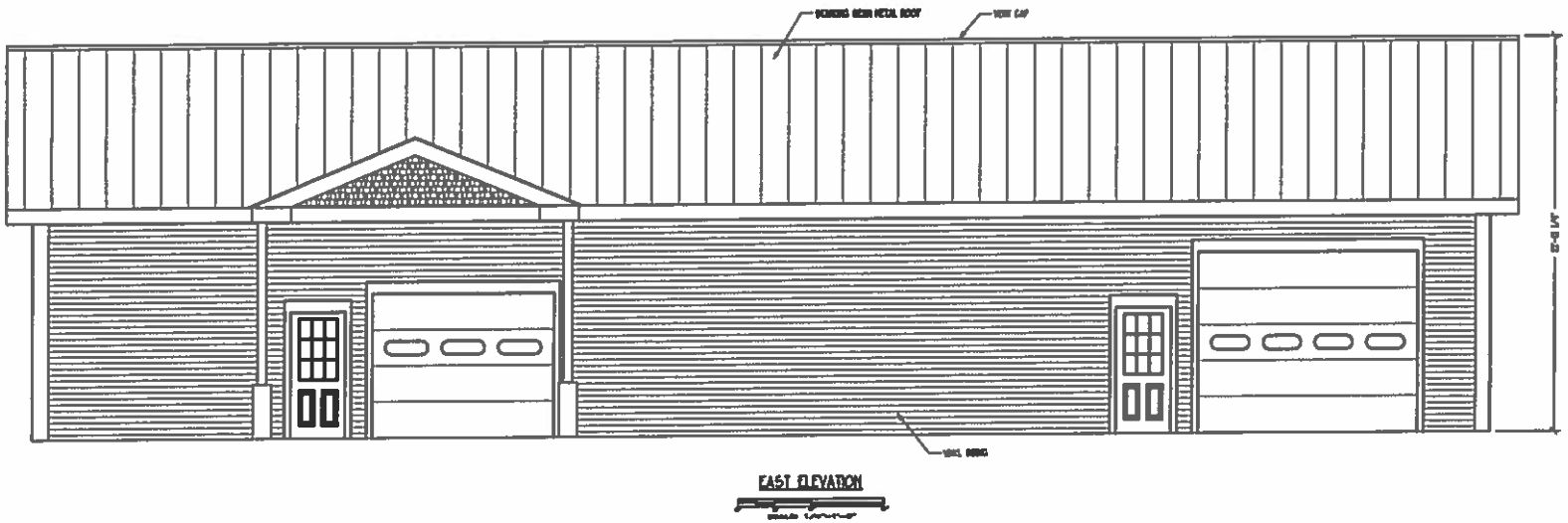
MAINTENANCE BUILDING



FLOOR PLAN

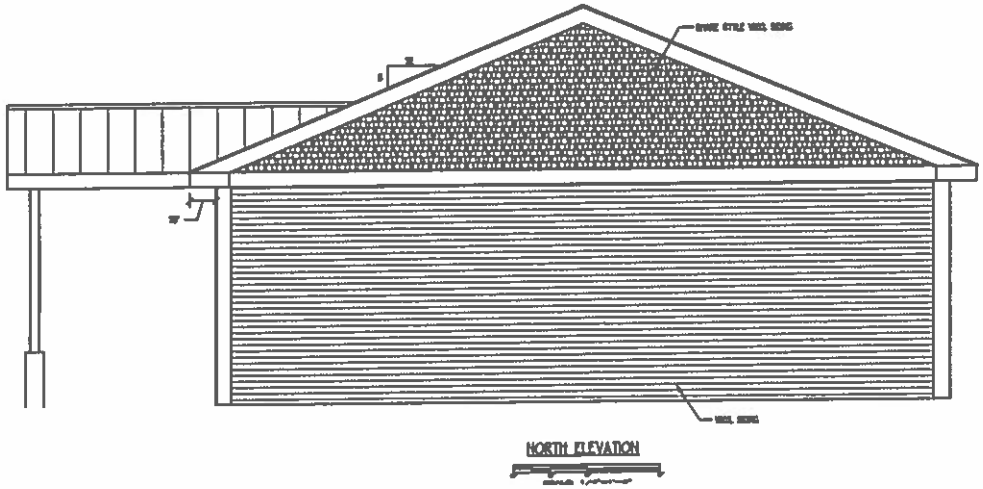
REDUCED

MAINTENANCE BUILDING



REDUCED

MAINTENANCE BUILDING



REDUCED

Section 21. Lighting Plan

A. Exterior Lighting Details: The site currently has not site lighting. The proposed improvements include several site lights that are shown and specified on the plans.

B. Type of Fixtures: see attached lighting cut sheets

C. Radius of intensity: see attached light cut sheets

Section 21. Lighting Plan

A. Exterior Lighting Details: The site currently has no site lighting. The proposed improvements include several site lights that are shown and specified on the plans. The lighting legend indicates 2 fixture (FX) types depending on the area use. The lights on the dump station access are roadway lighting patterns and the maintenance building has an area lighting pattern. Lighting does not encroach on abutting properties and there is minimal light encroachment onto Rt 102 (>0.2 fc). The dump station lighting indicates some encroachment into the right of way of County Road; however, the existing trees will block any light from the traveled way.

B. Type of Fixtures: see attached lighting cut sheets. The light fixtures are LED units with a soft white (warm white) temperature range which means it has a slight yellow glow. The fixtures are down cast units and house shields are specified to reduce back lighting. The units are specified to be dimmable so that later evening hours the lighting may be reduced to a lower level for area comfort, economics and night light reduction.

C. Radius of intensity: see attached light cut sheets and lighting plans.

Code Enforcement Pay Slip

Map:_____ Lot:_____

Owner Debbahs

Code Enforcement:

Type	Code	App.#	Amount
BLG PERMIT	BLDGPT		
SEWER FEE	SWCONN		
PLUMB	PLUMPT	3785	308
ELECTRIC	ELECT		
AFTERFACT	PLANMS		
FLOOD PL	FLOOD		
SHORELAND	SHORE		
VACA RENT	VACPMT		

MISCELLANEOUS PAYMENT RECPT#: 434580
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 02/28/20 TIME: 09:30
CLERK: mporter DEPT:
CUSTOMER#: 0

PARCEL:

CHG: PLUMPT PLUMBING PERMIT 308.00

AMOUNT PAID: 308.00

PAID BY: DEBBAHS/ HILLARD WAL
PAYMENT METH: CHECK
12260
REFERENCE:

AMT TENDERED: 308.00
AMT APPLIED: 308.00
CHANGE: .00

(mast arm not included)

D-Series Size 1
Mast Arm Mount
LED Area Luminaire

Catalog Number

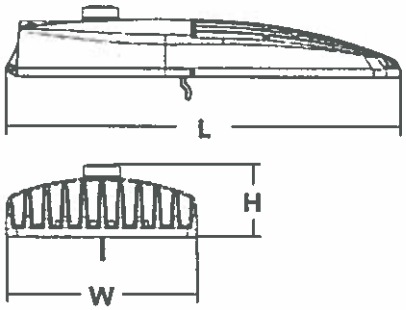
Notes

Type

d-series

Specifications

EPA:	0.9 ft² (0.08 m²)
Length:	27" (68.6 cm)
Width:	13" (33.0 cm)
Height:	5" (12.7 cm)
Weight (max):	26 lbs (11.8 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT MA DDBXD

DSX1 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish
DSX1 LED	**Forward optics** 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) **Rotated optics** 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K (80 CRI min.) 40K 4000 K (70 CRI min.) 50K 5000 K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[2] 480[2]	MA Mast arm ready	**Shipped installed** (blank) No NEMA twist-lock receptacle (decorative cover), wildlife shield, trigger latch, and bridge fitter. DMG 0-10V dimming extended out back of housing for external control (control ordered separate) PER NEMA twist-lock receptacle only (no controls)[3] DCR Dimmable and controllable via ROAM® (no controls)[4] HS House side shield[5] WTB Utility terminal block DS Dual switching[6,7] BUBLVL External bubble level L90 Left rotated optics[3] R90 Right rotated optics[3]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

SBOR 10 OOP BZ 3V	Pole-mounted motion/ambient sensor, 8-15' mounting height, MVOLT (specify finish)
SBOR 6 OOP BZ 3V	Pole-mounted motion/ambient sensor, 15-30' mounting height, MVOLT (specify finish)
DLL127F 1.5 JU	Photocell - SSL twist-lock, MVOLT [1]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [1]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [1]
DSHORT SBK U	Shorting cap [9]
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit

For more control options, visit Sensor Switch, DTL and ROAM online.

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60Hz).
2. Not available with single board, 530 mA product (30C 530 or 60C 530 DS). Not available with DCR.
3. That the PER option comes standard with a Shorting Cap.
4. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; requires NEMA twist-lock receptacle. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net.
5. Also available as a separate accessory; see Accessories information at left.
6. Requires two light engines. Provides 50% dimming capability via two independent drivers, each operating half the luminaire. N/A with PER, DCR, WTB or 530mA with 347v or 480v.
7. Requires an additional switched line.
8. Available with 60 LEDs (60C option) only.
9. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000K)					40K (4000K)					50K (5000K)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C	700mA	68W	T1S	5,697	1	0	1	84	7,127	2	0	2	105	7,180	2	0	2	106
			T2S	5,967	2	0	2	88	7,465	2	0	2	110	7,521	2	0	2	111
			T2M	5,773	1	0	2	85	7,222	2	0	2	106	7,276	2	0	2	107
			T3S	5,901	1	0	2	87	7,382	2	0	2	109	7,437	2	0	2	109
			T3M	5,872	1	0	2	86	7,346	2	0	2	108	7,401	2	0	2	109
			T4M	5,882	1	0	2	87	7,359	2	0	2	108	7,414	2	0	2	109
			TFTM	5,793	1	0	2	85	7,247	1	0	2	107	7,301	1	0	2	107
			T5VS	6,148	2	0	0	90	7,691	3	0	1	113	7,749	3	0	1	114
			T5S	6,074	2	0	0	89	7,598	3	0	0	112	7,655	3	0	0	113
			T5M	6,150	3	0	1	90	7,694	3	0	2	113	7,752	3	0	2	114
			T5W	5,979	3	0	1	88	7,479	3	0	2	110	7,536	3	0	2	111
	1000mA	105W	T1S	7,913	2	0	2	75	9,899	2	0	2	94	9,973	2	0	2	95
			T2S	8,019	2	0	2	76	10,368	2	0	2	99	10,446	2	0	2	99
			T2M	8,288	2	0	2	79	10,031	2	0	3	96	10,106	2	0	3	96
			T3S	8,156	2	0	2	78	10,253	2	0	2	98	10,330	2	0	2	98
			T3M	8,196	2	0	2	78	10,202	2	0	2	97	10,279	2	0	2	98
			T4M	8,170	2	0	2	78	10,220	2	0	2	97	10,297	2	0	2	98
			TFTM	8,046	2	0	2	77	10,065	2	0	3	96	10,141	2	0	3	97
			T5VS	8,542	3	0	1	81	10,682	3	0	1	102	10,762	3	0	1	102
			T5S	8,436	3	0	1	80	10,553	3	0	1	101	10,632	3	0	1	101
			T5M	8,539	3	0	2	81	10,686	4	0	2	102	10,766	4	0	2	103
			T5W	8,304	3	0	2	79	10,388	4	0	2	99	10,466	4	0	2	100
40C	700mA	89W	T1S	7,511	2	0	2	84	9,396	2	0	2	106	9,467	2	0	2	106
			T2S	7,867	2	0	2	88	9,842	2	0	2	111	9,916	2	0	2	111
			T2M	7,612	2	0	2	86	9,522	2	0	3	107	9,594	2	0	3	108
			T3S	7,780	2	0	2	87	9,733	2	0	2	109	9,806	2	0	2	110
			T3M	7,742	2	0	2	87	9,685	2	0	2	109	9,758	2	0	2	110
			T4M	7,756	2	0	2	87	9,702	2	0	2	109	9,775	2	0	2	110
			TFTM	7,638	2	0	2	86	9,555	2	0	2	107	9,627	2	0	2	108
			T5VS	8,106	3	0	1	91	10,140	3	0	1	114	10,216	3	0	1	115
			T5S	8,008	3	0	1	90	10,017	3	0	1	113	10,093	3	0	1	113
			T5M	8,109	3	0	2	91	10,144	4	0	2	114	10,220	4	0	2	115
			T5W	7,883	3	0	2	89	9,861	4	0	2	111	9,936	4	0	2	112
	1000mA	138W	T1S	10,384	2	0	2	75	12,990	3	0	3	94	13,088	3	0	3	95
			T2S	10,876	2	0	2	79	13,606	3	0	3	99	13,708	3	0	3	99
			T2M	10,523	2	0	3	76	13,164	3	0	3	95	13,263	3	0	3	96
			T3S	10,756	2	0	2	78	13,455	2	0	2	98	13,556	3	0	3	98
			T3M	10,703	2	0	2	78	13,389	3	0	3	97	13,490	3	0	3	98
			T4M	10,722	2	0	2	78	13,412	3	0	3	97	13,513	3	0	3	98
			TFTM	10,559	2	0	3	77	13,209	2	0	3	96	13,308	2	0	3	96
			T5VS	11,206	3	0	1	81	14,018	4	0	1	102	14,124	4	0	1	102
			T5S	11,070	3	0	1	80	13,848	3	0	1	100	13,953	3	0	1	101
			T5M	11,210	4	0	2	81	14,023	4	0	2	102	14,129	4	0	2	102
			T5W	10,898	4	0	2	79	13,633	4	0	2	99	13,735	4	0	2	100
60C	700mA	131W	T1S	11,182	2	0	2	85	13,988	3	0	3	107	14,093	3	0	3	108
			T2S	11,712	3	0	3	89	14,651	3	0	3	112	14,761	3	0	3	113
			T2M	11,332	2	0	3	87	14,175	3	0	3	108	14,282	3	0	3	109
			T3S	11,582	2	0	2	88	14,489	3	0	3	111	14,598	3	0	3	111
			T3M	11,525	2	0	2	88	14,418	3	0	3	110	14,526	3	0	3	111
			T4M	11,546	2	0	2	88	14,443	3	0	3	110	14,552	3	0	3	111
			TFTM	11,370	2	0	3	87	14,224	2	0	3	109	14,331	2	0	3	109
			T5VS	12,067	3	0	1	92	15,095	4	0	1	115	15,209	4	0	1	116
			T5S	11,921	3	0	1	91	14,912	4	0	1	114	15,025	4	0	1	115
			T5M	12,071	4	0	2	92	15,101	4	0	2	115	15,214	4	0	2	116
			T5W	11,735	4	0	2	90	14,680	4	0	2	112	14,791	4	0	2	113
	1000mA	209W	T1S	15,307	3	0	3	73	19,148	3	0	3	92	19,292	3	0	3	92
			T2S	16,033	3	0	3	122	20,056	3	0	3	153	20,207	3	0	3	154
			T2M	15,512	3	0	3	118	19,405	3	0	3	148	19,551	3	0	3	149
			T3S	15,855	3	0	3	121	19,834	3	0	3	151	19,983	3	0	3	153
			T3M	15,777	3	0	3	120	19,736	3	0	4	151	19,885	3	0	4	152
			T4M	15,805	3	0	3	121	19,771	3	0	4	151	19,920	3	0	4	152
			TFTM	15,565	3	0	3	119	19,471	3	0	4	149	20,827	3	0	4	159
			T5VS	16,519	4	0	1	126	20,664	4	0	1	158	20,820	4	0	1	159
			T5S	16,319	4	0	1	125	20,414	4	0	1	156	20,567	4	0	1	157
			T5M	16,525	4	0	2	126	20,672	5	0	3	158	19,617	5	0	3	150
			T5W	16,064	4	0	3	123	20,096	5	0	3	153	20,247	5	0	3	155

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

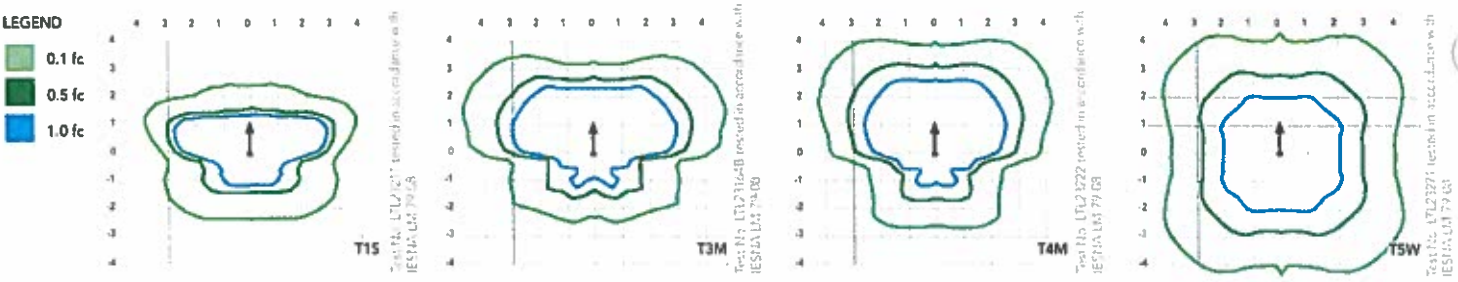
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.98	0.96	0.91
	DSX1 LED 60C 700			
	1.0	0.99	0.99	0.99

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for area and street lighting applications.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Low EPA (0.9 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior lighting distribution, uniformity, and pole spacing. Light engines are available in 3000K (>80 CRI), 4000K (>70 CRI) or 5000K (67 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Four-bolt mast arm mount provides easy, secure installation for nominal 1-1/4" to 2" diameter arms (1-5/8" to 2-3/8" O.D.) and enables the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. Housing includes cast-in wildlife shield. Die-cast trigger latch on door provides tool-less entry for easy and secure opening with one hand, top-side leveling crosshairs and internal bubble level assist with installation.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated. Rated for -40°C minimum ambient. U.S. D663,462.5. International patents pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note:
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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DUMP STATION AREA LIGHTS

Visual - Template Tool

AcuityBrands

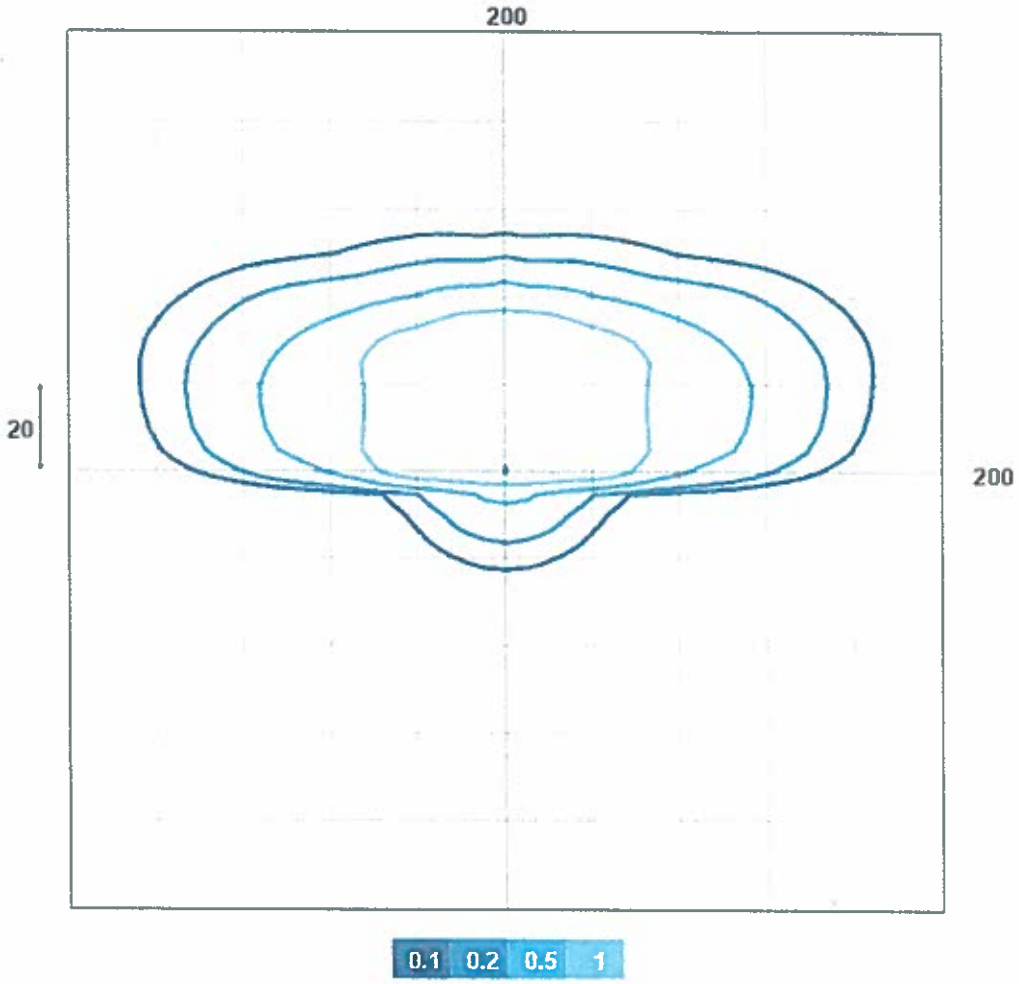
Wednesday, January 29, 2020

Design Information

Project
Description

Name
Company
Phone
Email

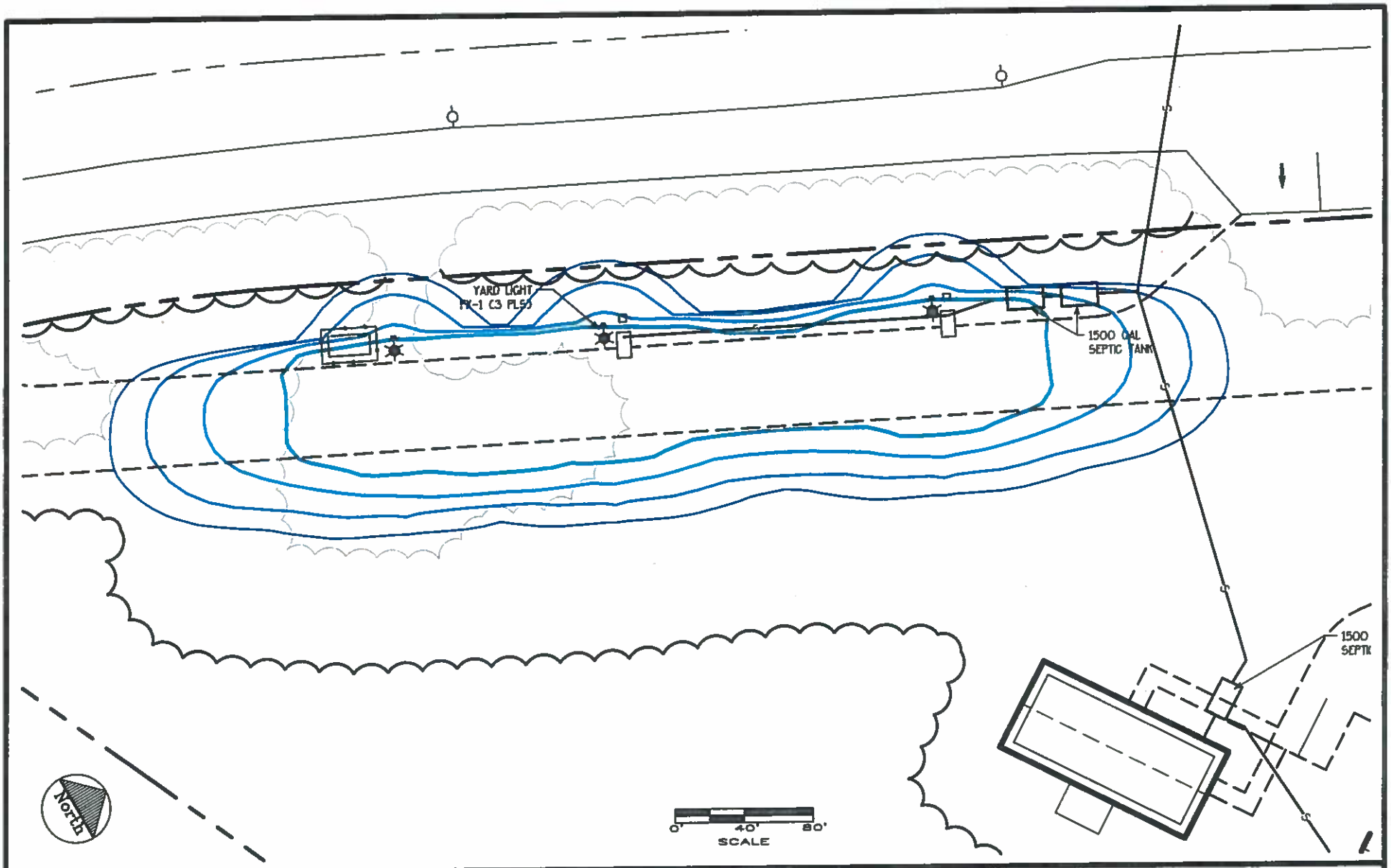
[A] DSX1 LED 40C 700 40K T2M MV



[A] - DSX1 LED 40C 700 40K T2M MVOLT HS MA

Manufacturer	Lithonia Lighting	Configuration	Single
Lamp Lumens	7248	Orientation	Single
Lamp Quantity	1	Mounting Height	20
Light Loss Factor	1	Arm Length	1
Input Power	88.8	Tilt	0
Max Illuminance	3	Area > 0.5fc	4400

These lighting calculation results are for general informational purposes only and are provided without warranty as to accuracy, completeness, reliability or otherwise. Results are based on user provided data and data provided from publicly available sources; actual field conditions may affect calculated output. Visit www.Visual-3D.com .



LIGHTING PLAN; OCEANSIDE KOA

COUNTY ROAD
BAR HARBOR. MAINE

BAR HARBOR OCEANSIDE KOA

BAR HARBOR. ME 04609

FOOTCANDLE LEGEND

0.1	
0.2	
.05	
1.0	

KISER

ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700

21 FEB 20

MAINTENANCE BUILDING AREA LIGHT

Visual - Template Tool

AcuityBrands

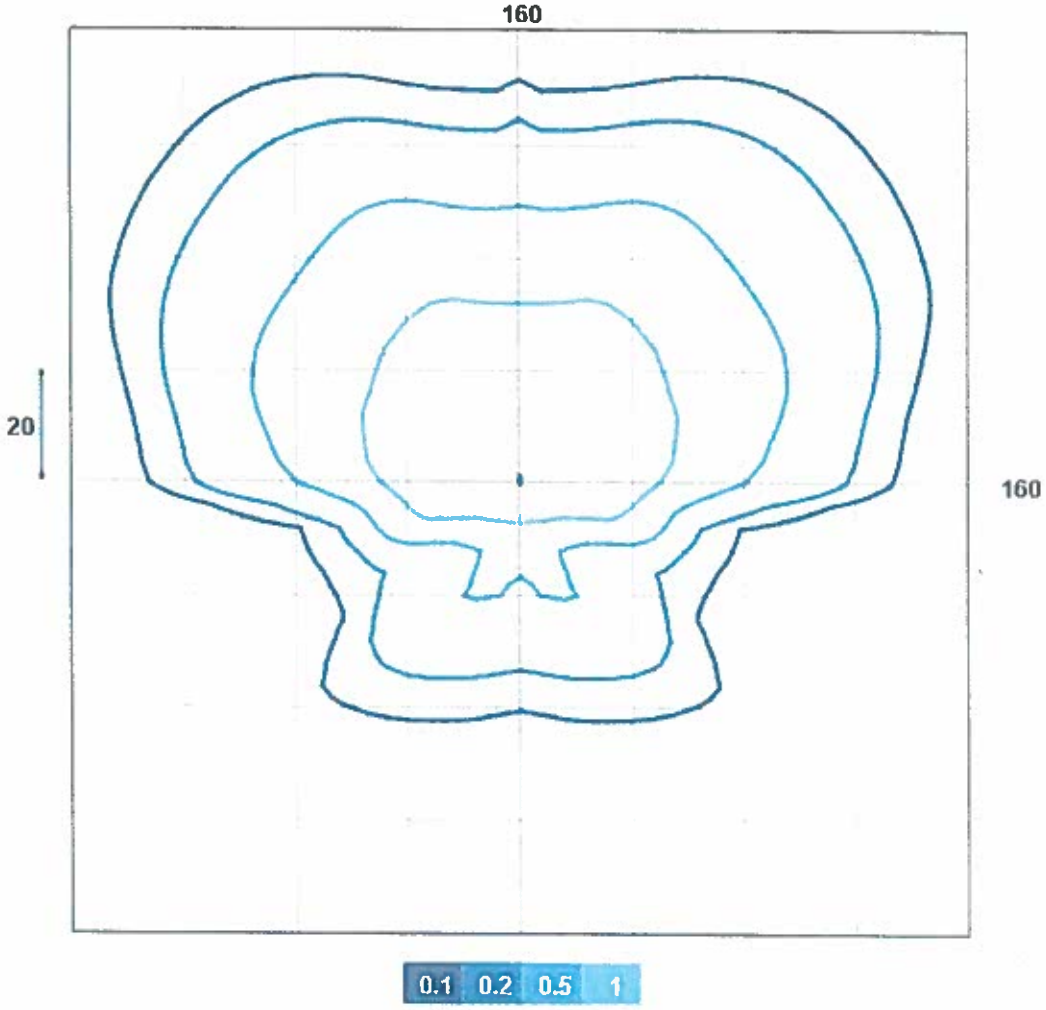
Tuesday, February 04, 2020

Design Information

Project
Description

Name
Company
Phone
Email

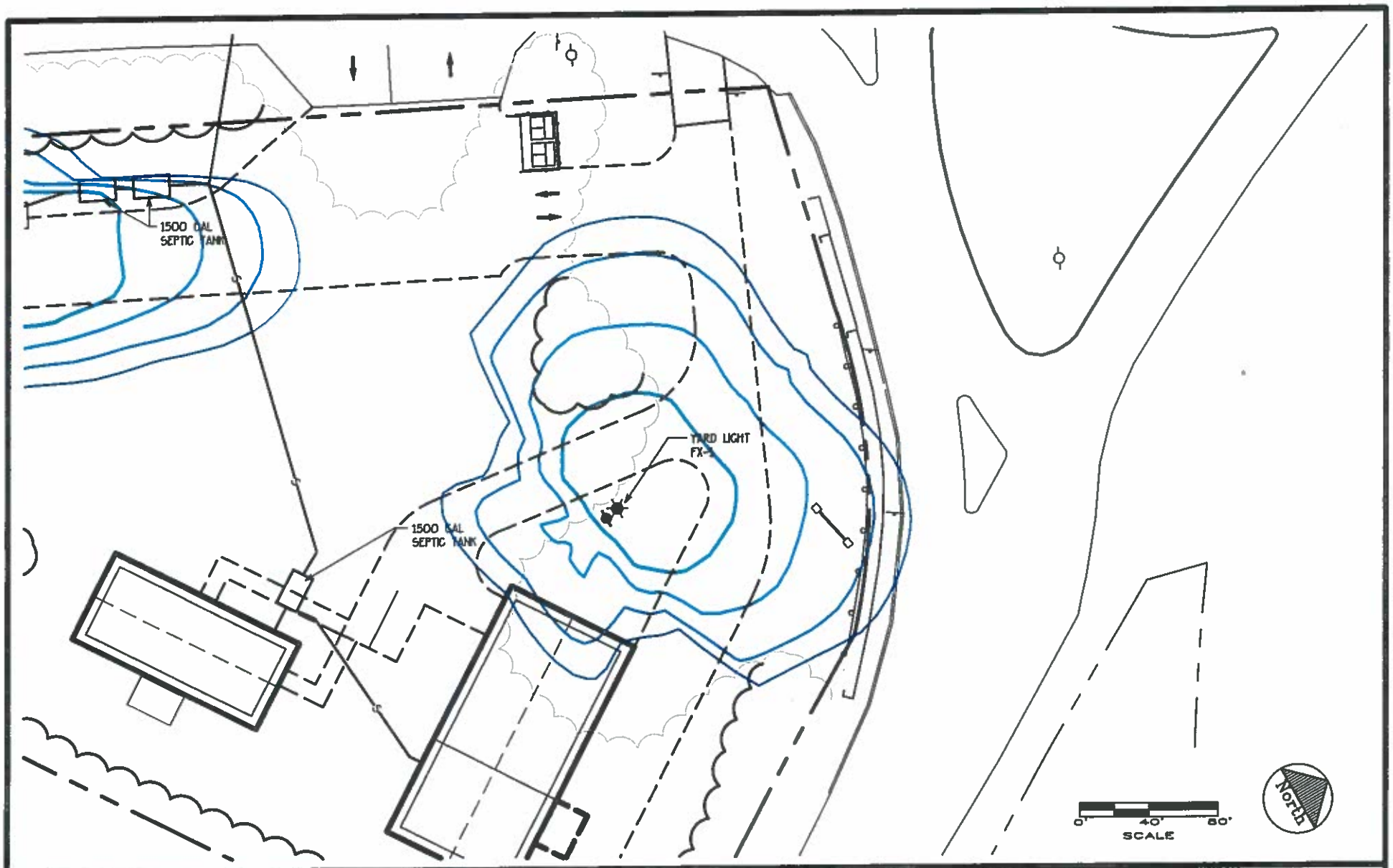
[A] - DSX1 LED 40C 700 30K T4M MV



[A] - DSX1 LED 40C 700 30K T4M MVOLT MA

Manufacturer	Lithonia Lighting	Configuration	Single
Lamp Lumens	7756	Orientation	Single
Lamp Quantity	1	Mounting Height	20
Light Loss Factor	1	Arm Length	1
Input Power	89	Tilt	0
Max Illuminance	3	Area > 0.5fc	5008

These lighting calculation results are for general informational purposes only and are provided without warranty as to accuracy, completeness, reliability or otherwise. Results are based on user provided data and data provided from publicly available sources; actual field conditions may affect calculated output. Visit www.Visual-3D.com .



LIGHTING PLAN; OCEANSIDE KOA

COUNTY ROAD
BAR HARBOR. MAINE

BAR HARBOR OCEANSIDE KOA

BAR HARBOR. ME 04609

FOOTCANDLE LEGEND

0.1	
0.2	
.05	
1.0	

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PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700

21 FEB 20

Section 22. Signs

A. Design Details: The project proposes no new signs and a photo of the existing sign is attached.

KOA
HOLIDAY
STOP

Section 23. Traffic Impact

A. Trip Estimates: see attached letter

B. Engineering Impact Analysis: Waiver less than 400 ADT

KISER KISER
ENGINEERING & DEVELOPMENT CONSULTING

Job #777

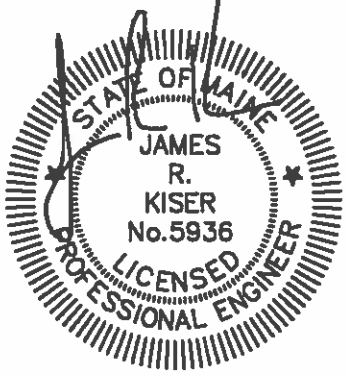
5 February 2020

Traffic Generation Estimates

Oceanside KOA operations
County Road, Bar Harbor

Trip estimates are difficult to determine for a service area for the adjacent campground. The trips for the house are not typical as this is a manager's house that is used on a seasonal basis. Typical residential use (ITE TG#7) is code 210 and is estimated to generate 10 average daily trips and 1 trip in both the AM & PM peak hours. We would estimate that this home would be less due to work is on the property. The dump station, laundry and maintenance building will have internal traffic and thus would not create trips on their own. Trips would occur from the abutting campground which are not considered trips on the roadway. The 3 tent sites to be removed would reduce trips under code 416. The campground use does not provide average daily trip rates but does for the peak hours. The peak trips from 3 sites would be the removal of 1 trip for both the AM and PM peak hours.

James R. Kiser, PE
Kiser & Kiser Co.



PO Box 282, Hampden, Maine 04444

207-862-4700

KISER KISER
ENGINEERING & DEVELOPMENT CONSULTING

Job #777

21 February 2020

Traffic Movement: On-Site

Oceanside KOA operations
County Road, Bar Harbor

Traffic movement for this project is designed to be one-way on the dump station access drive with traffic entering the southerly end of the site and moving past the propane and dump stations in a northerly direction. This flow is required to provide the RV's and Camper's access to the dump station as discharge piping for these vehicles are on the driver's side of the vehicle. The entrance direction will be painted on the paved apron and signage will be provided noting entrance only. The site distance for low volume roads (AASHTO) for a posted limit of 25 mph is 125'. This access location has sufficient visual distance for road vehicles turning into this entrance. The northerly sight distance is in excess of 300'. The southerly sight distance is estimated in excess of 150' and may be lengthened if needed with brush clearing along the right of way. This can be further evaluated construction.

The second access, at the proposed dumpster location, will provide for 2-way access for departing campers and entering trash truck and camp vehicles accessing the maintenance building. Entering vehicles are expected to be very low numbers. The paved entrance will be painted with directional arrows for identification of vehicle movements. Signage is not required at this location. Sight distance at this access location extends to the south in excess of 300' and to the north to the intersection with RT 102, a limiting factor.

The northerly, existing, entrance will be narrowed in width and provide access for camp vehicles only. Signage is proposed to note campground vehicles only.

There is no proposed vertical restrictions below 13'6" included in the traffic patterns.

James R. Kiser, PE
Kiser & Kiser Co.

STATE OF MAINE
JAMES
R.
KISER
No.5936
LICENSED
PROFESSIONAL ENGINEER

PO Box 282, Hampden, Maine 04444 207-862-4700

Section 24. Technical & Financial Capacity

A. Cost Estimate: See attached engineering cost estimate

B. Financing Arrangements: This project is to be financed through corporate internal budgeting. See attached KOA letter.

C. Resume of Professional: See attached Kiser & Kiser Resume

D. Similar Projects by developer: waiver, national owner/developer

KISER
ENGINEERING & DEVELOPMENT CONSULTING

Job #777

10 February 2020

Preliminary Cost Estimate
Oceanside KOA
Bar Harbor, Maine

Clearing & Grubbing	$26,000
Erosion Control	$10,000
Demolition	$8,000
Earthwork subgrade	$16,000
Sewer	$16,200
Water	$12,700
Electric	$25,300
Culverts	$5,500
Site slabs	$4,000
Gravel	$64,000
Paving	$5,500
Loam & Seed & Mulch	$25,000
Manager's House	$150,000
Maintenance bldg.	$160,000
Total	$528,200

PO Box 282, Hampden, Maine 04444

207-862-4700

February 11, 2020

To Whom it May Concern;

Kampgrounds of America, Inc. ("KOA") currently owns and operates a campground in Bar Harbor, ME under the name Bar Harbor/Oceanside KOA Holiday ("Oceanside") located at 136 County Rd. As part of it's operations in 2020, KOA intends to implement operation and safety improvements at the Oceanside facility including the construction of a manager's residence, new maintenance/laundry facilities and the relocation of dump station, propane service and trash collection to a location on our property and outside of the Town's right of way. These facility improvements will be funded through internally generated funds and will not be funded with outside financing.

If you have any questions regarding this project or the operating details, please do not hesitate to contact me at (406) 254-7430.

Sincerely,

John J. Burke
Chief Financial Officer

KISER

ENGINEERING & DEVELOPMENT CONSULTING

Company Profile

Jim Kiser has over 39 years of engineering experience with the last 34 directly related to land development engineering and consulting for public and private land and building projects. His experience with all phases and types of projects from inception through construction provide a unique management insight to insure projects efficiently move toward completion. With multiple professional licenses; project management and design are undertaken with a wealth of understanding for each task and component of a project.

In 2000, Jim formed Kiser & Kiser Company to provide personalized service to clients with building, infrastructure & land development ventures. Kiser & Kiser Company has allowed him to again focus his expertise on project management and engineering; therefore, supporting clients with high quality, technically sound projects in a cost efficient program. Jim strives to maintain high quality, one on one personalized services with clients and close relationships with regulatory agencies to ensuring projects obtain approvals in a timely manner.

Kiser & Kiser Company is a one engineer firm and provides clients with critical support services through a variety of close relationships with other small consulting firms that provide quality services in their own specialties. This team format allows each to focus on their expertise while controlling overhead costs.

Professional Services

Project Management - Management of projects for municipal, federal and private clients of civil infrastructure, building and land development projects. Projects include the coordination of multiple professional disciplines from project the conceptualization to design and construction of improvement projects. Each project requires substantial communication with the owner, public agencies and the public to ensure a smooth implementation of project goals. Presentation of the project, to the public, is provided for many projects.

Environmental Permitting - Permitting of projects is required from municipalities and state agencies. Environmental permits have involved retained sub-consultants and all major agency coordination. Individual work activities have included data acquisition, application preparation, mitigation plans and permit negotiations. Primary permitting agencies are Maine DEP, Maine LUPC, ACOE, USEPA, local planning boards and utility districts.

Civil Engineer - Civil engineering responsibilities for the design of infrastructure and development projects. Design projects include sewers, water distribution, site plans, vehicle circulation, grading & drainage, erosion control, roadways & pavement, stormwater management, site utilities and related infrastructure improvements. Projects engineered for commercial site development, residential/commercial subdivisions and municipal infrastructure related facilities. Construction monitoring for project owners is customarily provided for projects.

Environmental Engineer - Environmental projects have included environmental site assessments (Phase I), stormwater permitting, SPCC plan preparation and underground tank removal site assessments. Clients have included banking firms, industrial firms and oil companies. Work tasks require historical research on property uses, site investigations, soil/water testing for contamination, hazardous material storage, containment and spill scenarios, asbestos documentation, lead paint testing and reporting & risk assignment.

Licenses

Maine Professional Engineer

New Hampshire Professional Engineer

Florida Professional Engineer

Maine Licensed Site Evaluator

Geothermal Designer

PO Box 282, Hampden, Maine 04444 207-862-4700

Section 25. Business Operations

A. Operating Statement: see attached operations letter

B. Hours of Operation: see attached operations letter

C. Operator information: waiver; owner/operator

February 3, 2020

Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609

Re. Bar Harbor Oceanside KOA, Site Plan Application, Operations letter.

To Whom it May Concern:

Barr Harbor Oceanside KOA is a campground by Kampgrounds of America, Inc. We operate from mid-May through mid-October. The hours may vary with the season, but in high season our registration office is open from 8am to 8pm daily.

Sincerely,

Barb Fallon

Barb Fallon
General Manager
Bar Harbor Oceanside KOA, Inc.

MASTER

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

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran	Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63

Project Description: 44-unit residential subdivision in one 3-story building and four 2-story buildings on Schooner Head Road.

Zone: Village Res
Map/Lot: 253-011-000
Lot Size: 37± acres
Permitted Use in Zone: MF II
Date/Time Pre-App: February 11, 2020 @ 3:15 PM
Department Official: MG

1. SITE PLAN APPLICATION 125-66 a

A	Checklist	39	E				
B	Property Owner's Name/Address	39	E				
C	Applicant's Name/Address	39	E				
D	Project Representatives Name/Address	39	E				
E	Abutters Name & Address within 300 ft. of Property Lines	40	E				
F	Indication of Registered Farmland within 150 ft. (STAFF PROVIDED)	40	W			No Farmland in BH	
G	Description of Proposed Use	40	E				
H	Written Authorization for Town Official Access	40	E				
I	Explain how project meets standards	40	E			For completeness review explain how project meets the applicable standards: §126-67 General Standards - A. permitted use; B. lot standards; C. height; D. parking requirements; E. parking areas and driveways; G. streets, sidewalks, access; H. buffering and screening; J. municipal water supply; L. SW, M. municipal sewer; N. sewage disposal; O. soils; P landscaping; O. erosion; T. refuse disposal; W. wildlife habitat; X. aesthetic areas; Z. light; BB. signs; DD. utilities; EE. fire protection; FF. comp plan; GG. financial capacity; II. Other	

Town of Bar Harbor Planning & Code Department

Michele Gagnon, *Planning Director* • Angela Chamberlain, *Code Enforcement Officer*
Steve Fuller, *Assistant Planner* • Patrick Lessard, *Deputy Code Enforcement Officer*
Tammy DesJardin, *Administrative Assistant*

MASTER

TOWN OF BAR HARBOR PLANNING BOARD

NOTICE OF SUBDIVISION/PLANNED UNIT DEVELOPMENT-VILLAGE

PRE-APPLICATION SKETCH PLAN REVIEW

APPLICATION PUD-2020-01 — SCHOONER HEAD HOUSING

This is to inform abutters within 300' of the following parcel that under the authority provided in Section 125-72 of the Bar Harbor Land Use Ordinance, the Planning Board, on Wednesday, March 4, 2020, at 4:00 PM, will review a pre-application sketch plan for a Planned Unit Development – Village Area (PUD-V), which is also a major subdivision (by unit).

The applicant proposes to develop a 44-unit residential subdivision in five buildings (one three-story, and four two-story) on Schooner Head Road.

The property is located off of Schooner Head Road, on Bar Harbor Tax Map 253, Lot 011. The parcel encompasses a total of ±40.24 acres, according to town tax records. The subject land is all in the Village Residential Zoning District. The applicant for the project is Developers Collaborative (100 Commercial Street, Suite 414, Portland, ME 04101) and the owner of the land is The Jackson Laboratory (600 Main Street, Bar Harbor, ME 04609).

Under the requirements in Section 125-72 E., at the above-noted meeting, 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 its application.

The application is filed as PUD-2020-01 and is available for public review in the Planning Department Office, which is located in the Municipal Building at 93 Cottage Street in Bar Harbor. You may forward your comments in writing to Assistant Planner Steve Fuller at that address, or by email at the address below.

Staff contact:
Steve Fuller, Assistant Planner
sfuller@barharbormaine.gov — (207) 288-3329
Planning Department – Municipal Building — 93 Cottage Street, Bar Harbor

MASTER

Town of Bar Harbor
Planning Department
Staff Report

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.

Meeting Date:
March 4, 2020: Sketch Plan

Land Use District: Village Residential

Permitted Use: MFII

Applicable section of the LUO for Sketch Plan Review:

- Bar Harbor Land Use Ordinance Section 125-72 lists all submission requirements the applicant is required to provide as part of the pre-application sketch plan for a subdivision and Section 125-61 includes the review procedure for a pre-application meeting for a major site plan/subdivision.

Staff Comment: None

Public Comment: The Board is to accept any brief public comment concerning the application.

Proposed Action:

Schedule site visit (mandatory) and neighborhood meeting (optional)

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

		Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran	Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
							municipal services; JJ. violations; LL. Historic; MM. utilization of site; NN. Natural features. §126-69 Special Standards - N. subdivision and S. PUD-V	
2. FEES PAID - Copy of Receipt 125-66 B								
A	Administrative Fee		40	E				
B	Evidence of Ordinance & Reg. Compliance		40	E			Provided by CEO	
3. TITLE and INTEREST 125-66 C								
A/B	Current Deed **OR** Purchase and Sale Agreement		40	E			Deed	
C	Easements, Deed Restriction, R.O.W's, etc.		40	W			None	
4. LEGAL DOCUMENTS 125-66 D								
A	Proposed Easements, Covenants, Agreements, etc.		40	E			Lease between JAX and developer	
B	Proposed Deed for Roads or Other Property to be Dedicated		40.1	W				
C	Proposed Performance and Plant Maintenance Guarantees		40.1	W				
D	For condominiums proposed declaration, By Laws, etc.		40.1	W				
E	Site Restoration Guarantee (if required)		40.1	W				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran	Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
		PRE APP	App	PB		
5. PERMITS 125-66 E						
A Army Corps of Engineers	40.1	W			Not required	
B Maine D.E.P.	40.1	E			DEP Site location	
C Other (DOT, Design Review Board, Appeals Board)	40.1	E			DOT	
6. STATEMENTS OF CAPACITY & DESIGN 125-66 F STAFF PROVIDED						
A Police	40.1	E				
B Public Works - Solid Waste; Storm Water; Street, and Recreation	40.1	E				
C Sewer	40.1	E				
D Schools & Busing	40.1	W				
E Water	40.1	E				
7. DESIGN PLANS 125-66 G						
A Public Water Supply	40.1	E				
B Central Private Water Supply	40.1	W				
C Individual Wells	40.2	W				
D Fire/dry Hydrants and Ponds	40.2	E				
E Public Sewer	40.2	E				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran		Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
F	Central Subsurface Wastewater System	40.2	W				
G	Shared Subsurface Wastewater System	41	W				
H	Stormwater Disposal System	41	E				
I	All other utilities (such as gas, electricity, and cable)	41	E				
7.1 DESIGN APPROVAL by State & Local Agencies 125-66 H							
A	Central Water Supply (DHHS)	41	W				
B	Individual Wells (DHHS)	41	W				
C	Central Subsurface Sewage Disposal (DHHS)	41	W				
D	Waste Water Discharge (DEP)	41	W				
E	Approval by DOT	41	E			If needed	
MAPS & PLANS 125-66 J. (2) **8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)**							
	Magnetic North	41	E				
	Plan Preparation Date	41	E				
	Graphic Scale	41	E				
	Owner & Applicant Name/Address	41	E				
	Designer, Surveyor, Engineer	41	E				
	Name of each Municipality in which the development is located	41	E				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran			PRE APP	App	PB		
	Tax Map & Lot Number(s) and Land Use District	41	E				
9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J							
	Magnetic North	41	E				
	Plan Preparation Date	41	E				
	Graphic Scale	41	E				
	Owner & Applicant Name/Address	41	E				
	Designer, Surveyor, Engineer	41	E				
	Name of each Municipality in which the development is located	41	E				
A	Abutting Property owners with Book/Page References	41	E				
B	Tax Map & Lot Number(s)	41	E				
C	Land Use District(s)	41	E				
D	Lot Line Dimensions (metes & bounds)	41	E				
E	Lot Size in Square Feet	41	E				
F	Locations of Lot Monumentations	41	E				
G	Total Proposed Development Acreage	41	E				
H	Remaining Undeveloped Land Retained	42	E			None proposed	
I	Lot Numbers	42	W				
J	Lots Developed/Sold within Past 5 Years	42	W				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
K	Subdivisions within 200 ft. With Owners Names	42	E				
L	Existing/Proposed Contours @ 5 or 10 ft. Intervals	42	E				
M	**Items within 200 feet of the subject property:**	42	E			Aerial	
	Buildings & Structures	42	E				
	Streets (W/names)	42	E				
	Sidewalks	42	E				
	Easements	42	E				
	Driveways, Entrances, Exits	42	E				
N	Location of Existing & Proposed Buildings/Structures On Site	42	E				
O	Distance between Proposed Buildings/Structures On Site	42	E			If proposed	
P	Utilities Locations - Existing/Proposed	42	E				
Q	Sign Locations - Existing/Proposed	42	E				
R	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers	42	E				
S	Stone Walls, Graveyards, and Fences	43	W				
T	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)	43	E				
U	Rare & Irreplaceable Natural Areas Locations	43	E				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
	(Critical Areas Program)						
V	Historic & Archaeological Site Locations	43	E				
W	Wetlands & Waterbody Locations within 250' (regardless of size)	43	E				
X	Shoreline	43	E			Stream?	
Y	100 Year Flood Elevation	43	W			Not in floodplain	
Z	Portions of the Site Subject to Routine Flood/Standing Water	43	W			None	
AA	Lot Lines and Water bodies Setbacks	43	E				
BB	Fire Hydrants & Fire Ponds Existing/Proposed	43	E				
CC	Fire/Emergency Equipment Site Access	43	E				
DD	Easements/Access to Water Bodies Existing/Proposed	43	W				
EE	Access Locations to Adjacent Undeveloped Land	43	W				
FF	Recreation/Open Space Land Existing/Proposed	43	W				
GG	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations	43	E			Dumpster location/screening	
HH	Lot Coverage Calculations - Existing/Proposed	43	E				
II	Parking Locations with Dimension, Angles, Radii, etc.	44	E				
JJ	Soil Test Pit Location	44	W			Public sewer	

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
10.	**MEDIUM INTENSITY SOIL SURVEY – 125-66 J.(15)**	42	**E**			W/geo tech investigation	
11. LANDSCAPING, BUFFERING & SCREENING PLAN 125- 66 J (22)							
A	Botanical & Common Names	42	**E**				
B	Plant Locations & Size	42	**E**				
C	Installation Schedule	42	**E**				
D	Maintenance Plan	42	**E**				
E	Vegetation Clearing Limits	42	**E**				
F	Tree (8+" d.b.h.) Locations	43	**W**				
12. STREET, SIDEWALK & ACCESS PLAN 125-66 J (44) *Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals*							
A	Drainage Scheme at all Intersections Existing/Proposed	44	**E**				
B	Intersections of Proposed Streets with Existing Streets	44	**E**				
C	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	44	**E**				
D	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	44	**E**				
E	Horizontal & Vertical Curve Data	44	**W**				
F	Intersections - Turning Radii	44	**E**				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
G	Centerline Grade	44	E				
H	Bearing, Distance, Tangent, Radii for All Street Lines	44	W				
I	Location, Dimension, Grade, Radii of Accel and Decel Lanes	44	W				
J	Design Details for Street Improvements	44	W				
K	Travel Direction	44	E				
L	Crosswalk Locations	44	E				
M	Street Names	44	W				
N	Subdivision Name	44	E				
13. E-911 125-66 K							
A	Street Name Certification by Addressing Office	45	W				
14. PHOTOGRAPHS 125-66 L (All pictures must be labeled with a description)							
A	Town's Aerial Photograph	45	E				
B	Pictorial of Site from Public Ways, Site Location/N,S,E,W	45	E				
	Existing Improvements within 200'	45	E				
	Existing Vegetation within 200'	45	E				
	Other Physical and Natural Features within 200'	45	E				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

		Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran	Page #	Exhibit Waiver (W) PRE APP	Exhibit Waiver (W) App	Exhibit Waiver (W) PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M								
A		HHE 200 Forms	46	W			Public sewer	
16. GROUNDWATER - to be extracted 125-66 N								
A		Use Assessment - Daily, Monthly, & Annual Rate	46	W			Public water	
B		Hydrogeological Impact Study I	46	W				
17. EROSION & SEDIMENTATION PLAN 125-66 O								
A		Erosion & Sedimentation Control Plan	46.1	E				
18. FIRE PROTECTION 125-66 P								
A		**Statement from Bar Harbor Fire Chief** (STAFF PROVIDED)		E				
B		State Fire Marshall's Office Preliminary Approval	46.1	E			If required	
19. SOLID & HAZARDOUS WASTE 125-66 Q								
A		Description, Amount and Nature Of Solid and/or Hazardous Waste	47	E			Solid waste	
		Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes	47	W				
		Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes	47	W				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran		Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
	Method of Transport, Storage, Disposal and Material Handling	47	W				
20. BUILDING PLANS & ELEVATIONS 125-66R							
A	Floor Plans for All Levels of All Structures	47	E				
B	All Elevations Indicating Height and Proposed Exterior Materials and Colors	47	E				
C	Proposed Use of All Floors	47	E				
D	Seating Capacity - Restaurants only	47	W				
21. LIGHTING PLAN 125-66 S							
A	Exterior Lighting Details Existing & Proposed	47	E				
B	Types of Fixture with Manufacturer' Specifications Sheets	48	E				
C	Radius of Intensity of Illumination	48	E				
22. SIGNS 125-66 T							
A	Design Details Existing & Proposed	48	E			If proposed	
23. TRAFFIC IMPACT 125-66 U							
A	Trip Estimates - Amount & Type - Day & Peak Hours	48	E				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
B	Engineering Impact Analysis	48	W				
24. TECHNICAL & FINANCIAL CAPACITY 125-66 V							
A	Cost Estimate	48	E				
B	Financing Arrangements	48	E				
C	Curriculum Vita of Each Professional Assoc With Project	48	W				
D	Descriptions of Similar Project by Developer	48	W				
	25. BUSINESS OPERATIONS 125-66 W						
A	Operating Statement & Mitigation Plan	48	W				
B	Employment & Operation Hours Projections	48	W				
C	Operator Information (if not owner)	49	W				
	26. MINING 125-66 X						
A	D.E.P. Permit where Applicable	49	W				
B	Extraction Plan	49	W				
C	Restoration Plan	49	W				
D	Performance Guarantee for Restoration Plan	49	W				
E	Washing Operation Plans	49	W				
F	Evidence of Insurance	49	W				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: PUD-2020-01 Owner: JAX Applicant Name: Developers Collaborative Applicant Rep/Consultant: S. Nicholson, Woodard &Curran	Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
		PRE APP	App	PB		
Notes:						

COMMITMENT & INTEGRITY
DRIVE RESULTS

One Merchants Plaza | Suite 501
Bangor, Maine 04401
www.woodardcurran.com

T 800.426.4262
T 207.945.5105
F 207.945.5492

TRANSMITTAL

RECEIVED
FEB 13 2020
PLANNING & CODE ENFORCEMENT

WOODARD &CURRAN

TO: Michele Gagnon
Planning Director
Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609-1400

DATE: February 12, 2020
PROJECT NAME: Schooner Head Housing
PROJECT NUMBER: 0232695.00

RE: Schooner Head Housing Sketch Plan Review

WE ARE SENDING:

☐ Quotation	☐ Drawing	☐ Bid Package	☐ CD/DVD
☐ Brochure	☐ Schedule	☐ Installation Package	☐ Report
☐ Change Order	☐ Manual	☒ Other (specify) Sketch Plan Review/Application	

Qty	Doc. No.	Rev. No.	Dated	Description
10			2/12/2020	Sketch Plan Review Submittal Package
1			2/12/2020	Abutters List and Figure

For Your:	Sent By:
☒ USE	☐ REGULAR MAIL
☒ APPROVAL	☒ UPS
☐ REVIEW / COMMENTS	☐ FEDERAL EXPRESS
☐ INFORMATION	☐ COURIER
☐ OTHER	☐ OTHER

COMMENTS:

Hi, Michele

Enclosed, please find ten (10) original Sketch Plan Review Submittal packages and one (1) Abutters List and Figure for the Schooner Head Housing Project, for your review.

Please let us know if you have any questions.

Jennifer Hodgens

From: Jennifer Hodgens, Project Assistant

COMMITMENT & INTEGRITY
DRIVE RESULTS

One Merchants Plaza | Suite 501
Bangor, Maine 04401
www.woodardcurran.com

T 800.426.4262
T 207.945.5105
F 207.945.5492

RECEIVED
FEB 1
TOWN
PLANNING/CODE ENFORCEMENT

Via Regular US Mail

February 12, 2020

Michele Gagnon, Planning Director
Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609-1400

Re: Schooner Head Housing Sketch Plan Review

Dear Michele:

Please find enclosed submittal package for a sketch plan review of the Schooner Head Housing Project by DC Schooner Head Road LLC. We would appreciate being placed on the Planning Board agenda for the March 4th meeting.

As we have discussed, the proposed Project is a multi-family residential subdivision, designed using the PUD-V standards. The overall parcel size is 37.3 acres. While the plan is to develop 100 units at the site, the first phase being permitted now will construct 44 units in one three-story and four two-story buildings.

The site concept includes peripheral parking spaces, minimizing roadways. Access to housing units will be via sidewalks providing significant communal green space. The Project will include private site utilities (water, sewer, stormwater) connected to the town services (water, sewer). There is existing water in Schooner Head Road, but sewer must be extended from the site entrance along Schooner Head Road to the sewer on Route 3. A Project alternate is to replace (upgrade) the waterline on Schooner Head Road as well. Stormwater treatment in accordance with DEP Rules Chapter 500 for the roofs and roadways will be provided.

We do not anticipate asking for any special waivers from the ordinance standards, though we may request minor submission waivers for elements deemed to be not applicable. These will be clearly identified in the Completeness Review Application.

As we discussed at our meeting on January 29th, we would be grateful if you and the Planning Board could begin the process of scheduling the site walk and neighborhood meeting to help us avoid that becoming a critical path item as we move this Project through the Planning Board review process.

We are providing ten (10) copies of the package, including a Site Concept Plan and PUD Site Plan of the parcel as required by the PUD-V ordinance. We have included an abutters list and figure for the parcel (within 300') in this package, which we hope is helpful to you, and a copy of the draft checklist from our meeting yesterday. An application fee check to the Town for $950 has been sent under separate cover.

Thank you again for your assistance, and we look forward to meeting with you and the Planning Board in the next few weeks.

Sincerely,

WOODARD & CURRAN, INC.

Sarah Nicholson, P.E.
Technical Manager

Enclosure(s)

cc: Michael Lyne, Developers Collaborative
John Fitzpatrick, The Jackson Laboratory

PN: 232695.00

Pre-application Sketch Plan

APPLICATION # SD-2020-04 DATE: February 12, 2020

MAP 253 LOT 011, 010

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 $ 950.00 . 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.**

BAR HARBOR PLANNING BOARD

APPLICATION FOR SUBDIVISION

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

APPLICATION # SD-2020-04 **DATE** February 12, 2020

FEE $ 950 **MAP** 253 **LOT** 011, 010 **USE** Residential

☐ **SUBDIVISION** ☒ **SKETCH PLAN**

APPLICANT :

Name Developers Collaborative - Michael Lyne

Address 100 Commercial Street, Suite 414

Portland, Maine 04101

Telephone 207-552-3055

Email mlyne@dcmaine.com

OWNER :

Name The Jackson Laboratory c/o John Fitzpatrick

Address 600 Main Street

Bar Harbor, Maine 04609

Telephone 207-288-6138

Email John.Fitzpatrick@jax.org

PROJECT REPRESENTATIVES:

Name Woodard & Curran - Sarah Nicholson

Address 1 Merchants Plaza, Suite 501

Bangor, Maine 04401

Telephone 207-558-4236

Email snicholson@woodardcurran.com

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) :

The proposed project is a multifamily residential subdivision. The first phase will construct 44 units in one three-story and four two-story buildings. The project will include peripheral parking areas, internal walkways, communal green space, and private site utilities (water, sewer, stormwater collection and treatment) connected to the town services (water, sewer). Town sewer must be extended from the site entrance along Schooner Head Road to the sewer on Route 3, and the waterline on Schooner Head Road may be replaced (upgraded) as well.

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 is 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 a 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.

Michael Lyne 2-12-20

Applicant **Date**

Digitally signed by John Fitzpatrick
DN: cn=John Fitzpatrick, o=The Jackson Laboratory, ou=Facilities Services, email=john.fitzpatrick@jax.org, c=US
Date: 2020.02.12 14:39:49 -05'00'

2/12/2020

Owner **Date**

The Schooner [illegible]ousing Site consists of Approximately [illegible] Acres directly adjacent to Schooner Head Road to the Southwest, Jackson Labs Bar Harbor Campus to the West, Acadia National Park to the North, and private residential property to the south and east. The site is bisected by several easements and Rights-of-Way with the Schooner Head trail connecting Old Farm to Schooner Head bisecting the site to the Northwest.

The site generally slopes to a high point approximately 94' above Schooner Head Road and tops out at approximately 214' above sea level. The site topography is broken by several rocky benches at average elevations of approximately 140' and 200'.

- Schooner Head Site
- Right of Way/Easement
- Existing Building
- Acadia National Park
- Acadia National Park Path

SCHOONER HEAD EAST | SITE CONTEXT

0 100 200

ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-04
Owner: SAX
Applicant Name/Rep: DEVELOPERS COLLABORATIVE Mike Lynn
Permit Consultants: -

Project Description: Woodard Curran & Nicholson
44 unit residential sub in one three story and four 2-story buildings.

Zone: Village Res.
Map/Lot: 283-011
Lot Size: ±3.9 ac
Permitted Use in Zone: Residential
Date/Time Pre-App: Feb 11, 2020 @3:15PM
Department Official: MG

		Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
1. SITE PLAN APPLICATION 125-66 a							
A	Checklist	39	E				
B	Property Owner's Name/Address	39	↓				
C	Applicant's Name/Address	39	↓				
D	Project Representatives Name/Address	39	↓				
E	Abutters Name & Address within 300 ft. of Property Lines	40	↓				
F	Registered Farmland w/in 150 ft.	40	W			No farmland in BH	
G	Description of Proposed Use	40	↓				
H	Written Authorization for Town Official Access	40	↓				
I	Explain how project meets standards	40	↓				
2. FEES PAID - Copy of Receipt 125-66 B							
A	Administrative Fee	40	E			9/1 fee for 2 other submittals	
B	Ordinance & Reg. Compliance	40	E			Provided by CEO	
3. TITLE and INTEREST 125-66 C							
A/B	Current Deed OR P&S Agreement	40	E			deed	

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

	Application #: Owner: Applicant Name/Rep: Permit Consultants:	Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
C	Easements, Deed Restriction, R.O.W's, etc.	40	W			<-> none exist	
	4. LEGAL DOCUMENTS 125-66 D						
A	Proposed Easements, Covenants, Agreements, etc.	40	E			lease	
B	Proposed Deed for Roads or Other Property to be Dedicated	40.1	W				
C	Proposed Performance and Plant Maintenance Guarantees	40.1	W				
D	For condominiums proposed declaration, By Laws, etc.	40.1	W				
E	Site Restoration Guarantee (if required)	40.1	W				
	5. PERMITS 125-66 E						
A	Army Corps of Engineers	40.1	W			none needed	
B	Maine D.E.P.	40.1	E			site location	
C	Other (DOT, DRB, BOA, etc.)	40.1	E				
	6. STATEMENTS OF CAPACITY & DESIGN 125-66 F STAFF PROVIDED						
A	Police	40.1	E				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: Owner: Applicant Name/Rep: Permit Consultants:		Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
B	Public Works - Solid Waste; Storm Water; Street, and Recreation	40.1	E				
C	Sewer	40.1	E				
D	Schools & Busing	40.1	W				
E	Water	40.1	E				
7. DESIGN PLANS 125-66 G							
A	Public Water Supply	40.1	E				
B	Central Private Water Supply	40.1	W				
C	Individual Wells	40.2	W				
D	Fire Hydrants, Dry Hydrants, and Fire Ponds	40.2	E				
E	Public Sewer	40.2	E				
F	Central Subsurface Wastewater System	40.2	W				
G	Shared Subsurface Wastewater System	41	W				
H	Stormwater Disposal System	41	E				
I	All other utilities (such as gas, electricity, and cable)	41	E				
7.1 DESIGN APPROVAL by State & Local Agencies 125-66 H							
A	Central Water Supply (DHHS)	41	W				
B	Individual Wells (DHHS)	41	W				
C	Central Subsurface Sewage Disposal (DHHS)	41	W				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: Owner: Applicant Name/Rep: Permit Consultants:		Page #	Exhibit Waiver (W) PRE APP	Exhibit Waiver (W) App	Exhibit Waiver (W) PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
D	Waste Water Discharge (DEP)	41	W				
E	Approval by DOT	41	E			if needed	
MAPS & PLANS 125-66 J. (2) **8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)**							
	Magnetic North	41	E				
	Plan Preparation Date	41	↓				
	Graphic Scale	41	↓				
	Owner & Applicant Name/Address	41	↓				
	Designer, Surveyor, Engineer	41	↓				
	Name of each Municipality in which the development is located	41	↓				
	Tax Map & Lot Number(s) and Land Use District	41	↓				
9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J							
	Magnetic North	41	E				
	Plan Preparation Date	41	↓				
	Graphic Scale	41	↓				
	Owner & Applicant Name/Address	41	↓				
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Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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	Name of each Municipality in which the development is located	41	E				
A	Abutting Property owners with Book/Page References	41	E				
B	Tax Map & Lot Number(s)	41	E				
C	Land Use District(s)	41	E				
D	Lot Line Dimensions (metes & bounds)	41	E				
E	Lot Size in Square Feet	41	E				
F	Locations of Lot Monumentations	41	E				
G	Total Proposed Development Acreage	41	E				
H	Remaining Undeveloped Land Retained	42	E				
I	Lot Numbers	42	W			NONE proposed	
J	Lots Developed/Sold within Past 5 Years	42	W			none	
K	Subs w/in 200 ft. w/ Owners Names	42	E				
L	Existing/Proposed Contours @ 5 or 10 ft. Intervals	42	E				
M	**Items within 200 feet of the subject property:**	42	E				
	Buildings & Structures	42	↓				
	Streets (W/names)	42	↓				
	Sidewalks	42	↓				
	Easements	42	↓				
	Driveways, Entrances, Exits	42	↓				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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			PRE APP	App	PB		
N	Location of Existing & Proposed Buildings/Structures On Site	42	E				
O	Distance between Proposed Buildings/Structures On Site	42	E				
P	Utilities Locations - Existing/Proposed	42	E				
Q	Sign Locations - Existing/Proposed	42	E			IF PROPOSED	
R	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers	42	E				
S	Stone Walls, Graveyards, and Fences	43	W			AS NONE EXIST	
T	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)	43	E				
U	Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)	43	E				
V	Historic & Archaeological Site Locations	43	E				
W	Wetlands & Waterbody Locations within ~~200'~~ 250' (regardless of size)	43	E				
X	Shoreline	43	E				
Y	100 Year Flood Elevation	43	N			NOT IN FLOODPLAIN	
Z	Portions of the Site Subject to Routine Flood/Standing Water	43	W			N/A	
AA	Lot Lines and Water bodies Setbacks	43	E				
BB	Fire Hydrants & Fire Ponds Existing/Proposed	43	E				
CC	Fire/Emergency Equipment Site Access	43	E				

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DD	Easements/Access to Water Bodies Existing/Proposed	43	W			NONE	
EE	Access Locations to Adjacent Undeveloped Land	43	W				
FF	Recreation/Open Space Land Existing/Proposed	43	W				
GG	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations	43	E			dumpster location/screening	
HH	Lot Coverage Calculations - Existing/Proposed	43	E				
II	Parking Locations with Dimension, Angles, Radii, etc.	44	E				
JJ	Soil Test Pit Location	44	W				
10.	**MEDIUM INTENSITY SOIL SURVEY – 125-66 J.(15)**	42	E			will provide through geotech investigation	
11. LANDSCAPING, BUFFERING & SCREENING PLAN 125- 66 J (22)							
A	Botanical & Common Names	42	E				
B	Plant Locations & Size	42	E				
C	Installation Schedule	42	E				
D	Maintenance Plan	42	E				
E	Vegetation Clearing Limits	42	E				
F	Tree (8+" d.b.h.) Locations	43	W				

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A	Drainage Scheme at all Intersections Existing/Proposed	44	E				
B	Intersections of Proposed Streets with Existing Streets	44	E			≥ for 50 feet entrance drive	
C	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	44	E				
D	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	44	E				
E	Horizontal & Vertical Curve Data	44	W				
F	Intersections - Turning Radii	44	E				
G	Centerline Grade	44	E				
H	Bearing, Distance, Tangent, Radii for All Street Lines	44	W				
I	Location, Dimension, Grade, Radii of Accel and Decel Lanes	44	W				
J	Design Details for Street Improvements	44	W				
K	Travel Direction	44	E				
L	Crosswalk Locations	44	E			if needed	
M	Street Names	44	W				
N	Subdivision Name	44	E				
13. E-911 125-66 K							
A	Street Name Certification by Addressing Office	45	W				

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A	Town's Aerial Photograph	45	E				
B	Pictorial of Site from Public Ways, Site Location/N,S,E,W	45					
	Existing Improvements within 200'	45					
	Existing Vegetation within 200'	45					
	Other Physical and Natural Features within 200'	45					
15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M							
A	HHE 200 Forms	46	W				
16. GROUNDWATER - to be extracted 125-66 N							
A	Use Assessment - Daily, Monthly & Annual Rate	46	W				
B	Hydrogeological Impact Study I	46	W				
17. EROSION & SEDIMENTATION PLAN 125-66 O							
A	Erosion & Sedimentation Control Plan	46.1	E				
18. FIRE PROTECTION 125-66 P							
A	**Statement from Bar Harbor Fire Chief**		E				
B	State Fire Marshall's Office Preliminary Approval	46.1	E			if required	

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19. SOLID & HAZARDOUS WASTE 125-66 Q							
A	Description, Amount and Nature Of Solid and/or Hazardous Waste	47	E			solid	
	Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes	47	W				
	Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes	47	W				
	Method of Transport, Storage, Disposal and Material Handling	47	W				
20. BUILDING PLANS & ELEVATIONS 125-66R							
A	Floor Plans for All Levels of All Structures	47	E				
B	All Elevations Indicating Height and Proposed Exterior Materials and Colors	47	E				
C	Proposed Use of All Floors	47	E				
D	Seating Capacity - Restaurants only	47	W				
21. LIGHTING PLAN 125-66 S							
A	Exterior Lighting Details Existing & Proposed	47	E				
B	Types of Fixture with Manufacturer' Specifications Sheets	48	E				
C	Radius of Intensity of Illumination	48	E				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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22. SIGNS 125-66 T							
A	Design Details Existing & Proposed	48	E			if prop	
23. TRAFFIC IMPACT 125-66 U							
A	Trip Estimates - Amount & Type - Day & Peak Hours	48	E				
B	Engineering Impact Analysis	48	W				
24. TECHNICAL & FINANCIAL CAPACITY 125-66 V							
A	Cost Estimate	48	E				
B	Financing Arrangements	48	E				
C	Curriculum Vita of Each Professional Assoc With Project	48	W				
D	Descriptions of Similar Project by Developer	48	W				
25. BUSINESS OPERATIONS 125-66 W							
A	Operating Statement & Mitigation Plan	48	W				
B	Employment & Operation Hours Projections	48	W				
C	Operator Information (if not owner)	49	W				
26. MINING 125-66 X							
A	D.E.P. Permit where Applicable	49	W				
B	Extraction Plan	49					
C	Restoration Plan	49	W				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: Owner: Applicant Name/Rep: Permit Consultants:		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
D	Performance Guarantee for Restoration Plan	49					
E	Washing Operation Plans	49	✓				
F	Evidence of Insurance	49					

Notes:

Large Plans Available in Planning Office

Site Plan Review
Application SP-2020-01
Map 104 Lot 389
February 13, 2020

RECEIVED

FEB 13 2020

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

Bar Harbor Savings & Loan

Everard Ct Parking Lot

Owner/ Applicant:
Bar Harbor Savings & Loan
103 Main St
Bar Harbor, ME 04609

Project Representative:
LARK Studio
18 Pleasant Street
Bar Harbor, ME 04660
207-266-8710

LARK
LANDSCAPE ARCHITECTURE & PLANNING
STUDIO

February 13, 2020

Michele Gagnon
Angela Chamberlain
Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609

Re: Bar Harbor Savings & Loan, Evard Ct Parking Lot
Application SP-2020-01

Dear Ms. Gagnon & Ms. Chamberlain,

Please accept the attached Site Plan Application dated 2-13-20, for the Bar Harbor Savings & Loan (BHSL), Evard Ct Parking Lot in Bar Harbor, which we are submitting on behalf of BHSL. We respectfully request that you review the application and submit for Planning Board review.

As you know, this is a redesign of a previously aproved, but never constructed parking lot. Per your direction we are resubmitting under a new application #, but much of the information is carried over from the previous project. In some cases, you have waived submittal requirements, since the information has recently been supplied and reviewed.

Please let us know if you have any questions.

Thank you for your time and assistance with this project.

Sincerely,

Michale Rogers
Principal, PLA, LEED AP
LARK Studio

18 Pleasant Street, Bar Harbor, ME 04609
p: 207.801.9634 e: info@LA-RK.com

Table of Contents

Pages	Section	Title
	1	Site Plan Application (125-66.A)
	2	Fees Paid - Receipt Copy (125-66.B)
	3	Title and Interest (125-66.C)
	4	Legal Documents (125-66.D)
	5	Permits (125-66.E)
	6	Statements of Capacity and Design (125-66.F) (Staff Provided)
	7	Design Plans (125-66.G)
	7.1	Design Approval (125-66.H)
	8	Location Map (125-66.J.2)
	9	Site Plan (125-66.J)
	10	Soil Survey (125-66.J.15)
	11	Landscaping, Buffering, and Screening Plan (125-66.J.22)
	12	Street, Sidewalk, and Access Plan (125-66.J.44)
	13	E-911 (125-66.K)
	14	Photographs (125-66.L)
	15	Subsurface Wastewater Disposal (125-66.M)
	16	Groundwater (125-66.N)
	17	Erosion and Sedimentation Plan (125-66.O)
	18	Fire Protection (125-66.P)
	19	Solid and Hazardous Waste (125-66.Q)
	20	Building Plans and Elevations (125-66.R)
	21	Lighting Plan (125-66.S)
	22	Signs (125-66.T)
	23	Traffic Impacts (125-66.U)
	24	Technical and Financial Capacity (125-66.V)
	25	Business Operations (125-66.W)
	26	Mining (125-66.X)
	APPENDIX	Large Format Drawings at end of document.

Notes: Items highlighted in yellow, indicate they are a *Waiver Requested* item.

Section 1 | SITE PLAN APPLICATION (125-66-A)

Pages	Item	Title
2-13	A	Checklist
14	B	Property Owner's Name and Address
14	C	Applicant's Name and Address
14	D	Project Representative's Name and Address
14-17	E	Abutters Name and Address within 300' of Property Line
17	F	Indication of Registered Farmland within 150' (Staff Supplied) *(Waiver Requested)*
17	G	Description of Proposed Use
18	H	Written Authorization for Town Official Access
N/A	I	Narrative of Standards Compliance (See relevant Sections)

(1) ASK AC RE. if it needs to come twice to PB

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: MSP 2020-01 Owner: Bar Harbor Savings Applicant Name/Rep: MIKE ROGERS Permit Consultants: LARK	Page #	Exhibit Waiver (W) PRE APP	Exhibit Waiver (W) App	Exhibit Waiver (W) PB	Comments	Applicant to describe reasons why waiver should be granted §125-63

Project Description: modification of approved site plan to allow for tandem parking

Zone:
Map/Lot: 104-389
Lot Size: 4,240 SF
Permitted Use in Zone: Parking lot
Date/Time Pre-App: Jan 7, 2020 @ 10AM
Department Official: MG

1. SITE PLAN APPLICATION 125-66 a

A	Checklist	39	E				
B	Property Owner's Name/Address	39					
C	Applicant's Name/Address	39					
D	Project Representatives Name/Address	39					
E	Abutters Name & Address within 300 ft. of Property Lines	40					
F	Registered Farmland w/in 150 ft.	40	W			No farmland in BH	
G	Description of Proposed Use	40					
H	Written Authorization for Town Official Access	40					
* (I)	Explain how project meets standards	40				part of complete review	

2. FEES PAID - Copy of Receipt 125-66 B

A	Administrative Fee	40	E			$570 site plan amendment	
B	Ordinance & Reg. Compliance	40	E			Provided by CEO	

3. TITLE and INTEREST 125-66 C

A/B	Current Deed OR P&S Agreement	40	E				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

	Application #: Owner: Applicant Name/Rep: Permit Consultants:	Page #	Exhibit Waiver (W) PRE APP	Exhibit Waiver (W) App	Exhibit Waiver (W) PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
C	Easements, Deed Restriction, R.O.W's, etc.	40	E				
4. LEGAL DOCUMENTS 125-66 D							
A	Proposed Easements, Covenants, Agreements, etc.	40	W			on none are proposed	
B	Proposed Deed for Roads or Other Property to be Dedicated	40.1	W				
C	Proposed Performance and Plant Maintenance Guarantees	40.1	W				
D	For condominiums proposed declaration, By Laws, etc.	40.1	W				
E	Site Restoration Guarantee (if required)	40.1	W				
	5. PERMITS 125-66 E						
A	Army Corps of Engineers	40.1	W				
B	Maine D.E.P.	40.1	W				
C	Other (DOT, DRB, BOA, etc.)	40.1	E				
	6. STATEMENTS OF CAPACITY & DESIGN 125-66 F STAFF PROVIDED						
A	Police	40.1	E				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: Owner: Applicant Name/Rep: Permit Consultants:		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
B	Public Works - Solid Waste; Storm Water; Street, and Recreation	40.1	E			storm drain, etc.	
C	Sewer	40.1	W				
D	Schools &-Busing	40.1	W				
E	Water	40.1	W				
7. DESIGN PLANS 125-66 G							
A	Public Water Supply	40.1	W				
B	Central Private Water Supply	40.1	↓				
C	Individual Wells	40.2					
D	Fire Hydrants, Dry Hydrants, and Fire Ponds	40.2					
E	Public Sewer	40.2					
F	Central Subsurface Wastewater System	40.2					
G	Shared Subsurface Wastewater System	41					
H	Stormwater Disposal System	41					
I	All other utilities (such as gas, electricity, and cable)	41	↓				
7.1 DESIGN APPROVAL by State & Local Agencies 125-66 H							
A	Central Water Supply (DHHS)	41	W				
B	Individual Wells (DHHS)	41	↓				
C	Central Subsurface Sewage Disposal (DHHS)	41	↓				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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			PRE APP	App	PB		
D	Waste Water Discharge (DEP)	41	↓				
E	Approval by DOT	41					
MAPS & PLANS 125-66 J. (2) **8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)**							
	Magnetic North	41	E				
	Plan Preparation Date	41					
	Graphic Scale	41					
	Owner & Applicant Name/Address	41					
	Designer, Surveyor, Engineer	41					
	Name of each Municipality in which the development is located	41					
	Tax Map & Lot Number(s) and Land Use District	41	↓				
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H	Remaining Undeveloped Land Retained	42	W				
I	Lot Numbers	42	W				
J	Lots Developed/Sold within Past 5 Years	42	W				
K	Subs w/in 200 ft. w/ Owners Names	42	W				
L	Existing/Proposed Contours @ 5 or 10 ft. Intervals	42	E				
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X	Shoreline	43	W				
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D	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	44					
E	Horizontal & Vertical Curve Data	44					
F	Intersections - Turning Radii	44					
G	Centerline Grade	44					
H	Bearing, Distance, Tangent, Radii for All Street Lines	44				Open	
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A	Cost Estimate	48	W				
B	Financing Arrangements	48	W				
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as Amendment

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: Owner: Applicant Name/Rep: Permit Consultants:		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
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E	Washing Operation Plans	49					
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Notes:

B/C. Property Owner/Applicant:
Bar Harbor Savings & Loan
103 Main St
Bar Harbor, ME 04609

D. Project Representative:
LARK Studio
18 Pleasant Street
Bar Harbor, ME 04660

E. Abutters Name and Address within 300' of Property Line

Abutters List print this list
Date: February 12, 2020
Subject Property Address: 15 EVERARD COURT Barharbor, ME
Subject Property ID: 104-389-000
Search Distance: 300 Feet

Prop ID: 104-131-000
Prop Location: 53 MAIN STREET Barharbor, ME
Owner: TESTAS HOTELS & REST INC

Prop ID: 104-132-000
Prop Location: 57 MAIN STREET Barharbor, ME
Owner: FRED BETESH, INC

Prop ID: 104-134-000
Prop Location: 19 COTTAGE STREET Barharbor, ME
Owner: ADLER'S INC

Prop ID: 104-136-000
Prop Location: 21 COTTAGE STREET Barharbor, ME
Owner: DFTM, INC

Prop ID: 104-137-000
Prop Location: 23 COTTAGE STREET Barharbor, ME
Owner: DELIA, LLC

Prop ID: 104-138-000
Prop Location: 27 COTTAGE STREET Barharbor, ME
Owner: COHEN, MICHAEL

Prop ID: 104-139-000
Prop Location: 29 COTTAGE STREET Barharbor, ME
Owner: CARUSO, GAIL L TRUSTEE
Co-Owner: GREEN, WILLIAM P TRUSTEE

Prop ID: 104-140-000
Prop Location: 35 COTTAGE STREET Barharbor, ME
Owner: BAR HARBOR JAZZ FESTIVAL
Prop ID: 104-355-000
Prop Location: 46 COTTAGE STREET Barharbor, ME
Owner: BAYSIDE INVESTMENTS, INC

Prop ID: 104-356-000
Prop Location: 35 RODICK STREET Barharbor, ME
Owner: BEYOND THE SEA INVESTMENTS LLC

Prop ID: 104-357-000
Prop Location: 37 RODICK STREET Barharbor, ME
Owner: HALL, VICKI

Prop ID: 104-358-000
Prop Location: 39 RODICK STREET Barharbor, ME
Owner: ROYAL SPICE, LLC

Prop ID: 104-359-000
Prop Location: 41 RODICK STREET Barharbor, ME
Owner: INNFINNITY LLC

Prop ID: 104-361-000
Prop Location: 49 RODICK STREET Barharbor, ME
Owner: SILK, LLC

Prop ID: 104-364-000
Prop Location: 44 COTTAGE STREET Barharbor, ME
Owner: ALPACA TRADING, LLC

Prop ID: 104-365-000
Prop Location: 40 COTTAGE STREET Barharbor, ME
Owner: ELEFTHERIOU, BASIL E JR
Co-Owner: SOROKIN, HEATHER L

Prop ID: 104-366-000
Prop Location: 38 COTTAGE STREET Barharbor, ME
Owner: TEACH ENTERPRISES LLC

Prop ID: 104-367-000
Prop Location: 34 COTTAGE STREET Barharbor, ME
Owner: TWO HUBS, INC

Prop ID: 104-368-000
Prop Location: 32 COTTAGE STREET Barharbor, ME
Owner: EIDER COVE, INC

Prop ID: 104-369-000
Prop Location: 30 COTTAGE STREET Barharbor, ME
Owner: ROCKY COAST REAL ESTATE GROUP LLC

Prop ID: 104-370-000
Prop Location: 26 - 28 COTTAGE STREET Barharbor, ME
Owner: CURTIS, MATTHEW S

Prop ID: 104-371-000
Prop Location: 22 - 24 COTTAGE STREET Barharbor, ME
Owner: CURTIS, MATTHEW S

Prop ID: 104-372-000
Prop Location: 14 COTTAGE STREET Barharbor, ME
Owner: SOUTH BUBBLE LLC

Prop ID: 104-373-000
Prop Location: 8 COTTAGE STREET Barharbor, ME
Owner: 8 COTTAGE STREET LLC

Prop ID: 104-374-000
Prop Location: 6 COTTAGE STREET Barharbor, ME
Owner: 3 AM LLC

Prop ID: 104-375-000
Prop Location: 65 MAIN STREET Barharbor, ME
Owner: 65 MAIN STREET LLC
Co-Owner: MAFFUCCI, BARBARA P & DOUGLAS C, TRUSTEE

Prop ID: 104-376-000
Prop Location: 69 MAIN STREET Barharbor, ME
Owner: WILLIS & SONS INC

Prop ID: 104-377-000
Prop Location: ACCESS ALLEY Barharbor, ME
Owner: BAR HARBOR, TOWN OF

Prop ID: 104-378-000
Prop Location: 75 MAIN STREET Barharbor, ME
Owner: WADE, LOIS W

Prop ID: 104-379-000
Prop Location: 85 MAIN STREET Barharbor, ME
Owner: ACADIA REAL ESTATE HOLDING COMPANY LLC

Prop ID: 104-380-000
Prop Location: 89 MAIN STREET Barharbor, ME
Owner: J & S CORP

Prop ID: 104-381-000
Prop Location: 91 MAIN STREET Barharbor, ME
Owner: J & S CORP

Prop ID: 104-382-000
Prop Location: 99 MAIN STREET Barharbor, ME
Owner: GREENBURG, RON TRUSTEE
Co-Owner: GREENBURG, KAREN A TRUSTEE

Prop ID: 104-382-002
Prop Location: 99 MAIN STREET Barharbor, ME
Owner: ISLAND ARTISANS INC

Prop ID: 104-383-000
Prop Location: 103 MAIN STREET Barharbor, ME
Owner: BAR HARBOR SAVINGS
Co-Owner: LOAN ASSOCIATION

Prop ID: 104-384-000
Prop Location: 105 MAIN STREET Barharbor, ME
Owner: WED PROPERTIES

Prop ID: 104-385-000
Prop Location: 107 MAIN STREET Barharbor, ME
Owner: 107 MAIN STREET PROPERTY GROUP LLC

Prop ID: 104-386-000
Prop Location: 109 MAIN STREET Barharbor, ME
Owner: ALGRAY LLC

Prop ID: 104-387-000
Prop Location: 113 MAIN STREET Barharbor, ME
Owner: DAVID B PAINE, INC

Prop ID: 104-388-000
Prop Location: RODICK PLACE Barharbor, ME
Owner: BAR HARBOR, TOWN OF

Prop ID: 104-390-000
Prop Location: 4 RODICK PLACE Barharbor, ME
Owner: SYLVIA, SUZANNE

Prop ID: 104-390-001
Prop Location: 8 RODICK PLACE Barharbor, ME
Owner: ADFIEL LLC

Prop ID: 104-391-000
Prop Location: RODICK STREET Barharbor, ME
Owner: BAR HARBOR, TOWN OF

Prop ID: 104-392-000
Prop Location: 38 RODICK STREET Barharbor, ME
Owner: OLD POLICE STATION LLC

Prop ID: 104-393-000
Prop Location: 36 RODICK STREET Barharbor, ME
Owner: JAMES PIKE, LLC

Prop ID: 104-394-000
Prop Location: 34 RODICK STREET Barharbor, ME
Owner: HATSANA, LLC

Prop ID: 104-395-000
Prop Location: 2 EVERARD COURT Barharbor, ME
Owner: TWO HUBS, INC

Prop ID: 104-396-000
Prop Location: 7 EVERARD COURT Barharbor, ME
Owner: TWO HUBS, INC

Prop ID: 104-397-000
Prop Location: 9 EVERARD COURT Barharbor, ME
Owner: ELLIS, MARIAN W

Prop ID: 104-398-000
Prop Location: 11 EVERARD COURT Barharbor, ME
Owner: COSTON, CHRISTOHPHER E
Co-Owner: COSTON, PATRICIA A

Prop ID: 104-399-000
Prop Location: 8 ACCESS ALLEY Barharbor, ME
Owner: HWI LLC

Prop ID: 104-400-000
Prop Location: 36 KENNEBEC PLACE Barharbor, ME
Owner: VILLAGE GREEN RENTALS, LLC

Prop ID: 104-401-000
Prop Location: 37 FIRE FLY LANE Barharbor, ME
Owner: BAR HARBOR, TOWN OF

Prop ID: 104-402-000
Prop Location: 119 MAIN STREET Barharbor, ME
Owner: BOND PROPERTIES LLC

Prop ID: 104-403-000
Prop Location: MAIN STREET Barharbor, ME
Owner: BAR HARBOR, TOWN OF

Prop ID: 104-503-000
Prop Location: 150 MAIN STREET Barharbor, ME
Owner: ACADIA LAND, LLC
Co-Owner: C/O NORMAN E MURPHY

Prop ID: 104-504-000
Prop Location: 134 MAIN STREET Barharbor, ME
Owner: ACADIA REAL ESTATE HOLDING CO LLC

Prop ID: 104-507-000
Prop Location: 128 MAIN STREET Barharbor, ME
Owner: ACADIA REAL ESTATE HOLDING COMPANY LLC

Prop ID: 104-508-000
Prop Location: 118 MAIN STREET Barharbor, ME
Owner: 128 MAINE STREET LLC

Prop ID: 104-509-000
Prop Location: 116 MAIN STREET Barharbor, ME
Owner: MELASECCA, RICHARD M

Prop ID: 104-510-000
Prop Location: 112 MAIN STREET Barharbor, ME
Owner: 112 MAIN STREET LLC

Prop ID: 104-511-000
Prop Location: 110 MAIN STREET Barharbor, ME
Owner: COSTON, CHRISTOPHER E
Co-Owner: COSTON, PATRICIA A

Prop ID: 104-512-000
Prop Location: 102 MAIN STREET Barharbor, ME
Owner: THE FIRST, NA

Prop ID: 104-513-000
Prop Location: 5 STEPHENS LANE Barharbor, ME
Owner: NICKERSON, SPRATT & GREELEY LLC

Prop ID: 104-515-000
Prop Location: MAIN STREET Barharbor, ME
Owner: THE FIRST, NA

Prop ID: 104-516-000
Prop Location: MAIN STREET Barharbor, ME
Owner: BAR HARBOR BANKING & TRUST CO

Prop ID: 104-518-000
Prop Location: THE FIELD Barharbor, ME
Owner: BAR HARBOR BANKING & TRUST CO

Prop ID: 104-519-000
Prop Location: 80 MAIN STREET Barharbor, ME
Owner: BONO, PETER F TRUSTEE
Co-Owner: BONO, BEVERLY A TRUSTEE

Prop ID: 104-520-000
Prop Location: 70 - 74 MAIN STREET Barharbor, ME
Owner: HULBERT, STEVENS R TRUSTEE
Co-Owner: HULBERT, MARILYN R TRUSTEE

Prop ID: 104-521-000
Prop Location: 66 MAIN STREET Barharbor, ME
Owner: COGGINS, WILLIAM M

Prop ID: 104-522-000
Prop Location: MAIN STREET Barharbor, ME
Owner: BONO, PETER F TRUSTEE
Co-Owner: BONO, BEVERLY A TRUSTEE

Prop ID: 104-523-000
Prop Location: 8 NEWPORT DRIVE Barharbor, ME
Owner: WITHAM FAMILY, LLC

Prop ID: 104-525-000
Prop Location: 62 MAIN STREET Barharbor, ME
Owner: 62 MAIN BH REALTY LLC

Prop ID: 104-531-000
Prop Location: 82 MAIN STREET Barharbor, ME
Owner: BAR HARBOR BANKING & TRUST COMPANY

Prop ID: 105-003-000
Prop Location: THE FIELD Barharbor, ME
Owner: FIRST NATIONAL BANK OF BAR HARBOR

F. Indication of Registered Farmland within 150' (Staff Supplied)

Waiver Requested. There are none on or near site.

G. Description of Proposed Use

Parking Lot

H. Written Authorization for Town Official

Written Authorization for Town Official Access

I consent to the Code Enforcement Officer, or his/her designee of the Town of Bar Harbor to enter and have access to the above referenced property at all reasonable and proper times during immediately upon completion of construction for the work permitted under Application Number SP-2018-06, to ensure compliance with all applicable standards of Chapter 125, Land Use, Code for Town of Bar Harbor, Maine.

Signature

6/8/18
Date

William R. Weir. Jr.
President, CEO & Clerk
Bar Harbor Savings & Loan
Bar Harbor, ME 04609
Printer Name

Section 2 | FEES PAID (125-66-B)

Page	Item	Title
19	A	Administrative Fee (Staff Supplied)
19	B	Evidence of Ordinance & Regulation Compliance (Staff Supplied)

A. Administrative Fee

The administrative and public notice fees, totaling $570 (per planning department) is provided in conjunction with the submission of this Site Plan Review Application.

B. Evidence of Ordinance & Regulation Compliance

To be Supplied by Staff.

PARKING LOT

TOWN OF BAR HARBOR
Code Enforcement Division

93 Cottage Street, Suite I
Bar Harbor, Maine 04609-1400
Tele. 207-288-3329 Fax 207-288-3032
E-Mail: ceo@barharbormaine.gov

Angela M Chamberlain

Code Enforcement Officer
Plumbing Inspector
Electrical Inspector
Building Inspector

MEMORANDUM:

To: SP-2020-01 File

From: Angela M Chamberlain, Code Enforcement Officer AC

Date: February 20, 2020

Subject: Ordinance & Regulation Compliance

This letter will confirm that after reviewing our violation files and the plans submitted, it does not appear that there are any outstanding violations of the Bar Harbor Land Use Ordinance at the property located at Bar Harbor Tax Map 104, Lot 389-000.

Section 3 | TITLE & INTEREST (125-66-C)

Page	Item	Title
21-24	A	Current Deed
20	B	Purchase & Sale Agreement *(Waiver Requested)*
25-29	C	Easements, Deed Restrictions, ROW's, etc.

B. Purchase and Sale Agreement

Waiver requested. Not Required, as a deed is supplied per 125-66-C.A

A. Current Deed

OR BK 6831 PGS 195 - 196
INSTR # 2017014843
HANCOCK COUNTY, ME

09/22/2017 12:06:29 PM
JULIE A. CURTIS
REGISTER OF DEEDS

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that I, Robert J. DeSimone, of Bar Harbor, County of Hancock, State of Maine, for consideration paid, grant to Bar Harbor Savings & Loan, a Maine lending institution whose mailing address is 103 Main St, Bar Harbor ME 04609, with QUITCLAIM COVENANT, the land, with any improvements thereon, in Bar Harbor, County of Hancock, State of Maine, as described in Exhibit A attached hereto, incorporated herein and made a part hereof.

Witness my hand and seal this 9th day of Sept., 2017.

Robert J. DeSimone

MAINE REAL ESTATE TRANSFER TAX PAID

STATE OF MAINE
HANCOCK, ss.

Sept. 9th, 2017

Personally appeared the above named Robert J. DeSimone and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Debra D. Scott
Notary Public/Attorney at Law

DEBRA D. SCOTT
Notary Public, Maine
My commission expires February 22, 2019
Type or print name
Notary Public/Attorney at Law

HANCOCK COUNTY

Exhibit A

A certain lot or parcel of land situated in Bar Harbor, Hancock County, Maine, bounded and described as follows:

"Beginning at an iron bolt set in the ground in the westerly sideline of a private way leading in a northerly direction from Rodick Place, said iron bolt marking the northeast corner of land now or formerly of Morang-Robinson Automobile Company; thence westerly but always following the north line of said land now or formerly of Morang-Robinson Automobile Company eighty feet to an iron bolt set in the ground; thence northerly parallel with the westerly line of said right-of-way and always eighty feet distant therefrom fifty-three feet to an iron bolt set in the ground marking the northwestern corner of the herein conveyed lot; thence easterly parallel to and always fifty-three feet distant from the north line of said land now or formerly of Morang-Robinson Automobile Company eighty feet to an iron bolt set in the ground in the westerly sideline of said right-of-way; thence southerly but always following the westerly sideline of said private way fifty-three feet to the place commenced at."

For Grantor's source of title, see deed from Island Realty to Robert J. DeSimone dated November 14, 2002 and recorded at Book 3476, Page 222 of the Hancock County Registry of Deeds.

HANCOCK

2657

MAINE REAL ESTATE TRANSFER TAX PAID

KNOW ALL MEN BY THESE PRESENTS, That We, WILLIAM J. CAREY and JOYCE G. CAREY, both of Bar Harbor, Hancock County, Maine, for consideration paid, GRANT to BAR HARBOR SAVINGS AND LOAN ASSOCIATION, a Maine corporation, having its principal place of business at said Bar Harbor, with quitclaim covenant, a certain lot or parcel of land, together with the buildings thereon, situated in said Bar Harbor, and being all and the same premises described as conveyed in the deed dated March 31, 1948, recorded in Book 721, Page 149 at the Hancock County, Maine, Registry of Deeds, from Bernard Cough and Helen Cough to Albion J. Emery and Ellen E. Emery and therein bounded and described as follows, to wit:

"a certain lot or parcel of land, together with the buildings thereon situated in said Town of Bar Harbor and bounded and described as follows:

"Beginning in the Western boundary line of Main Street at the Northeast corner of the building owned by the Grantors herein, situated on the lot herein conveyed, said point to be marked by an iron bolt placed in the ground; thence Southerly everywhere following the Western boundary line of Main Street thirty feet; thence Westerly at right angles with the Western boundary line of Main Street eighty feet; thence Northerly and parallel with the Westerly line of Main Street thirty feet; thence Easterly eighty feet to the point of beginning.

"Together with and appurtenant to said lot and all parts thereof free and unobstructed rights of way in, through and over the following ways and strips of land used as ways, as follows:

1. A strip of land fifteen feet wide leading from Rodick Place by the Westerly side of lot herein described as conveyed to a Westerly projection of its Northerly line.

2. Rodick Place so-called from the way next above described to Main Street. Said Rodick Place being twenty-five feet wide measured Northerly from the Boyajian line, so-called.

3. A strip of land ten feet wide, more or less, lying between the lot of land herein described as conveyed and a lot heretofore leased by Rodick Realty Company.

"Said ways to be held and enjoyed in common with the Rodick Realty Company of Bar Harbor, a Maine corporation, its successors or assigns, and all persons to whom said Rodick Realty Company has granted or may hereafter grant similar rights.

"And for the same consideration the grantors hereby grant and convey one-third part in common and undivided of said ten foot strip of land next hereinabove described, subject to rights of way as herein described and reserved and subject to a right of way granted or to be granted to Gordon and Gilfillan by said Rodick Realty Company."

Meaning and intending to convey and hereby conveying all

HANCOCK COUNTY

and the same premises described as conveyed in Warranty Deed from Albion J. Emery and Ellen E. Emery to William J. Carey and Joyce S. Carey, dated December 1, 1975 and recorded in the Hancock County, Maine, Registry of Deeds in Book 1243, Page 283.

WITNESS our hands and seals this 1st day of March in the year of our Lord one thousand nine hundred and ninety.

William J. Carey

Joyce S. Carey

STATE OF MAINE
HANCOCK, ss.

March 1, 1990.

Personally appeared the above-named William J. Carey and acknowledged the above instrument to be his free act and deed.
Before me,

Frederick C. Burrell
Notary Public

Frederick C. Burrell
Printed Name of Notary

HANCOCK, ss. Rec'd MAR - 5 1990 at 9 h 50 m A.M.

HANCOCK COUNTY

C. Easements, Deed Restrictions, ROW's, etc.

1. Determination by lawyer as to BHSL easement rights.

CLEARY LAW OFFICE, P.A.

with offices in Ellsworth and Bar Harbor

Richard C. Cleary, ESQ.

20 Oak Street, Ellsworth, ME 04605
Phone: (207) 669-4599
Fax: (207) 669-8314

43 Cottage Street, Bar Harbor, ME 04609

email: documents@clearylawoffices.com

November 13, 2018

Town of Bar Harbor
Planning Board
93 Cottage Street, Suite 1
Bar Harbor, Maine 04609-1400

RE: Application SP-2018-06 – Bar Harbor Savings & Loan

On October 24, 2018 the Town of Bar Harbor Planning Board issued a decision (signed October 29, 2018). The decision approved application SP-2018-06 – Bar Harbor Savings & Loan for 15 Everard Court (Map 104, Lot 389-000) and convert the use of the lot located in the Downtown Village 1 District to a parking lot.

Approval was conditioned as follows:

Conditions of Approval:

1. The applicant shall submit legal documentation showing right, title, or interest in the right-of-way that abuts the subject property to the north;

This Memorandum regarding ownership and use of the 15-foot-wide right of way to the immediate north of the parcel conveyed to Bar Harbor Savings & Loan by Rob DeSimone by deed dated September 9, 2017 and recorded at the Hancock County Registry of Deeds in Book 6831 Page 195 satisfies the above condition.

After an extensive review of the documents at the Registry, we conclude the ownership of this right of way was never conveyed out of Rodick Realty Company ("RR CO"), and that abutting neighbors have prescriptive right to use the subject alley, based on common

use since prior to the 1967 plan. Certainly Bar Harbor Savings & Loan has made use of it for all of that time.

Deeding by Rodick Realty Company:

This ROW is first described on a Robert Raynes plan recorded in Plan File 10, No. 95 in January of 1967. The previous plan of the area, recorded in Plan File 5, No. 34 in 1941, shows Rodick Realty owning the area, with a number of leased lots sketched out on the plan but without the subject ROW. However, RR Co had reserved the space for this 15-foot-wide alley when it deeded out the lots to the north and south of it. The deed to Albion Emery on the north side (Book 964 Page 60) started 15 feet north of the deed on the south side to Edith Allen (Book 731, Page 374). [Emery eventually owned both parcels and is in the chain of title for 15 Everard Court as is Edith Allen.]

Rodick Realty Co regularly transacted real estate business until about 1965, when the last deed of that time period was signed by John Whitcomb, President. In 1966, for the first time, tax liens were recorded against the company by the town. It appears that Robert Raynes was engaged in late 1966 to draw out the subject ROW, in preparation for a January 1967 deed, signed by Harold MacQuinn as President, to F.J. Brewer & Son Inc. That same month, the company conveyed an abutting lot to Ruth Nelson Sherman, and included a ROW over the 10-foot-wide alley to its west, which would necessarily use the subject ROW at its terminus.

Tax liens were again recorded in 1967. In 1973, Rodick Realty deeded out a parcel elsewhere, still with Harold MacQuinn as President, and as part of that transaction received a blanket tax-lien release from the town. Rodick Realty Company never transacted business again. I suspect that, due to the changeover in company leadership at a time when the company had sold its real estate, no one realized that the company still owned a few 15-foot-wide alleys.

RR Co reserved access to the ROW to its successors and assigns including Albion Emery and Edith Allen (and Bar Harbor Savings & Loan as an aside) both of whom are in the chain of title to 15 Everard Court.

Town of Bar Harbor

The Town includes the subject right-of-way, as well as the 15-foot-wide ROW (and its extension north) that runs along behind the buildings on Main Street, as if they were owned by the Town by virtue of the deed to the town recorded in Book 637, Page 382---which they were not. However, it appears that that Town *does* own or can claim ownership in them all by virtue of tax foreclosure, as it does not appear taxes have been paid on the rights of way since the 1973 blanket release to Rodick Realty Company.

Conclusion

Bar Harbor Savings & Loan by virtue of ownership of 15 Everard Court holds an interest, with others similarly situated, in the 15-foot-wide right of way to the immediate north of the parcel conveyed to Bar Harbor Savings & Loan by Rob DeSimone by deed dated September 9, 2017 and recorded at the Hancock County Registry of Deeds in Book 6831 Page 195. After an extensive review of the documents at the Registry, we conclude the ownership of this right of way was never conveyed out of Rodick Realty Company ("RR CO"), and that abutting neighbors have prescriptive right to use the subject alley, based on common use since prior to the 1967 plan. Certainly Bar Harbor Savings & Loan has made use of it for all of that time.

Supporting documents from the Hancock County Registry of Deeds and the Maine Bureau of Corporations shall be provided upon request. Should you have any further questions or comments, please do not hesitate to contact me.

Best Regards,

Richard C. Cleary
Attorney at Law

Cc: William R. Weir, Jr. Bar Harbor Savings & Loan

Book: OR 6939 Page: 757 Instrument #: 2019002504

BK: OR 6939 PAGE:757 # OF PGS:2
03/08/2019 03:35:15 PM INSTR# 2019002504
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE

STORMWATER EASEMENT
BAR HARBOR. MAINE

BAR HARBOR SAVINGS AND LOAN ASSOCIATION, of Bar Harbor, Maine ("Grantor"), owner of certain real property located at 15 Everard Court, Bar Harbor, Maine, more particularly described in a deed dated September 9, 2017, and recorded in the Hancock County Registry of Deeds (the "Registry") in Book 6831 Page 195 (the "Burdened Premises"), FOR GOOD AND VALUABLE CONSIDERATION, hereby grant(s) to the INHABITANTS OF THE TOWN OF BAR HARBOR (the "Town"), a body municipal corporate and politic with a mailing address and offices located at 96 Cottage Street, Suite 1, Bar Harbor, Maine 04609 ("Grantee"), its successors and assigns, two easements as set forth below:

A **"Temporary Construction Easement"** to enable workers, construction equipment, and materials to enter onto the Premises in the location(s) identified in Exhibit A as the "Temporary Construction easement Area", in order to facilitate the construction and installation of a storm drain, and all lines and appurtenances thereto, provided that any such construction and installation shall be performed in such a manner as to minimize any disturbance of the Grantor's use and enjoyment of the Temporary Construction Easement Area. By acceptance of this grant of Temporary Construction Easement, Grantee agrees that following such construction and installation, Grantee shall make best efforts to restore the surface of the Temporary Easement Area to its condition prior to such disturbance as soon as practicable. The Town of Bar Harbor does not, however, assume responsibility for any piping or other subsurface appurtenances which are the property of the Grantor or are the property of others located on the property of the Grantor.

A **"Permanent Easement"** to enable workers, construction equipment, and materials to enter onto the Premises in the location shown on Exhibit A as the "Permanent Easement Area". after the Project is complete, in order to perform maintenance, repair and/or replacement of the storm drain, and all lines and appurtenances thereto, as deemed necessary by Grantee. Said maintenance and/or repairs shall be performed in such a manner as to minimize any disturbance of the Grantor's use and enjoyment of the Permanent Easement Area By acceptance of this grant of a Permanent Easement, Grantee agrees that following such maintenance, repairs and/or replacements, Grantee shall make best efforts to restore the surface of the Permanent Easement Area to its condition prior to such disturbance as soon as practicable. The Town of Bar Harbor does not, however, assume responsibility for any piping or other subsurface appurtenances which are the property of the Grantor or are the property of others located on the property of the Grantor.

HANCOCK COUNTY

Each party shall, to the fullest extent permitted by law, indemnify, defend and hold harmless the other party against all claims, losses, costs, expenses damages, and liabilities arising from: the negligence, willful misconduct or strict liability of such party, or its agents, employees, or contractors; or any material breach by such party of any provision of ~~this Sewer~~this Easement. Notwithstanding the provisions contained in the sentence immediately preceding, Grantee shall have no obligation to indemnify Grantor for any damages or claims resulting from any act or omission for which Grantee is immune under any State or Federal law, including but without limitation the Maine Tort Claims Act, codified at 14 M.R.S.A. §8101, et. seq. Neither party shall be responsible or liable to the other for any claim, loss, cost, expense damage or liability arising from any claim to the extent attributable to any acts or omission of the other party.

The agreements in this Easement shall run with the land and shall benefit and be binding upon as the case may be the heirs, successors, and assigns of the parties hereto.

Witness my hand and seal this 4th day of March, 2019

WITNESS:

Bar Harbor Savings and Loan Association

_____

By: William Weir
Its: President and CEO

William R. Weir, Jr.
President, CEO & Clerk
Bar Harbor Savings & Loan
Bar Harbor, ME 04609

STATE OF MAINE
COUNTY OF HANCOCK, ss. March 4, 2019

Personally appeared the above-named William Weir, President and ~~CEO for~~ Bar Harbor Savings and Loan Association who acknowledged, in his said capacity, the foregoing instrument to be his free act and deed and the free act and deed of Bar Harbor Savings and Loan Association.

Before me,

Richard C Cleary

Notary Public / Attorney at Law

Richard C Cleary
#7730

(2) Ret/Cleary LO

Section 4 | LEGAL DOCUMENTS (125-66-D)

Pages	Item	Title
30	A	Proposed Easements, Covenants, Agreements, etc
30	B	Proposed Deed for Roads or Other Property to be Dedicated *(Waiver Requested)*
30	C	Proposed Performance & Plant Maintenance Guarantees *(Waiver Requested)*
30	D	For Condominiums Proposed Declaration, By Laws, etc *(Waiver Requested)*
30	E	Site Restoration Guarantee *(Waiver Requested)*

A. Proposed Easements, Covenants, Agreements, etc

As described in the Bar Harbor Savings and Loan Deed, Bk 1798 Pg 67 for the Bar Harbor Savings and Loan Main Street property described in Tax Map 104 Lot 383, (attached in Section 3), as the owner of this parcel as well as the Everard Ct parcel subject to this project ((Tax map 104 Lot 389) , the applicant has right, title and interest to the Right of Way east of the Everard Ct project parcel.

The applicant/owner of the Everard Ct parcel, however has found no written history of access to the Right of Way north of the site within either of these deeds. After extensive research by both the applicant, applicant's representative, attorney, as well as the town, it seems apparent no deed exists describing the allowed access of the northern Right of Way for the applicant / property owner. The applicant would like to request from the town a prescriptive easement for the use of both Right of Ways north and east of the lots, as these Right of Ways have historically been used as a drive aisle for the Everard Ct parcel, and the applicant would like to continue its use as part of this project. The overall site improvements proposed in this project would greatly enhance not only the applicant, but the surrounding parcels and their property owners, including the town, which has made specific requests for improvements to enhance fire safety access.

B. Proposed Deed for Roads or Other Property to be Dedicated

Waiver requested. Not required for this type of project.

C. Proposed Performance & Plant Maintenance Guarantees

Waiver requested. Not required for this type of project.

D. For Condominiums Proposed Declaration, By Laws, etc

Waiver requested. Not required for this type of project.

E. Site Restoration Guarantee

Waiver requested. Not required for this type of project.

Section 5 | PERMITS (125-66-E)

Page	Item	Title
31	A	Army Corps of Engineers *(Waiver Requested)*
31	B	Maine DEP *(Waiver Requested)*
32-33	C	Other: Flood *(Waiver Requested)*

A. Army Corps of Engineers

Waiver requested. Not required for this project.

B. Maine DEP

Waiver requested. Not required for this project.

C. Other

1. Flood Permit. Waiver requested, as it does not meet the threshold required to necessitate a flod permit. Please see the following documents.

1

Maine Floodplain Management

Decision Tree for Flood Hazard Development Permits

Please check appropriate boxes.

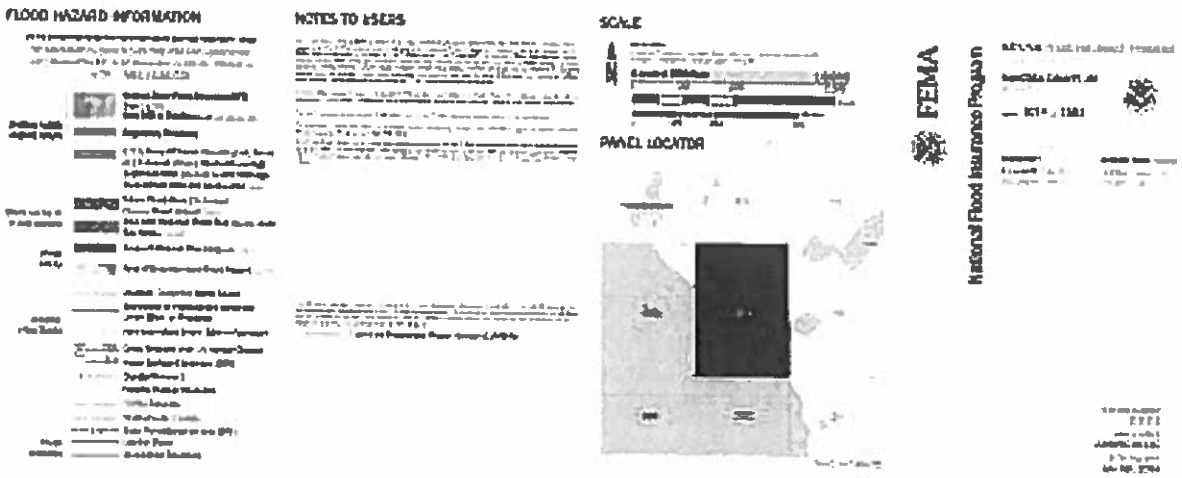
Is the development in the floodplain as shown on the Community's flood map? ☒ yes ☐ no

If yes, go to page 2.

If no, no flood hazard permit required.

(A completed copy of this form should accompany each Flood Hazard Development Permit Application file)

11\Flood\2002 FP Permits\decision tree 2003.doc March 7, 2003


FLOOD HAZARD INFORMATION
NOTES TO USERS
SCALE
PANEL LOCATOR
FEMA
National Flood Insurance Program

Section 6 | STATEMENTS OF CAPACITY & DESIGN (125-66-F)

Page	Item	Title
34	A	Police (Staff Provided)
34	B	Public Works (Staff Provided)
34	C	Sewer (Staff Provided)
34	D	Schools and Busing *(Waiver Requested)*
34	E	Water (Staff Provided)

A. Police
To be Supplied by Staff.

B. Public Works
To be Supplied by Staff.

C. Sewer
To be Supplied by Staff.

D. Schools and Busing
Waiver Requested. No material change to operations. Does not effect busing.

E. Water
To be Supplied by Staff.

PARKING LOT

Town of Bar Harbor

Police Department Capacity Statement

Planning Board Site Plan or Subdivision Review

Project Description: Everard Court Parking Lot
Project Location: 15 Everard Court/Tax Map 104, Lot 389
Site Plan/Subdivision Application: SP-2020-01 Bar Harbor Savings & Loan
Zoning/Land Use District: Downtown Village I

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.

Land Use Ordinance Section	Yes	No	N/A
Article V, Site Plan Review **§125-67 General Review Standards**			
II. Other Municipal Services The site plan(s) demonstrate(s) that the proposed development will not cause an unreasonable burden on the Town's ability to deliver police protection.	√		

Other Comments:

The above noted application and plans dated _____ have been reviewed by this department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.

James Willis

Jim Willis, Chief of Police

2-20-2020
Date

Note:
A checkmark in one of the right three columns indicates whether the plans reviewed by the department:
Yes = appear(s) to comply with the Land Use Ordinance section noted.
No = appear(s) not to comply with the Land Use Ordinance section noted.
N/A = In the opinion of the Department, the noted section of the Land Use Ordinance is not applicable to the application reviewed, and the Department has no objection to a Planning Board decision to waive this requirement as permitted by Article V, §125-63, Waiver of Submissions.

Section 7 | DESIGN PLANS (125-66-G)

Page	Item	Title
35	A	Public Water Supply *(Waiver Requested)*
35	B	Central Private Water Supply *(Waiver Requested)*
35	C	Individual Wells *(Waiver Requested)*
35	D	Fire Hyrdrants, Dry Hydrants and Fire Ponds *(Waiver Requested)*
35	E	Public Sewer *(Waiver Requested)*
35	F	Central Subsurface Wastewater System *(Waiver Requested)*
35	G	Shared Subsurface Wasterwater System *(Waiver Requested)*
35-47	H	Stormwater Disposal System
35	I	All other Utilities (Gas, Elec, Capble) *(Waiver Requested)*

A. Public Water Supply
Waiver Requested. None involved with project.

B. Central Private Water Supply
Waiver Requested. None involved with project.

C. Individual Wells (Waiver Requested)
Waiver Requested. None involved with project.

D. Fire Hyrdrants, Dry Hydrants and Fire Ponds
Waiver Requested. None involved with project.

E. Public Sewer
Waiver Requested. None involved with project.

F. Central Subsurface Wastewater System
Waiver Requested. None involved with project.

G. Shared Subsurface Wasterwater System
Waiver Requested. None involved with project.

H. Stormwater Disposal System
See following plan and narative for design and information for stormwater improvements.

I. All other Utilities (Gas, Elec, Capble)
Waiver Requested. None involved with project.

G.F. Johnston & Associates
SITE UTILITY PLAN
BAR HARBOR SAVINGS AND LOAN
C1
UTILITY PLAN FOR BAR HARBOR SAVINGS AND LOAN
15' RIGHT OF WAY
214.64'
S83°28'06"E 80.00'

Stormwater Management Report
For
Bar Harbor Savings and Loan
For
Site Plan Application

Introduction

The Town of Bar Harbor Land Use Ordinance Section § 125-66 G. requires that an adequate stormwater management plan be developed as part of the Site Plan review applications. To estimate the amount of runoff generated from a particular site HydroCAD®10.0 software is used as the industry standard for modeling runoff.

The Stormwater Analysis for this project was performed using the HydroCAD®10.0 Software modeling 5.97" of rain for the 25yr/24hr Storm event. HydroCAD uses the Unit Hydrograph method of modeling runoff based on techniques developed by the Soil Conservation Service (SCS). The results of these analysis gives a design professional indications that a given drainage system is adequately designed to receive runoff flows without adverse effects from erosion and flooding. The proposed Best Management Practices are to control the rate to assimilate Pre-developed conditions. This is accomplished by releasing the excess runoff over time. The downstream conveyance structures (i.e. swales, ditches, storm pipes) will not experience at any instant in time more runoff than existed in the Pre-developed state. This will minimize problems associated with erosion and flooding.

Pre-and Post-Developed Conditions

The site historically has had a building, some parking surrounding by compacted gravel at garage bay doors and thin strip of vegetation on the upgradient side. This area is moreover with the exception of the trees very compacted with little to no anticipated infiltration. This has been observed onsite during recent rain events.

The attached SCS soil survey shows that the site is comprised of Udorthents-Urban Land Complex. This is a soil that consists of fill material greater than 20" thick that has been placed on underlying soils of varying drainage classes. Permeability, internal drainage, runoff and water capacity of Udorthent soils vary and is based on the characteristics of the compacted fill. Because the soils are compacted historic fills, the ability for them to absorb water is nearly non-existent. For this reason we have conservatively used hydrologic soil group D for the site. These soils will be modeled as hydrologic soil group D, such as to maximize potential runoff and reflect a more conservative design analysis.

SCS/USDA Hydrological Soil Groups

Soil Complex Symbol	Soil Complex Name	Hydrologic Soil Group
Ud	Udorthents	D

The existing runoff flows from the site flow across the gravel parking then rides the pavement westerly to an existing catch basin in the ROW just west of the proposed improvements. The existing basin has a 4" inlet and 12" outlet. The existing pavement in the area between the existing gravel and existing basin is in very poor condition. One reason for this is that the slope to convey water on the pavement to the basin is very flat (approaching less than 1% in areas). The lack of slope increases ponding and freeze thaw has contributed to the pavement demise. There is an existing 4" drain the runs from an abutting site gutter down spout that passes by the site below grade and to the existing basin west of the site. We do not consider this existing 4" as viable or useable drainage option. The current proposal removes this 4" drain in the ROW and replaces it with a 12" storm drain and new catch basin with an open inlet.

The LARK proposed site plan increases the amount of green space. A comparison of the change in impervious surface is summarized below. Although the surface material change will be favorable to reducing runoff, we also believe below the surface (-24" +-) the subgrade material will continue to be less permeable and more reflective of the historical use of the site. For this reason we have recommended that perforated underdrains bedded in ¾" stone be run below the turf area, with the subgrade graded to drain groundwater or surface saturated flows in a closed system, below grade and into the new basin and increased storm drainage pipe.

The increased in vegetated surface results in a moderate decrease in anticipated runoff from the site. We have modeled the pre and post developed flows to ascertain the sizes of structures and pipes needed to convey them in a closed system.

Summary of Ground Cover Changes

Ground Cover	Historical Use	Proposed Development	Change in Cover
Grass	205 SQFT	1,667 SQFT	1,462 SQFT
Pavement	1,199 SQFT	2,612 SQFT	1,413 SQFT
Buildings	1,497 SQFT		-1,497 SQFT
Gravel	1,378 SQFT		-1,378 SQFT

Summary of **Pre-Developed** Runoff Analysis
25 year 24 hour Storm Event

Study Point – Runoff Discharge Offsite	Contributing Area (Onsite Only)	Peak Runoff Q (cubic feet per second)
EX OUT	.098 AC	0.62 cfs

Post – Developed Conditions

Summary of **Post-Developed** Runoff Analysis
25 year 24 hour Storm Event
(results attached)

Study Point – Runoff Discharge Offsite	Contributing Area Onsite	Post Peak Runoff Q	Pre Peak Runoff Q
ABOUTPOST to Street	0.098 AC	0.60 CFS	0.65 CFS

Capacity of Pipe	Capacity Q	Contributing Q	Contributing Q + 10.0%
12" HDPE Pipe @ 1.2%	3.90 CFS	0.60 CFS	0.66

Stormwater Management BMPs Installation and Discussion

1. Turf area – This area needs to be constructed with a processed sandy loam to allow free draining through its cross section. Regular maintenance with aeration and topdressing will reduce compaction, and maintain the ability to reduce runoff.

2. Replace 4" drain with new 12" HDPE pipe – The new pipe system will handle all estimated flows plus and increase of 10% to account for any further improvements upgradient or onsite. The new drainage pipe can connect to the adjacent public storm drain. Based on our discussions with public works we understand the existing basin has not historically backed up. Capacity statements are pending. The proposed improvements will provide better capacity and drainage options for not only the subject site but for adjacent properties.

3. Replace Pavement,- As evidenced on site the distance and lack of surface slope to the existing inlet has caused the pavement to literally wear out. The new pavement can be sloped with more positive pitch to the inlet simply by not flattening out prior to the inlet as it does presently. The largest advantage of the new pavement is that it may be graded to use the new inlet adjacent to the site. This will remove water from needing to travel on the surface of the pavement all the way to the existing inlet. The intermediate inlet allows the water to be removed from the surface sooner and with better positive slope to the inlet.

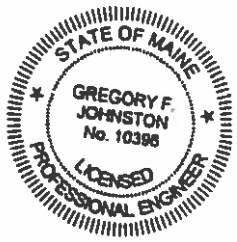
4. New Type F- Precast Concrete Inlet- The installation of this will allow onsite and offsite areas to travel less on the pavement, decreasing surface runoff while increasing the life cycle of the new pavement.

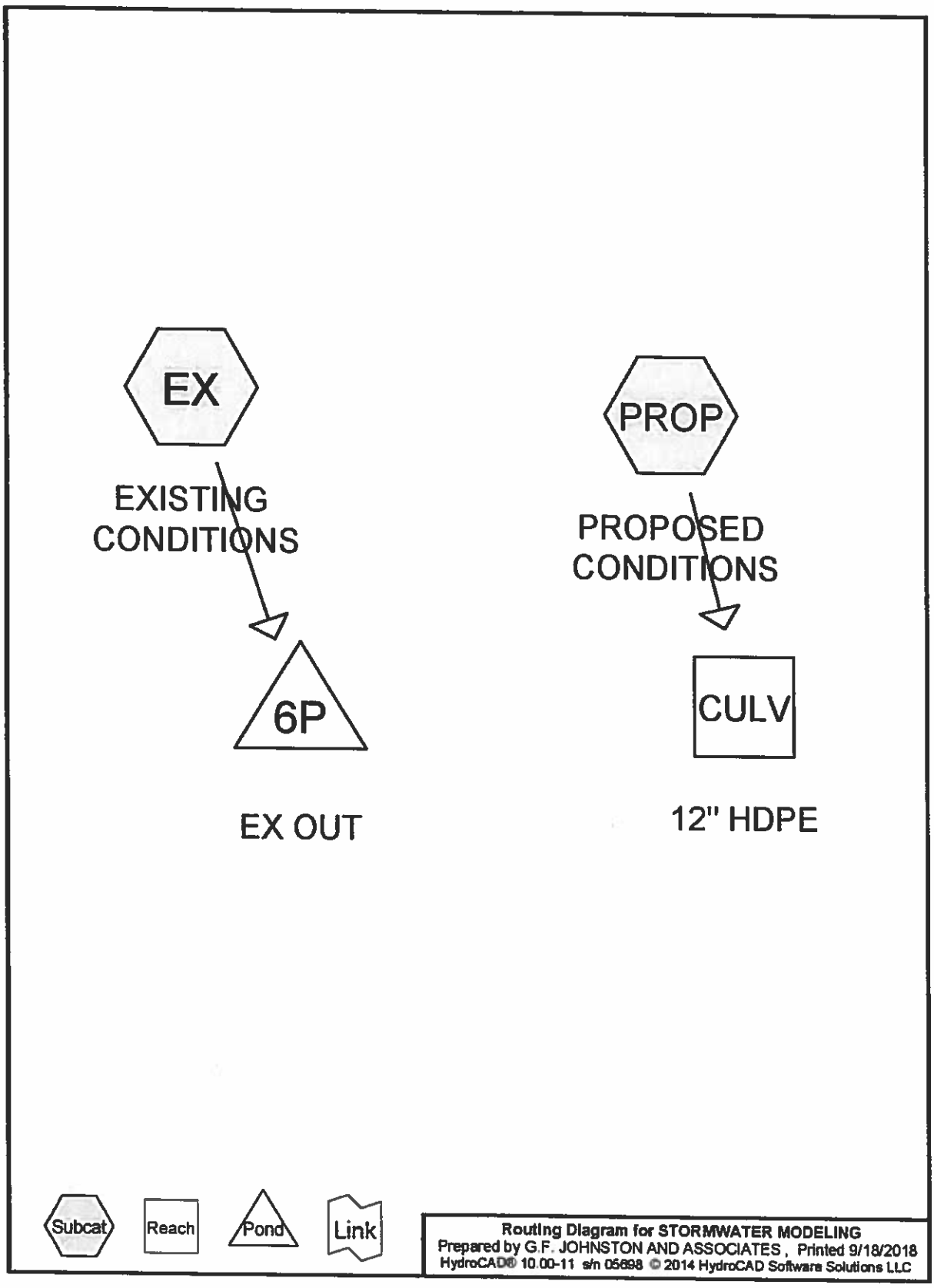
5. Under Drain new landscaped Areas- The subgrade needs to be shaped to direct any groundwater or infiltrated water to areas where they can be routed to the storm system. This will prevent migration to below new curb or new paved areas.

Summary

The post developed flows are reduced due to an increase in vegetated areas. In order to improve the drainage in the area an increase in downgradient pipe size is required. This also needs to be accompanied with an additional inlet to reduce problems with long flat flow paths which are decreasing the life span of the surrounding pavement.

The proposed stormwater management system in place must be maintained in accordance with standard practices. The maintenance must include cleaning in the spring for winter sand accumulation and in the fall for leaf removal. By employing best management practices during construction and maintenance of the drainage systems following construction, the site may be developed without adverse effects to adjacent properties or infrastructure from stormwater runoff.




EX
EXISTING CONDITIONS
6P
EX OUT
PROP
PROPOSED CONDITIONS
CULV
12" HDPE
Subcat
Reach
Pond
Link
Routing Diagram for STORMWATER MODELING
Prepared by G.F. JOHNSTON AND ASSOCIATES , Printed 9/18/2018
HydroCAD® 10.00-11 s/n 05698 © 2014 HydroCAD Software Solutions LLC

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentEX: EXISTING CONDITIONS Runoff Area=4,279 sf 60.22% Impervious Runoff Depth>5.15"
Tc=0.0 min CN=96 Runoff=0.65 cfs 0.042 af

SubcatchmentPROP: PROPOSED Runoff Area=4,279 sf 61.04% Impervious Runoff Depth>4.66"
Tc=0.0 min CN=91 Runoff=0.62 cfs 0.038 af

Reach CULV: 12" HDPE Avg. Flow Depth=0.27' Max Vel=3.61 fps Inflow=0.62 cfs 0.038 af
12.0" Round Pipe n=0.013 L=45.0' S=0.0120 '/' Capacity=3.90 cfs Outflow=0.60 cfs 0.038 af

Pond 6P: EX OUT Inflow=0.65 cfs 0.042 af
Primary=0.65 cfs 0.042 af

Total Runoff Area = 0.196 ac Runoff Volume = 0.080 af Average Runoff Depth = 4.90"
39.37% Pervious = 0.077 ac 60.63% Impervious = 0.119 ac

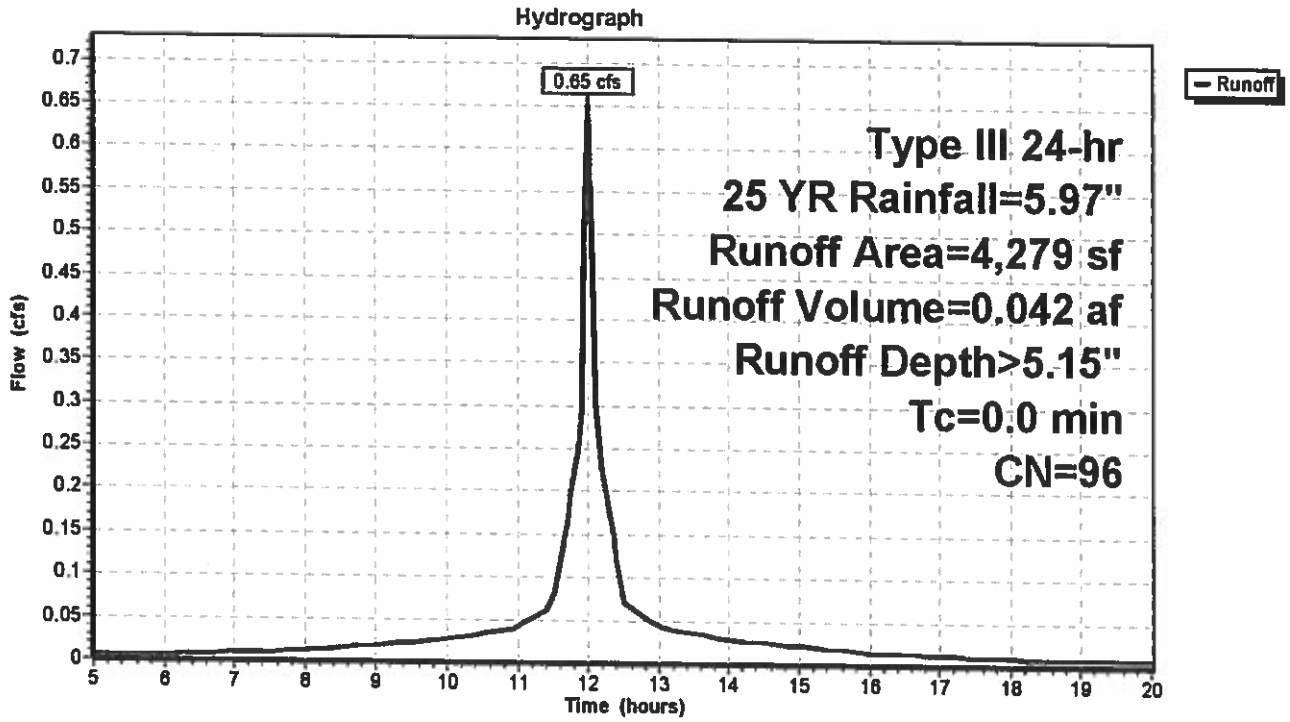
Summary for Subcatchment EX: EXISTING CONDITIONS

Runoff = 0.65 cfs @ 12.00 hrs, Volume= 0.042 af, Depth> 5.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YR Rainfall=5.97"

	Area (sf)	CN	Description
	205	80	>75% Grass cover, Good, HSG D
*	1,199	98	Paved roads w/curbs & sewers, HSG A EX DRIVE
*	1,378	98	Roofs, HSG A EX BUILDING
	1,497	96	Gravel surface, HSG D
	4,279	96	Weighted Average
	1,702		39.78% Pervious Area
	2,577		60.22% Impervious Area

Subcatchment EX: EXISTING CONDITIONS



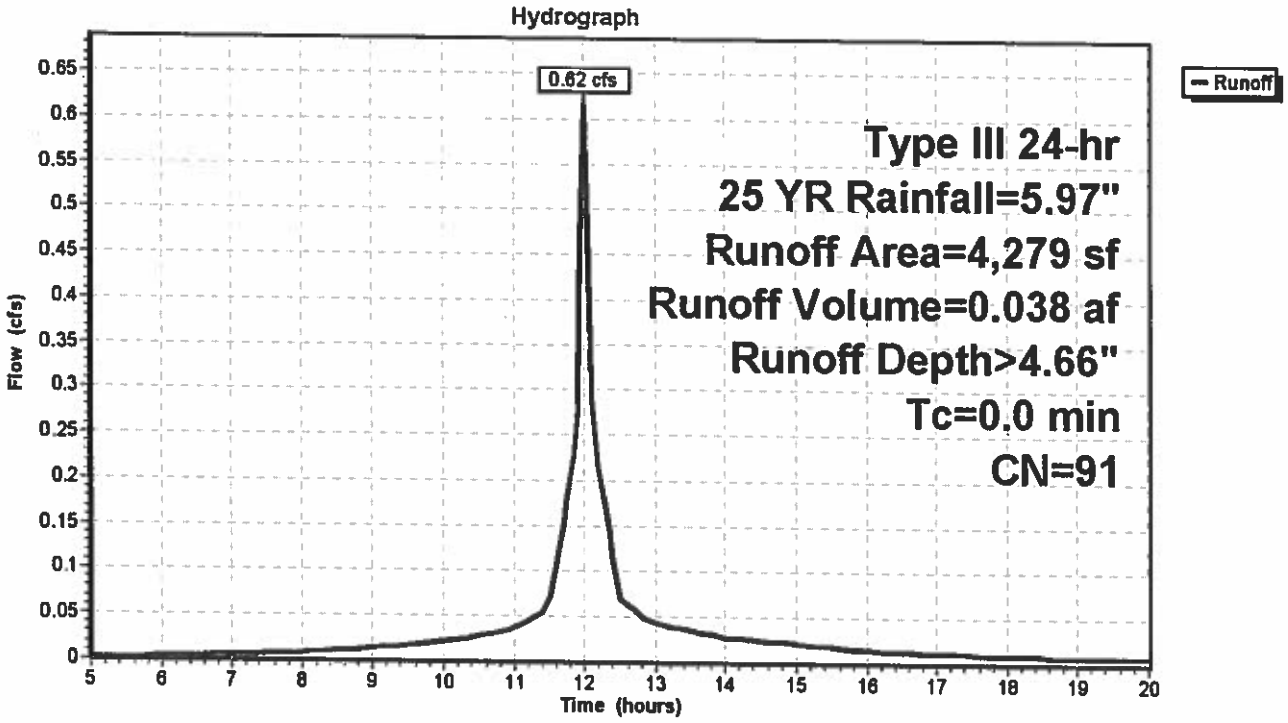
Summary for Subcatchment PROP: PROPOSED CONDITIONS

Runoff = 0.62 cfs @ 12.00 hrs, Volume= 0.038 af, Depth> 4.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YR Rainfall=5.97"

Area (sf)	CN	Description
1,667	80	>75% Grass cover, Good, HSG D
2,612	98	Paved roads w/curbs & sewers, HSG D
4,279	91	Weighted Average
1,667		38.96% Pervious Area
2,612		61.04% Impervious Area

Subcatchment PROP: PROPOSED CONDITIONS

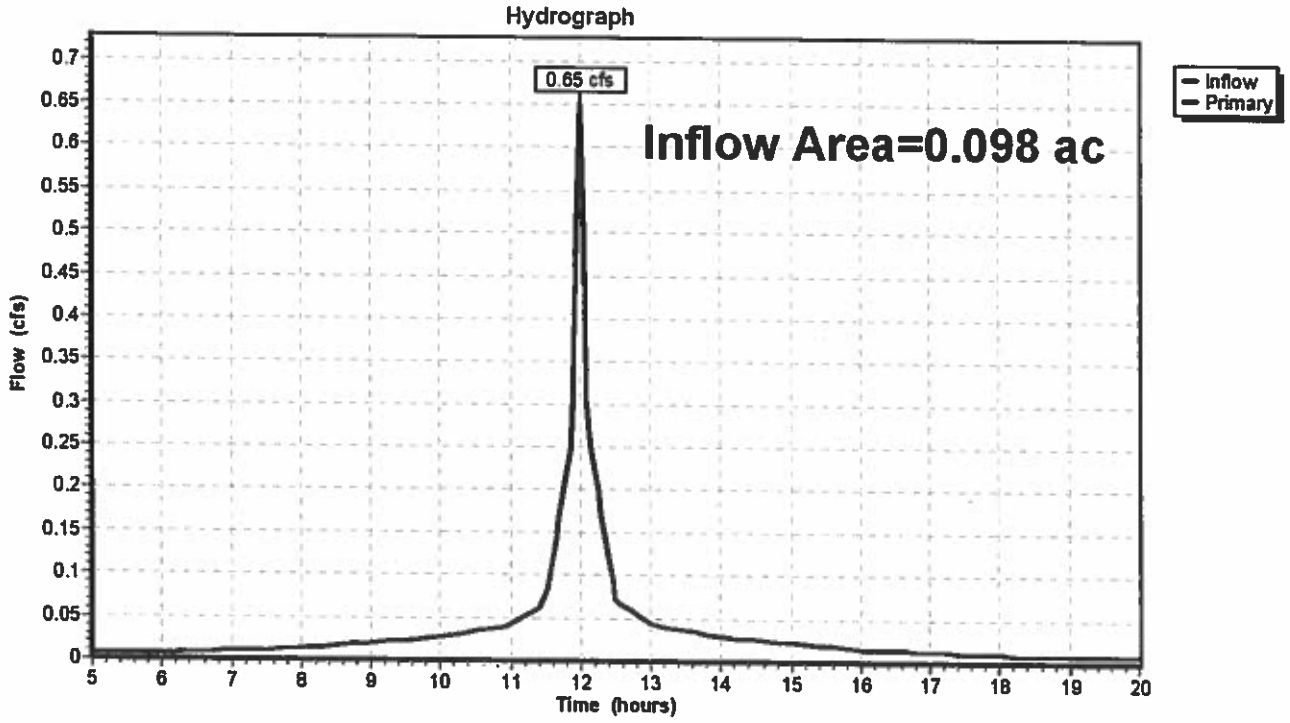


Summary for Pond 6P: EX OUT

Inflow Area = 0.098 ac, 60.22% Impervious, Inflow Depth > 5.15" for 25 YR event
Inflow = 0.65 cfs @ 12.00 hrs, Volume= 0.042 af
Primary = 0.65 cfs @ 12.00 hrs, Volume= 0.042 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 6P: EX OUT



Summary for Reach CULV: 12" HDPE

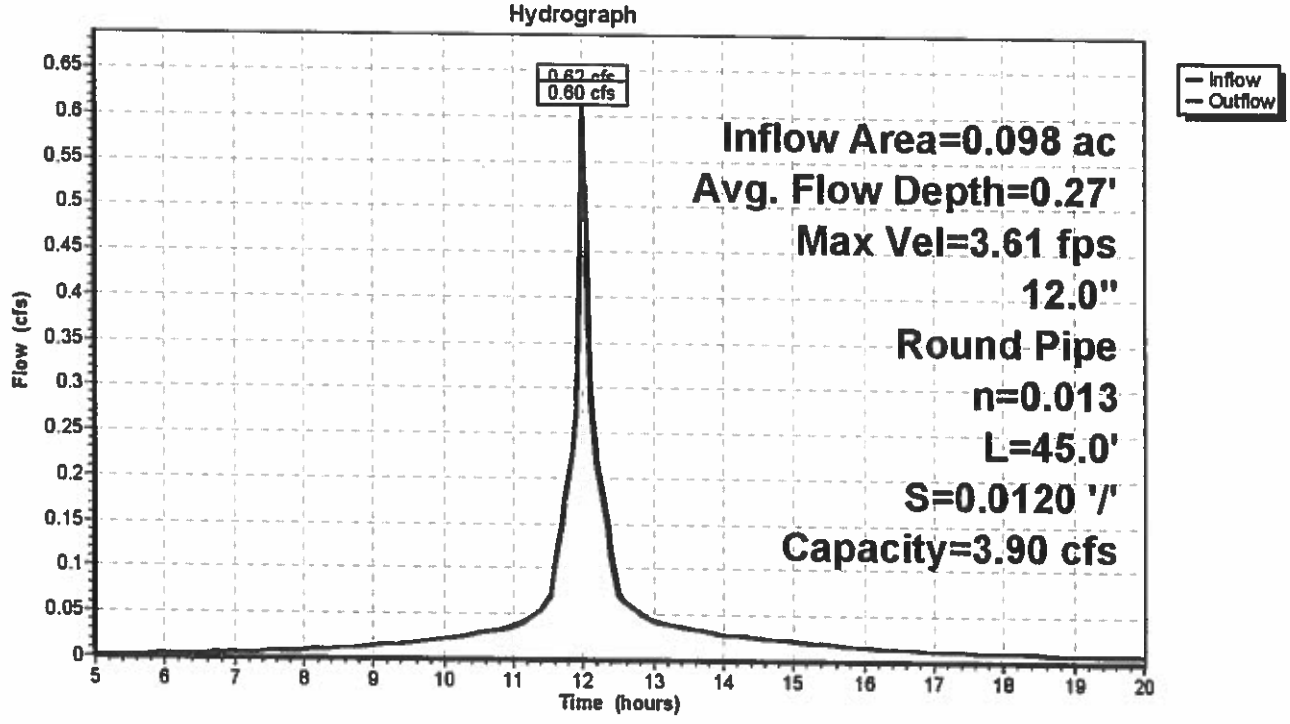
Inflow Area = 0.098 ac, 61.04% Impervious, Inflow Depth > 4.66" for 25 YR event
Inflow = 0.62 cfs @ 12.00 hrs, Volume= 0.038 af
Outflow = 0.60 cfs @ 12.00 hrs, Volume= 0.038 af, Atten= 3%, Lag= 0.2 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 2
Max. Velocity= 3.61 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 1.27 fps, Avg. Travel Time= 0.6 min

Peak Storage= 8 cf @ 12.00 hrs
Average Depth at Peak Storage= 0.27'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 3.90 cfs

12.0" Round Pipe
n= 0.013 Corrugated PE, smooth interior
Length= 45.0' Slope= 0.0120 '/'
Inlet Invert= 52.00', Outlet Invert= 51.46'

Reach CULV: 12" HDPE



Ud - UDORTHENTS

SCALE: 1" = 50'

G.F. Johnston & Associates *Consulting Civil Engineers* *P.O. Box 197* *Southwest Harbor, Maine 04679* *207-244-1200*	***PROJECT: BAR HARBOR SAVINGS AND LOAN*** ***NRCS SOIL SURVEY*** ***GOULDSBORO, MAINE***

Section 7.1 | DESIGN APPROVAL BY STATE AND LOCAL AGENCIES (125-66-H)

Page	Item	Title
48	A	Central Water Supply *(Waiver Requested)*
48	B	Individual Wells *(Waiver Requested)*
48	C	Central Subsurface Sewage Disposal *(Waiver Requested)*
48	D	Waste Water Discharge (DEP) *(Waiver Requested)*
48	E	Approval by DOT *(Waiver Requested)*

A. Central Water Supply
Waiver Requested. No such system is part of project.

B. Individual Wells
Waiver Requested. No such system is part of project.

C. Central Subsurface Sewage Disposal
Waiver Requested. No such system is part of project.

D. Waste Water Discharge (DEP)
Waiver Requested. No such system is part of project.

E. Approval by DOT
Waiver Requested. Not required for this project, not on a DOT road.

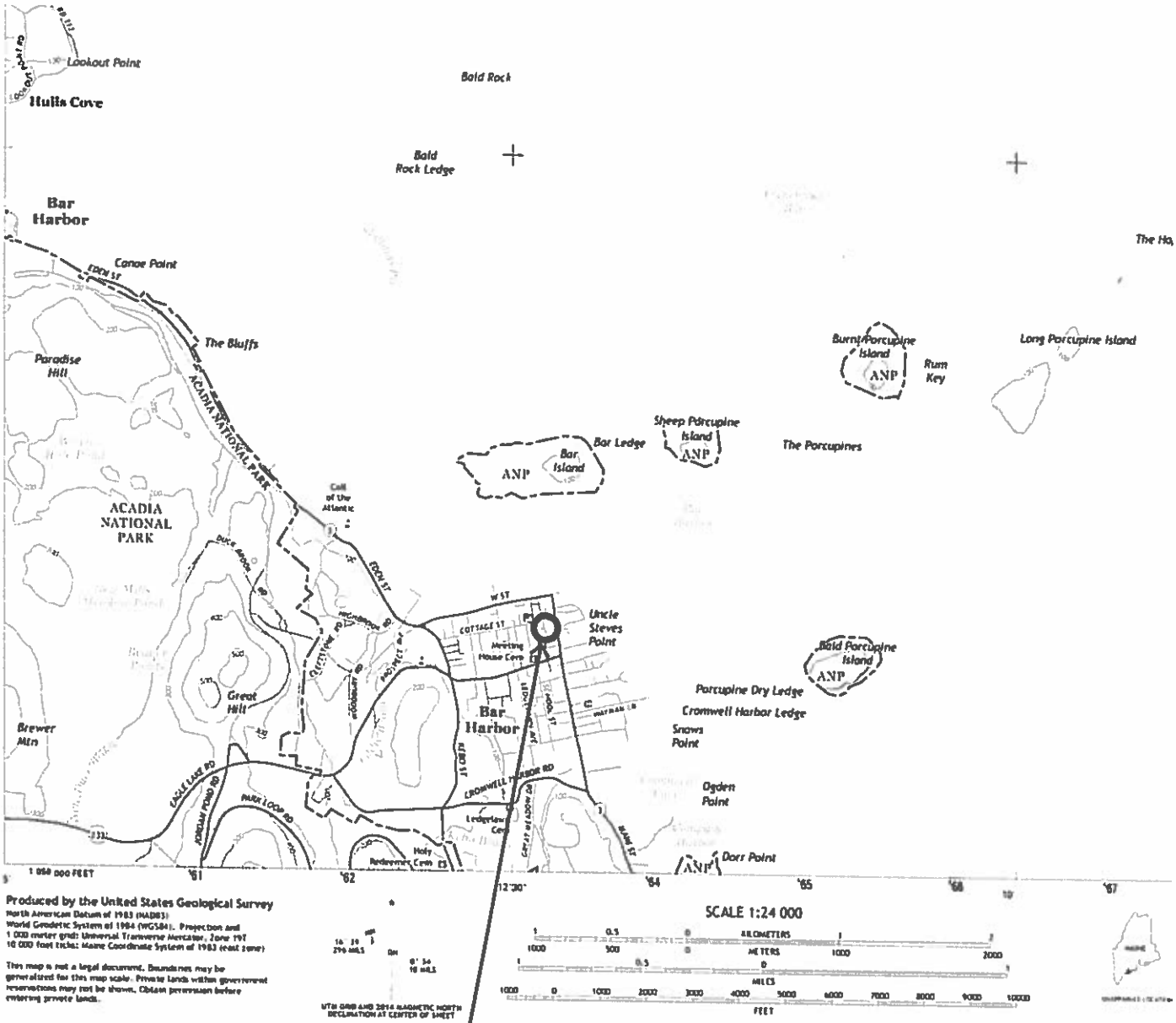
Section 8 | LOCATION MAP (125-66-J.2)

Page	Item	Title
50	-	Location Map

125-66-J.2. Location Map

Owner/ Applicant:
Bar Harbor Savings & Loan
103 Main St
Bar Harbor, ME 04609

Project Representative:
LARK Studio
18 Pleasant Street
Bar Harbor, ME 04660
207-266-8710



Project Location:
Everard Ct
Bar Harbor, ME 04660
Map & Lot: 104-389
Land Use District: E1 Downtown Village I

Section 9 | SITE PLAN (125-66-J)

Page	Item	Title
52	-	Site Plan
53	M	Aerial w/ Items within 200ft

Section 9 | SITE PLAN (125-66-J)

Page	Item	Title
51A,B - 52	-	Site Plan (1)
53	M	Aerial w/ Items within 200ft

II. Parking Locations with Dimension, Angles, Radii, etc.

BHSL is seeking a modification of two standards in relation to 125-67E - Parking and Driveways.

125-67E.(3) Parking areas shall be designed to permit each vehicle to proceed to and from any parking stall without requiring the moving of any other vehicle.

BHSL is asking to create double stacked parking for employees only. This parking arrangement would increase the number of parking spots by 5 over the previously permitted (2019) 8 spot configuration. This would assist in getting 13 total cars off of the town parking system and save bank employees and customers in parking fees, a substantial amount of money for the bank employees.

The parking would be entirely on private property and conform to all other parking dimension requirements (9'W, 18.5'L), including an additional 4' of space between the stacked parking spots.

BHSL has 12 employees. They typically work 8-4, and 8-5 on Friday, arriving and leaving at the same time. The bank is not open on weekends.

This type of parking arrangement is common in cities throughout the world, often using valet services. To this end, the bank will keep a box with copies of all car keys, and designated employees to serve as a valet should the need arise to move a vehicle.

This parking arrangement is already used in Bar Harbor. One such arrangement was recently permitted on Ledgelawn to save an on street parking space. This project would save at minimum 5 spaces, in the core of the downtown. Further, the Ledgelawn project was for a weekly rental, something much more difficult to coordinate than employees that all work in the same office. Many hotels also use this parking arrangement with the valet system. The many bed and breakfasts on High and Roberts (and other locations) also employ double stacked parking. The best example of how this double stacked system would work in this location, is that it has been working in this location for about two years, with out issue (confirmed in TRT review with police and fire).

This parking arrangement was reviewed by the TRT and found to have no major issues. The police department asked for signage with directions to call a 24/7 BHSL controlled service to handle parking issues (See page 51B, L2). In addition, there will be signs and paint indicating it is employee parking only (See sheet L2).

125-67E.(4) Parking stalls and aisle layout shall comply with the following standards... Parking Angle: 90°... Aisle Width: 25' 0"

An 8'-6" length of this parking lot would only provide for 24'-0" of aisle width. This is greater than the 20'-0" width in the existing configuration and the 23'-6" found in the adjacent town parking lot. BHSL will be reconstructing the towns' curb to make the existing 20'-0" aisle meet code as part of these improvements. 24'-0" is the typical standard.

From: **Bill Weir** <weir@bhsla.com>
Date: Mon, Feb 24, 2020 at 11:44 AM
Subject: RE: 24 Hour Emergency Towing per BH Planning Board Request
To: Rob Krieg <rkrieg@la-rk.com>

To whom it may concern,

Bar Harbor Savings and Loan has an agreement with Les Foss, owner of island Towing & Auto Repair to tow any illegally parked car in the park's parking lot.

The company's name and 24/7 phone number 667-5271 will be posted on signage in the lot for assistance if someone finds themselves blocked in by another vehicle after bank hours or weekends.

Please feel to contact me for any further details.

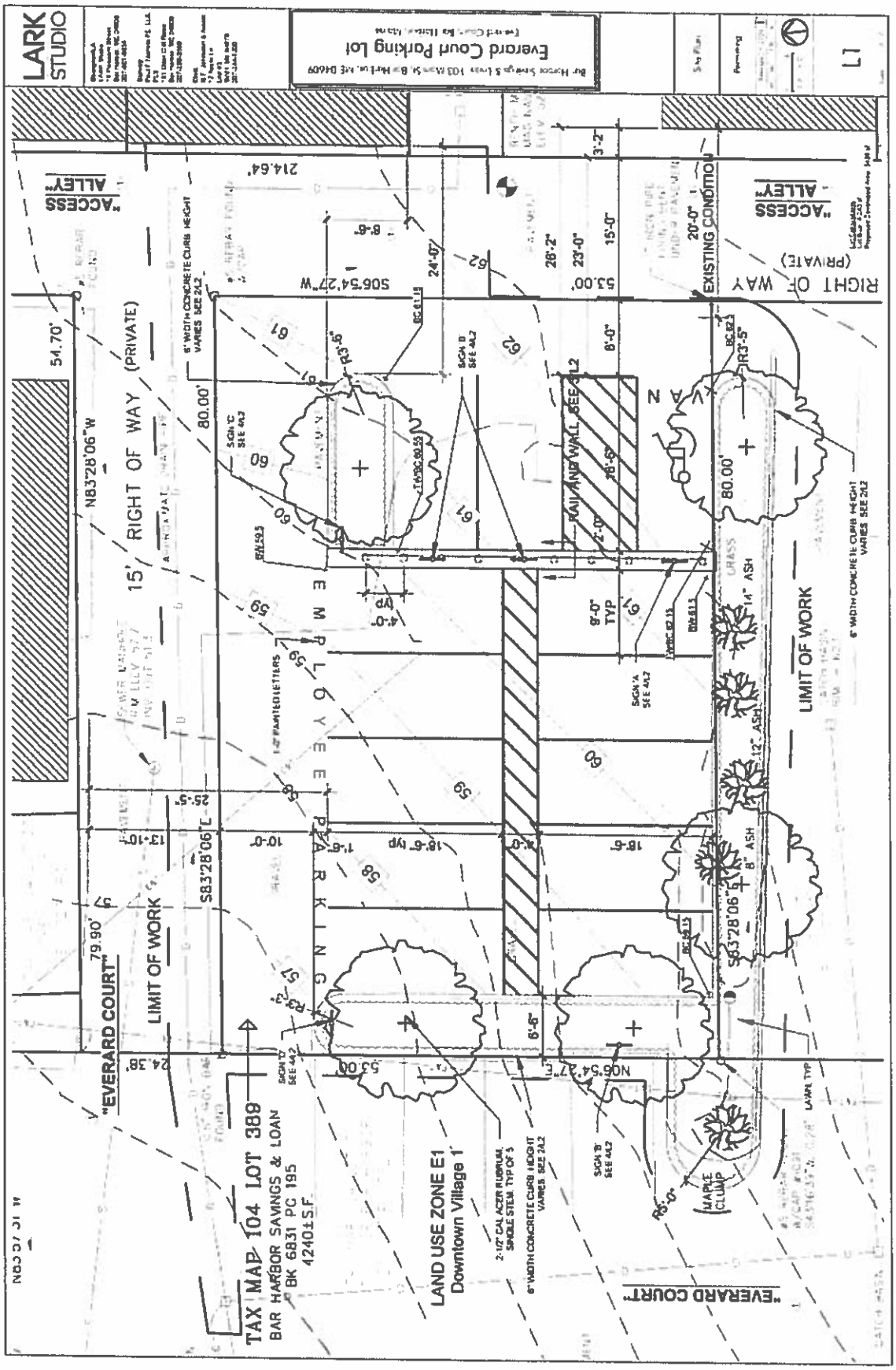
Bill Weir/President& CEO

Bar Harbor Savings and Loan

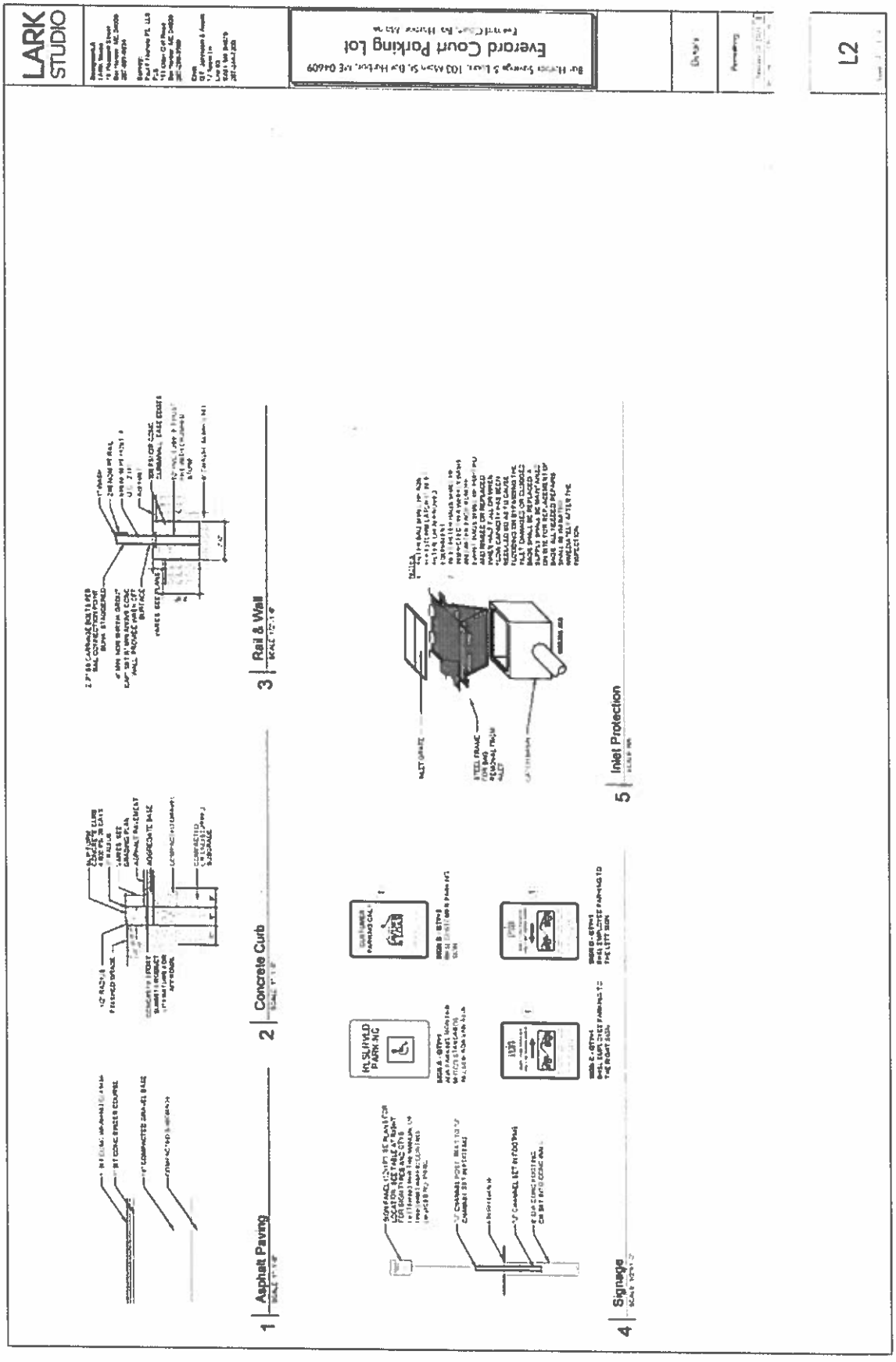
103 Main Street, Bar Harbor Me 04609

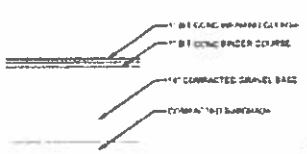
207-288-3685 Fax 207-288-2287

NMLS #518001

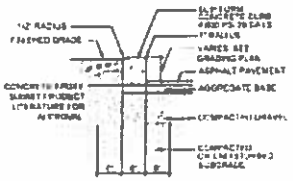

LARK STUDIO
Everard Court Parking Lot
L1
"ACCESS ALLEY"
RIGHT OF WAY (PRIVATE)
15' RIGHT OF WAY (PRIVATE)
EXISTING CONDITION
EMPLOYEE PARKING
LIMIT OF WORK
"EVERARD COURT"
TAX MAP 104 LOT 389
BAR HARBOR SAVINGS & LOAN
BK 6831 PG 195
4240±S.F.
LAND USE ZONE E1
Downtown Village 1
RAIL AND WALL SEE SL2
MAPLE CLUMP
N83°28'06"W
S83°28'06"E
N06°54'27"E
S06°54'27"W
80.00'
79.90'
214.64'
53.00'
54.70'
24.38'
25.5'
13'-10'
10.0'
18'-6'
4'-0'
1'-6'
6'-6'
8'-0'
15'-0'
20'-0'
23'-0'
24'-0'
26'-2'
3'-2'
9'-0' TYP
2'-0'
14" ASH
12" ASH
8" ASH
GRASS
LAWN
R3'-6'
R3'-5'
R3'-3'
R5'-0'
6" WIDTH CONCRETE CURB HEIGHT VARIES SEE 2A2
SIGN 'A' SEE 4A2
SIGN 'B' SEE 4A2
SIGN 'C' SEE 4A2
SIGN 'D' SEE 4A2
2-1/2" CAL ACER RUBRUM, SINGLE STEM TYP OF 5
6" WIDTH CONCRETE CURB HEIGHT VARIES SEE 2A2
LAWN TYP

A. Design Details Existing and Proposed

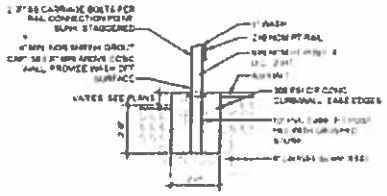




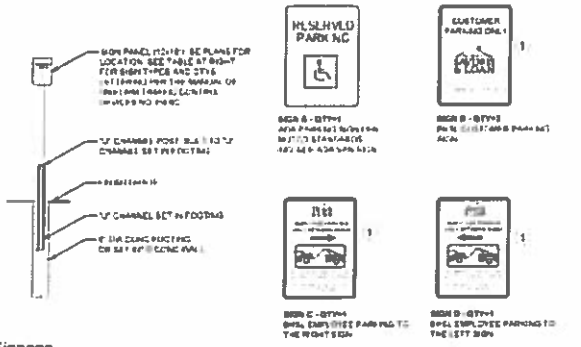
1 | Asphalt Paving



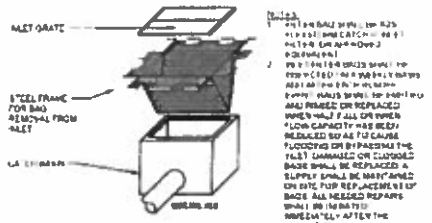
2 | Concrete Curb



3 | Rail & Wall



4 | Signage



5 | Inlet Protection

LARK STUDIO

Everard Court Parking Lot

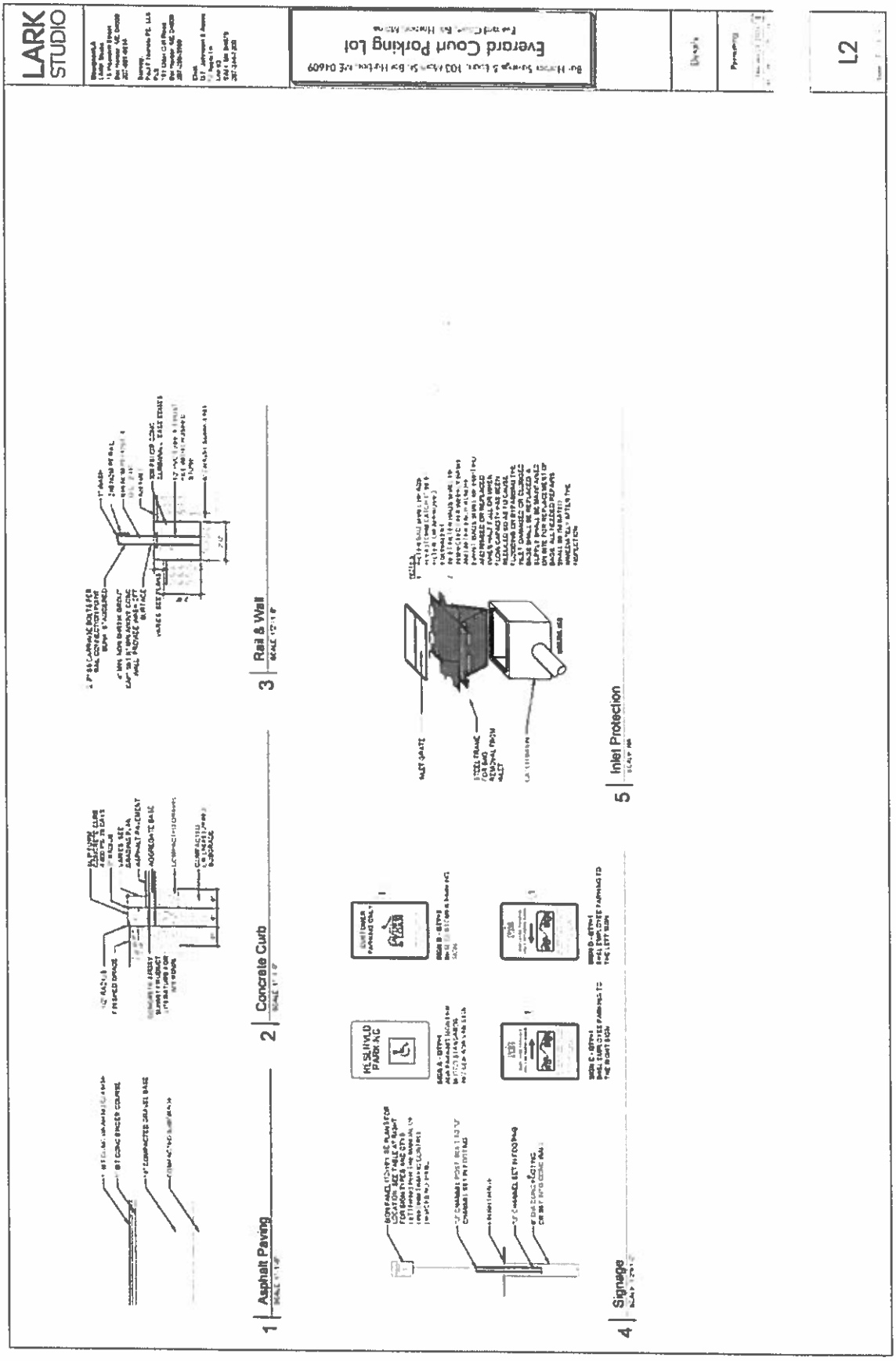
Bar Harbor Savings & Loan, 103 Main St, Bar Harbor, ME 04609

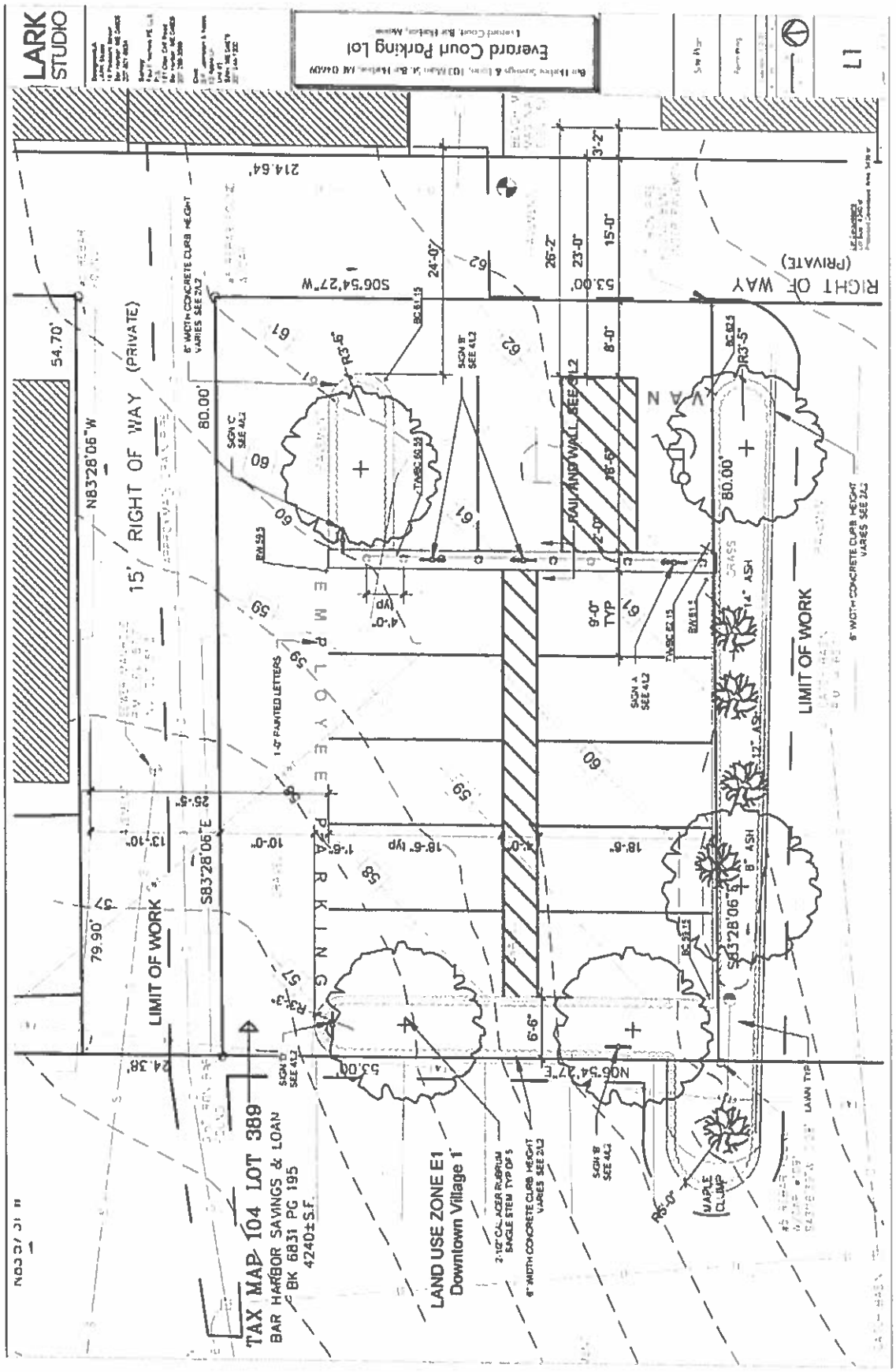
Details

Permitting

L2

A. Design Details Existing and Proposed




LARK STUDIO
Everard Court Parking Lot
L1
RIGHT OF WAY (PRIVATE)
15' RIGHT OF WAY (PRIVATE)
LIMIT OF WORK
LIMIT OF WORK
EMPLOYEE PARKING
TAX MAP 104 LOT 389
BAR HARBOR SAVINGS & LOAN
BK 6831 PG 195
4240±S.F.
LAND USE ZONE E1
Downtown Village 1
RAIL AND WALL SEE 4L2
MAPLE CLUMP
N83°28'06"W
S83°28'06"E
N06°54'27"E
S06°54'27"W
214.64'
54.70'
79.90'
80.00'
53.00'
24.38'
1'-0" PAINTED LETTERS
6" WIDTH CONCRETE CURB HEIGHT VARIES SEE 2L2
2-1/2" CALLACER RUBRUM SINGLE STEM TYP OF 5
LAWN TYP

125-66-J-9.M Site Plan - Items w/in 200'

Section 10 | MEDIUM DENSITY SOIL SURVEY (125-66-J.15)

Page	Item	Title
54	-	Medium Intensity Soil Survey *(Waiver Requested)*

A. Medium Intensity Soil Survey

Waiver Requested. Not relavant to previously developed fill area.

Section 11 | LANDSCAPING, BUFFERING, & SCREENING PLAN (125-66-J.22)

Page	Item	Title
55-56	A	Botanical and Common Names
55-56	B	Plant Locations and Size
55-56	C	Installation Schedule
55	D	Maintenance Plan
55-56	E	Vegetation Clearing Limits
55-56	F	Tree Locations

A. Botanical and Common Names
See Site Plan L1. Using Acer rubrum or Red Maple for all tree plantings.

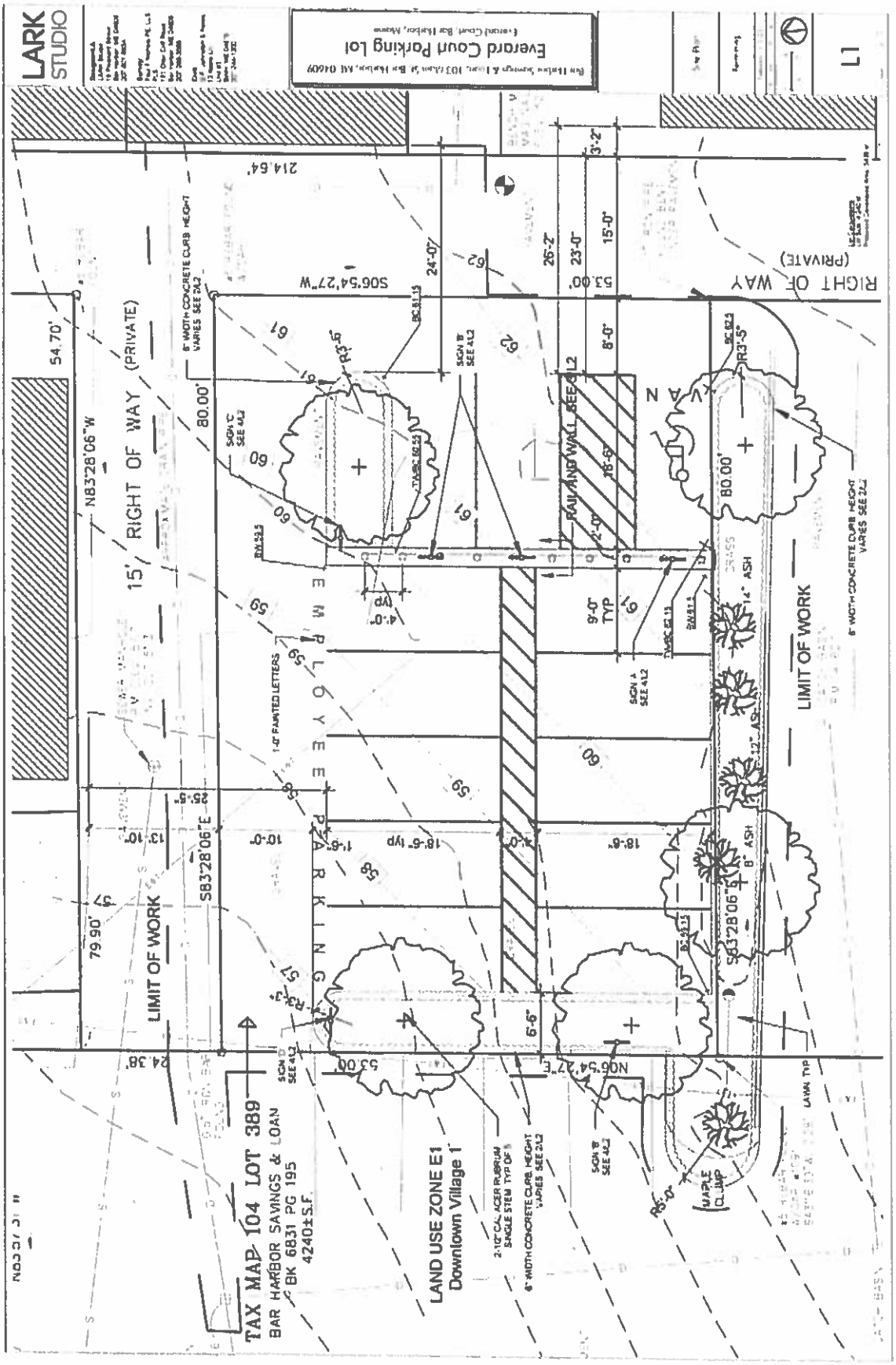
B. Plant Locations and Size
See Site Plan L1. To plant 2-1/2" Caliper trees.

C. Installation Schedule
See Site Plan L1. Schedule not needed for simple plan with 5 trees of same size and species.

D. Maintenance Plan
BHSL to ensure lawn is mowed on a regular basis, be free of weeds, and be responsible for maintenance of trees planted on their property. Parking spaces to be swept clean of debris on a yearly basis and as required for standard use. Snow removal of parking areas to be responsibilitiy of BHSL. Tree life guarntee of 1 year for all trees planted as part of project.

E. Vegetation Clearing Limits
See Site Plan L1. One tree is being removed as part of project, a new tree will be planted in its place.

F. Tree Locations
See Site Plan L1


LARK STUDIO
Everard Court Parking Lot
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15' RIGHT OF WAY (PRIVATE)
EMPLOYEE PARKING
LIMIT OF WORK
LIMIT OF WORK
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BAR HARBOR SAVINGS & LOAN
BK 6831 PG 195
4240±S.F.
LAND USE ZONE E1
Downtown Village 1
RAIL AND WALL SEE SL2
N83°28'06"W
S83°28'06"E
S06°54'27"W
N06°54'27"E
214.64'
54.70'
79.90'
80.00'
53.00'
24.38'

Section 12 | STREET, SIDEWALK, & ACCESS PLAN (125-66-J.44)

Page	Item	Title
57	-	Street, Sidewalk, and Access Plan *(Waiver Requested)*

A. Street, Sidewalk, and Access Plan
Waiver requested. Not relavant to project.

Section 13 | E-911 (125-66-K)

Page	Item	Title
58	A	Street Name Certification by Addressing Office *(Waiver Requested)*

A. Street Name Certification by Addressing Office

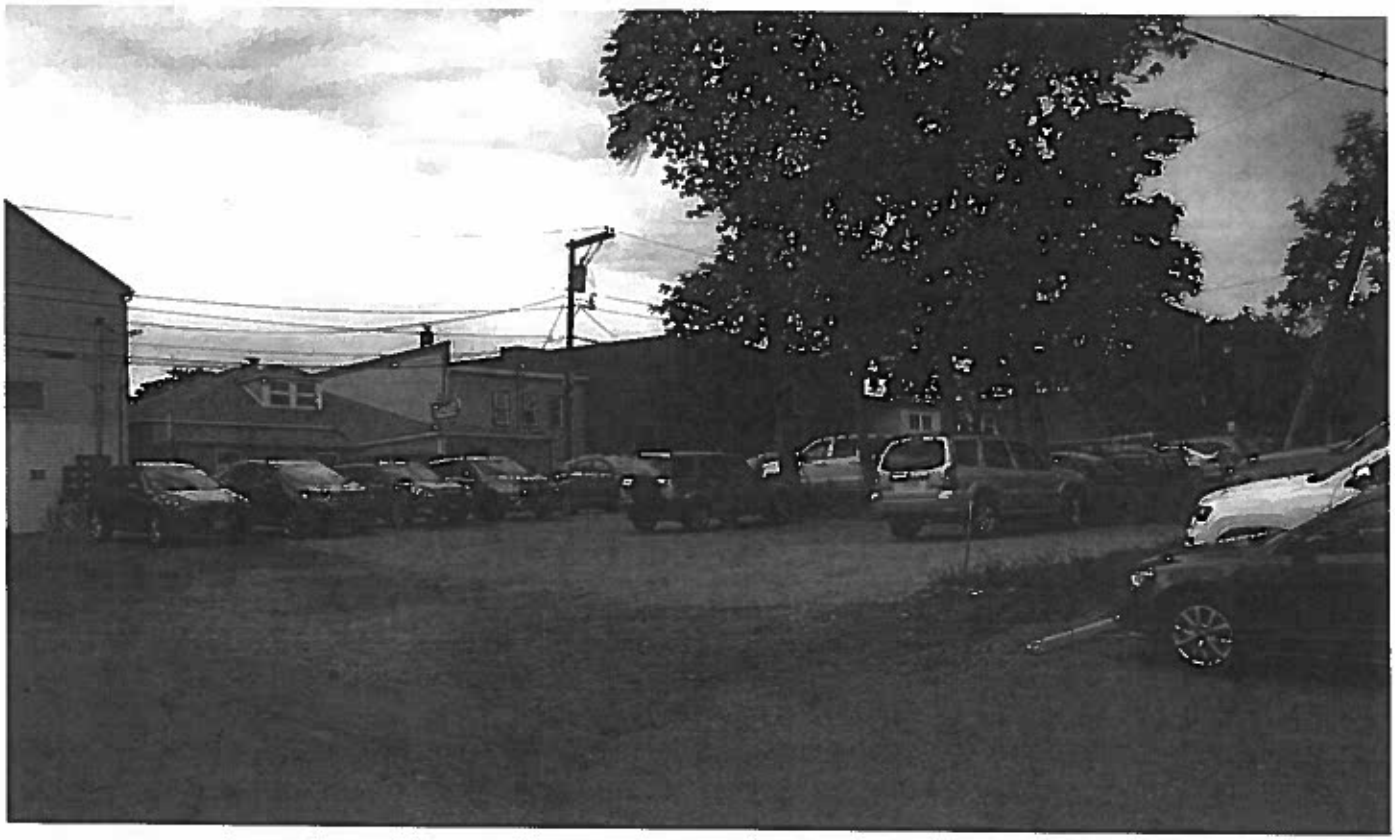
Waiver requested. No streets added as part of project.

Section 14 | Photographs (125-66-L)

Pages	Item	Title
60	A	Aerial Photographs
61	B	Pictorial from On Site Location, Shore Path

A. Aerial Photograph

B. Pictorial from On Site, Public Ways



View of Parking Lot Facing East

View of Parking Lot Facing West

Section 15 | SUBSURFACE WASTEWATER DISPOSAL (125-66-M)

Page	Item	Title
62	A	HHE 200 Forms *(Waiver Requested)*

A. HHE 220 Forms

Waiver requested. There is no such system as part of this project

Section 16 | GROUNDWATER (125-66-N)

Page	Item	Title
63	A	Use Assessment *(Waiver Requested)*
63	B	Hydrologeocal Impact Study *(Waiver Requested)*

A. Use Assessment

Waiver requested. There is no groundwater system as part of this project.

B. Hydrologeocal Impact Study

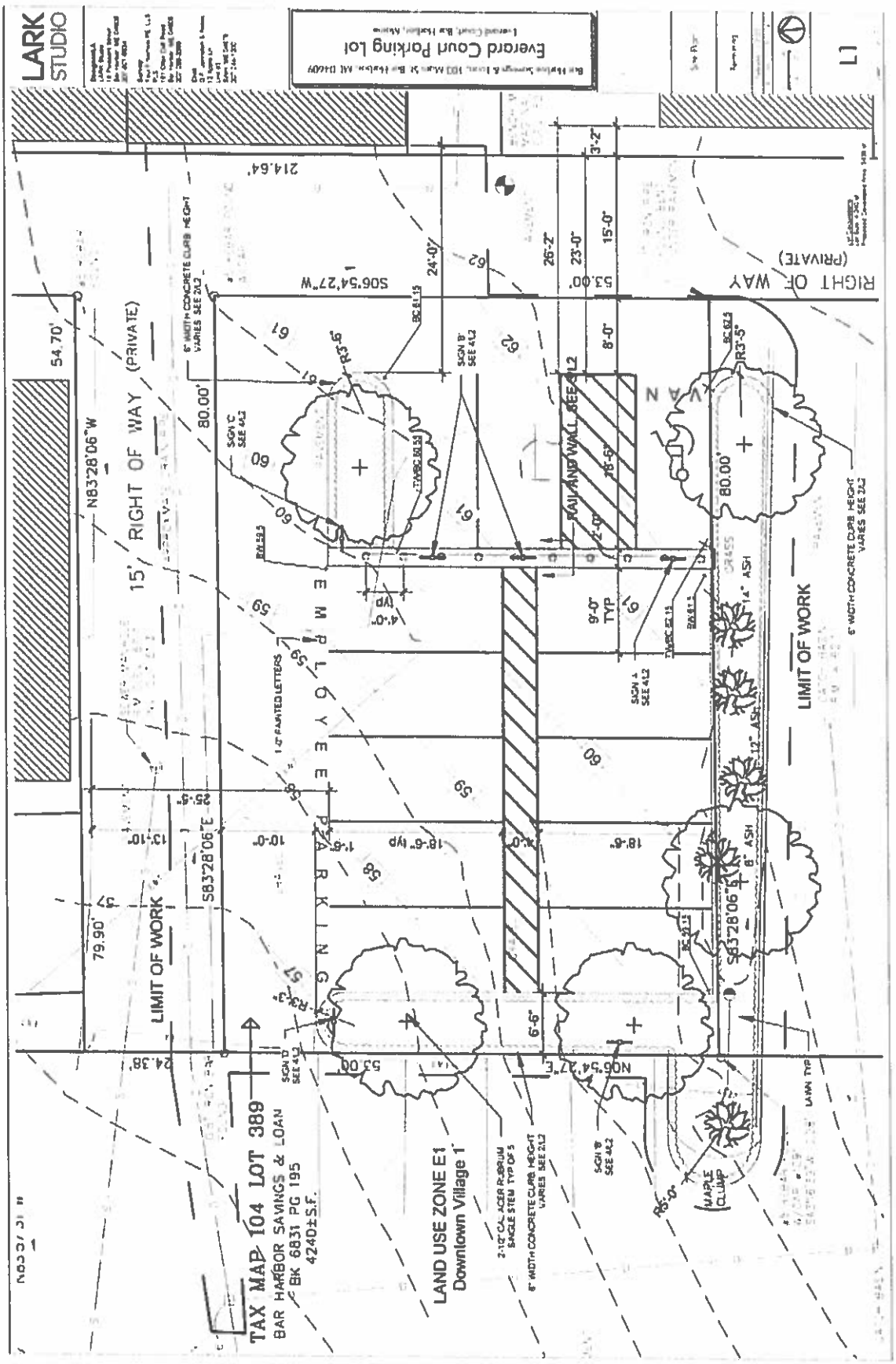
Waiver requested. There is no groundwater system as part of this project.

Section 17 | EROSION & SEDIMENTATION PLAN (125-66-O)

Page	Item	Title
64-67	A	Erosion and Sedimentation Control Plans (and Narrative)

A. Erosion and Sedimentation Control Narrative

Contractor to suppress dust through watering through out project. All catch Basins to be protected by hay bails and silt baskets. See following plans L1, L2, and C1, for locations and details.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Everard Court Parking Lot
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15' RIGHT OF WAY (PRIVATE)
EMPLOYEE PARKING
LIMIT OF WORK
LIMIT OF WORK
TAX MAP 104 LOT 389
BAR HARBOR SAVINGS & LOAN
BK 6831 PG 195
4240±S.F.
LAND USE ZONE E1
Downtown Village 1
RAIL AND WALL SEE 2L2
MAPLE CLUMP
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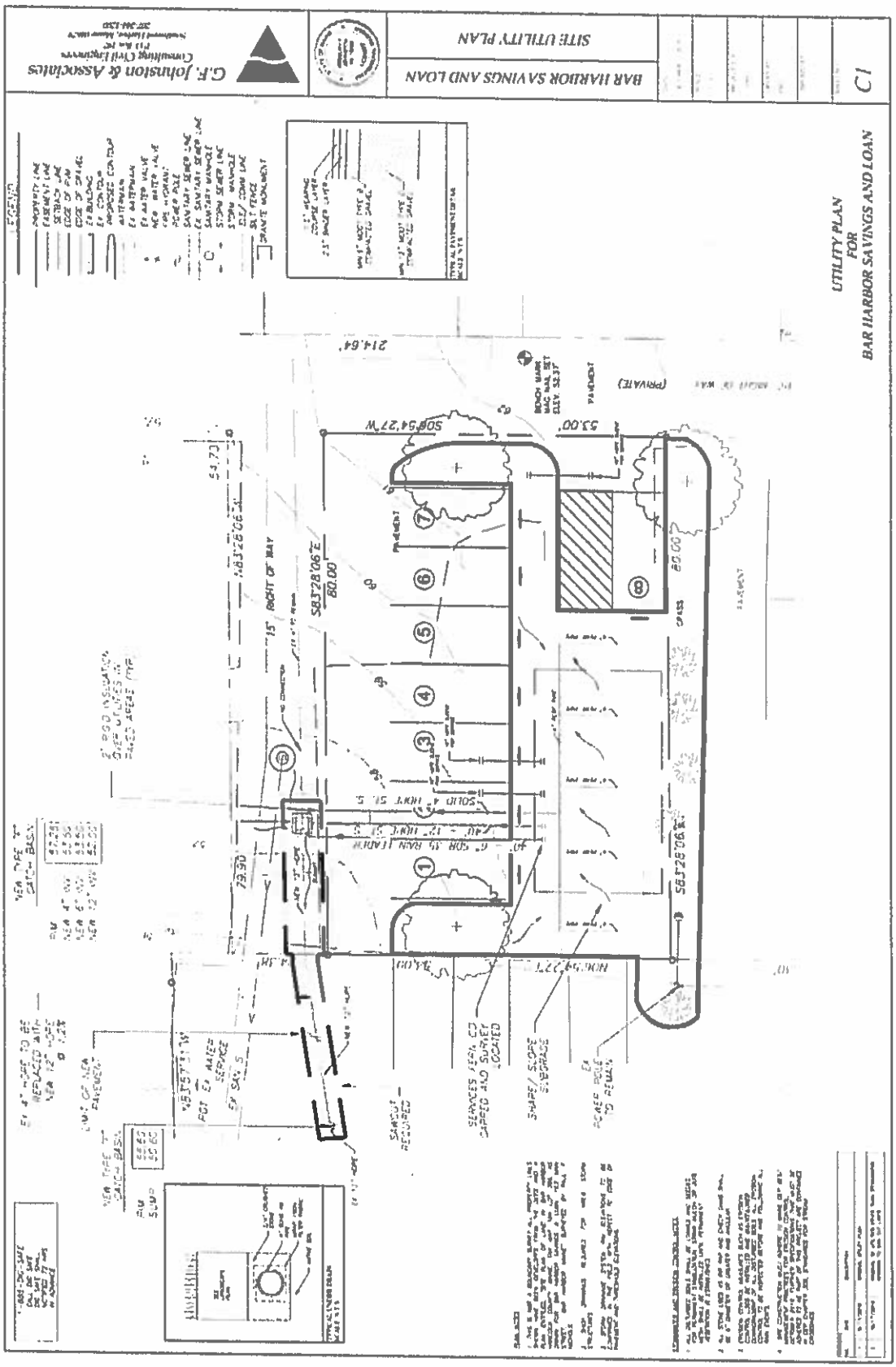
79.90'
54.70'
53.00'
24.38'
24'-0"
26'-2"
23'-0"
15'-0"
8'-0"
3'-2"
9'-0" TYP
18'-6" TYP
10'-0"
13'-10"
25'-5"
6'-6"
4'-0" TYP
1'-0" PAINTED LETTERS
6" WIDTH CONCRETE CURB HEIGHT VARIES SEE 2L2
SIGN A SEE 4L2
SIGN B SEE 4L2
SIGN C SEE 4L2
SIGN D SEE 4L2
SIGN E SEE 4L2
R3'-6"
R3'-5"
R3'-3"
R5'-0"
14" ASH
12" ASH
8" ASH
LAWN TYP

LARK
STUDIO
Everard Court Parking Lot
L2
1 Asphalt Paving
2 Concrete Curb
3 Rail & Wall
4 Signage
5 Inlet Protection


G.F. Johnston & Associates
Consulting Civil Engineers
BAR HARBOR SAVINGS AND LOAN
SITE UTILITY PLAN
C1
UTILITY PLAN
FOR
BAR HARBOR SAVINGS AND LOAN

Section 18 | FIRE PROTECTION (125-66-P)

Page	Item	Title
68	A	Statement from Bar Harbor Fire Chief (Staff Provided)
68	B	State Fire Marshall's Preliminary Approval *(Waiver Requested)*

A. Statement from Bar Harbor Fire Chief
Staff Provided

B. State Fire Marshall's Preliminary Approval
Waiver requested. Not Required for site plans.

Section 19 | SOLID & HAZARDOUS WASTE (125-66-Q)

Page	Item	Title
69	A	Description, Amount, and Nature of Solid and Hazardous Waste
69	-	Copy of Applicable Regs *(Waiver Requested)*
69	-	Copy of Applicable Permits *(Waiver Requested)*
69	-	Methods of Transport, Storage, Disposal, and Handling. *(Waiver Requested)*

A. Description, Amount, and Nature of Solid and Hazardous Waste
No hazardous waste will be produced as part of this project.

Construction debris will be removed by contractor..

Copy of Applicable Regs for Hazardous Waste
Waiver requested. There is no hazardous waste on or being produced on the site.

Copy of Applicable Permits
Waiver requested. There is no hazardous waste on or being produced on the site.

Methods of Transport, Storage, Disposal, and Handling
Waiver requested. There is no hazardous waste on or being produced on the site.

Section 20 | BUILDING PLANS & ELEVATIONS (125-66-R)

Page	Item	Title
70	A	Floor Plans *(Waiver Requested)*
70	B	Elevations *(Waiver Requested)*
70	C	Proposed Use of All Floors *(Waiver Requested)*
70	D	Seating Capacity for Restaurants Only *(Waiver Requested)*

A. Floor Plans
Waiver requested. No buildings as part of project.

B. Elevations
Waiver requested. No buildings as part of project.

C. Proposed Use of All Floors
Waiver requested. No buildings as part of project.

D. Seating Capacity for Restaurants Only
Waiver requested. No buildings as part of project.

Section 21 | LIGHTING PLAN (125-66-S)

Page	Item	Title
71	A	Exterior Lighting Details Existing and Proposed *(Waiver Requested)*
71	B	Types of Fixture with Manufacturer Specification Sheets *(Waiver Requested)*
71	C	Radius of Intensity of Illumination *(Waiver Requested)*

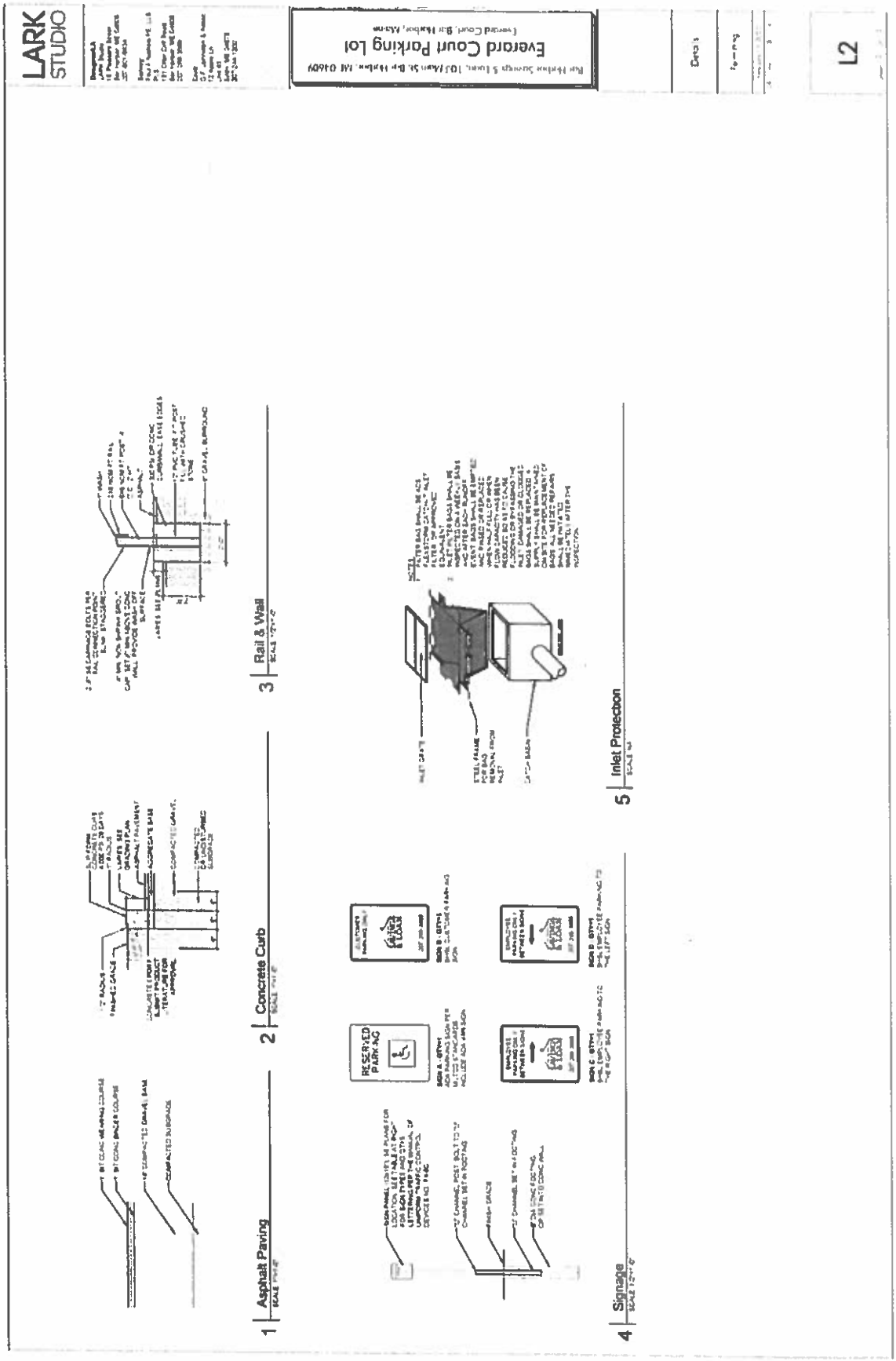
A. Exterior Lighting Details Existing and Proposed
Waiver requested. No lights as part of project.

B. Types of Fixture with Manufacturer Specification Sheets
Waiver requested. No lights as part of project.

C. Radius of Intensity of Illumination
Waiver requested. No lights as part of project.

Section 22 | SIGNS (125-66-T)

Page	Item	Title
73	A	Design Details Existing and Proposed


LARK STUDIO
Everard Court Parking Lot
L2
1 Asphalt Paving
2 Concrete Curb
3 Rail & Wall
4 Signage
5 Inlet Protection
RESERVED PARKING

Section 23 | TRAFFIC IMPACT (125-66-U)

Page	Item	Title
74	A	Trip Estimates *(Waiver Requested)*
74	B	Engineering Impact Analysis *(Waiver Requested)*

A. Trip Estimates
Waiver Requested. No effect from this project.

B. Engineering Impact Analysis
Waiver Requested. No effect from this project.

Section 24 | TECHNICAL & FINANCIAL CAPACITY (125-66-V)

Page	Item	Title
76	A	Cost Estimate
75	B	Financial Arrangements *(Waiver Requested)*
75	C	Curriculum Vita of Professionals Associated with Project *(Waiver Requested)*
75	D	Descriptions of Similar Projects by Developer *(Waiver Requested)*

A. Cost Estimate
Waiver Requested. No effect from this project.

B. Financial Arrangements
Waiver Requested. Its a bank.

C. Curriculum Vita of Professionals Associated with Project
Waiver Requested. Previously provided.

D. Descriptions of Similar Projects by Developer
Waiver Requested. Not sufficiently complicated.

A. Cost Estimate

Site Prep Grading and FIne Grading, Excavation	**$ 10,000.00**
Paving Bituminous Concrete	**$ 14,000.00**
Site Amenities Curbing, Wall, Guard Rail, Signs, Painting	**$ 29,000.00**
Planting Trees, lawn seed, soil, mulch	**$ 8,500.00**
Utilities Stormwater System	**$ 24,000.00**
Total	**$ 85,500.00**

Section 25 | BUSINESS OPERATIONS (125-66-W)

Page	Item	Title
77	A	Operating Statement & Mitigation Plan
77	B	Employment & Operation Hours Projection
77	C	Operator Information (if not Owner) *(Waiver Requested)*

A. Operating Statement & Mitigation Plan

The new parking area established at Everad Ct will be open for employees of BHSL, with 4 additional spaces for customers during business hours. BHSL staff will be responsible for the maintenance of any additional noise, or waste created by the site.There will be no toxic or noxious matter, vibrations, foul odors, increased heat, glare, air pollution, dirt, fly ash, dust, smoke or other objectionable or offensive effects, gases or fumes. There will be no increased traffic congestion created by this parking lot, instead will alleviate some congestion by providing addtional parking. A phone number will be provided on signage to direct users with issues to the bank as opposed to police dispatch, per request of BHPD.

B. Employment & Operation Hours Projection

Business hours:
Monday–Thursday 8:30–4:00
Friday 8:30–5:00
Closed Saturday and Sunday

C. Operator Information (if not Owner)

Waiver requested. No other business will be involved with the operations of the parking lot.

Section 26 | MINING (125-66-X)

Page	Item	Title
78	A	DEP Permit where Applicable *(Waiver Requested)*
78	B	Extraction Plan *(Waiver Requested)*
78	C	Restoration Plan *(Waiver Requested)*
78	D	Performance Guarantee for Restoration Plan *(Waiver Requested)*
78	E	Washing Operation Plans *(Waiver Requested)*
78	F	Evidence of Insurance *(Waiver Requested)*

A. DEP Permit where Applicable
Waiver requuested. There will be no mining on site.

B. Extraction Plan
Waiver requuested. There will be no mining on site.

C. Restoration Plan
Waiver requuested. There will be no mining on site.

D. Performance Guarantee for Restoration Plan
Waiver requuested. There will be no mining on site.

E. Washing Operation Plans
Waiver requuested. There will be no mining on site.

F. Evidence of Insurance
Waiver requuested. There will be no mining on site.

MASTER

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

MASTER

Town of Bar Harbor Planning & Code Department

Michele Gagnon, *Planning Director* • Angela Chamberlain, *Code Enforcement Officer*
Steve Fuller, *Assistant Planner* • Patrick Lessard, *Deputy Code Enforcement Officer*
Tammy DesJardin, *Administrative Assistant*

TOWN OF BAR HARBOR PLANNING BOARD NOTICE OF RECEIPT OF APPLICATION AND INITIAL DATE OF COMPLETENESS REVIEW

SITE PLAN REVIEW FOR PROPOSED SUBDIVISION APPLICATION SD-2019-02 — HARBORCOVE

This is to inform abutters within 300 feet of the following parcel, that under the authority provided in Section 125-61 D. of the Bar Harbor Land Use Ordinance, the Planning Board, on Wednesday, March 4, 2020, at 4:00 PM, will review for completeness a subdivision application proposing the following activity: to renovate three single-family dwelling units, to convert an existing single-family dwelling unit into a two-family dwelling unit, and to construct one new two-family dwelling unit and six new single-family dwelling units for a total of 13 dwelling units.

The property, Tax Map 216, Lot 006, encompasses 4.5 acres of land in the Hulls Cove Business district and is located at 25 Crooked Road. The applicant and owner of the property is ABC, LLC (P.O. Box 81, Hulls Cove, ME 04644).

Under the requirements in Section 125-61 E., at the meeting on Wednesday, March 4, 2020, the Planning Board will conduct an initial review for the sole purpose of determining whether the application is complete and establishing if any technical assistance is required under Section 125-65 D. Public comment is limited to addressing the completeness of the application and procedural questions.

Upon declaring the application is complete, the Planning Board will set a public hearing date, whereby public comments on the compliance of the application to the Land Use Ordinance will be heard.

The application is filed as SD-2019-02 and is available for public review in the Planning Department office, which is located in the Municipal Building at 93 Cottage Street in Bar Harbor. You may forward your comments in writing to Assistant Planner Steve Fuller at this address, or by email at the address below.

Staff contact:
Steve Fuller, Assistant Planner
sfuller@barharbormaine.gov — (207) 288-3329
Planning Department – Municipal Building — 93 Cottage Street, Bar Harbor

MASTER

Town of Bar Harbor
Planning Department
Staff Report

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.

Meeting Dates:

September 4, 2019:	Sketch Plan Review
September 25, 2019:	Site Visit and Neighborhood Meeting
March 4, 2020:	Completeness Review

Land Use District: Hulls Cove Business District

Permitted Use: Single family, two-family, MF I and MF II

Applicable Laws:
Bar Harbor Land Use Ordinance §125-66 Submission Requirements

Review Process:
1. Applicant presents application
2. Questions and comments from the board
3. Public comment period (optional)
4. Waiver requests
5. Review of Submission Requirements 125-66/checklist

MASTER

Staff Comments:

1. The proposed lighting is exempt as it is less than 1800 lumens.
2. Letters from the Fire, Public Works, Water and Sewer departments will be submitted at the compliance meeting.
3. In a letter dated February 25, 2020, addressed to Michele Gagnon and Angela Chamberlain, Mike Rogers responded to a comment from the TRT report that noted that sewer connections were not shown on the plan as follows: "We made repeated attempts to discuss this with the sewer and water departments. They have never reviewed the drawings, despite receiving them from multiple sources, on multiple occasions. All of the necessary information is on the plan." Mr. Rogers forgot to mention that he did not attend the February 20, 2020 TRT meeting where all water and sewer department staff were present, in addition to the Public Works Director, and ready to discuss this matter with him. Staff have the necessary plans and will provide capacity letters and comments on the application in due time.
4. For compliance, there needs to be a signature block, preferably at the bottom right hand corner.
5. For compliance, consider granting the request for modification of standard for underground power lines.
6. For compliance, consider specifying that the applicant is to pave 30-foot aprons at both roads.

Proposed Motions:

1. **Move to grant the waivers requested by the applicant as listed in the checklist, as such waivers will not unduly restrict the review process, as they are inapplicable, unnecessary or inappropriate for a complete review.**

2. **Move to find, per the Bar Harbor Land Use Ordinance 125-66, the application complete with the exception of capacity letters from the Fire, Public Works, water and sewer departments that shall be submitted at the compliance review meeting and to schedule a public hearing on April 1, 2020.**

MASTER

Planning Board site visit notes — 25 Crooked Road — September 25, 2019

Present: Planning Board members Tom St. Germain, Joe Cough, Basil Eleftheriou and Erica Brooks, Planning Director Michele Gagnon, Code Enforcement Officer Angela Chamberlain and Assistant Planner Steve Fuller, Mike Rogers and Chris White. Site visit starts at 3:04 PM.

- Need a better survey done than the one presented to the board so far

- The two existing driveways will become roads as they will be serving more than two residences. They will each be widened to 20'.
    - Off of the easternmost road, there will be a driveway (15' wide) as it is only serving two residences (behind the existing log cabin-style house).

- Site visit begins with Mike Rogers leading a walk around the property, starting on the westernmost driveway (to become a road).

- Tom St. Germain noted the applicant had asked for a modification of standard from the requirement that all power lines in a new subdivision be buried below ground.
    - Rogers pointed out where each of the proposed buildings will be located (marked with orange flagging), and noted that on the westernmost accessway, the two existing buildings are furthest back and they are already served by overhead lines.
        - The new buildings will be built between the road and those existing buildings.
            - The plan, then, is to feed off of the existing line.

- In response to a question, Rogers said apple trees in the middle of the property will remain

- The existing chalet-style buildings at the north end of the westernmost driveway (road) will have new roofs put in place.
    - He noted the ground drops off quickly behind the chalets, and that there is not activity proposed back there. The wetlands setback also affects this.
        - Rogers also noted there is a "lot of junk in there" that is being removed.

- On the easternmost driveway (road), Rogers noted the crossing needs to be improved and the culvert opened up for proper drainage.

- Returning to the subject of power lines, Rogers said the first house (southernmost) is so close to the road and power lines there was no sense to go underground.

- There was a question about whether people will be buying built homes or the building envelope. Discussion ensued on this. Rogers said in the end, people will own the building but not the underlying property.
    - Rogers was asked if he would delineate building envelopes on a plan, he said he would

- Site visit concluded at 3:29 PM. Neighborhood meeting at 4 PM that followed at Municipal Building saw no one attend, and so the meeting was adjourned when it was clear no one would be attending.

Site Plan Application
#SD-2019-02
February 13, 2020

① Addendum per TRT Review
February 25, 2020

Harborcove

Housing Development
25 Crooked Road, Bar Harbor

ABC

Owner/ Applicant:
ABC LLC
PO Box 81
Hulls Cove, 04644

LARK
LANDSCAPE ARCHITECTURE
STUDIO

Project Representative:
LARK Studio
18 Pleasant Street
Bar Harbor, ME 04660
207-266-8710

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APPENDIX	Large Format Drawings at end of document.

Notes: Items highlighted in yellow, indicate they are a *Waiver Requested* item.

(1) Items highlighted in green, indicate a Modification of Standards request item.

February 25, 2020

Michele Gagnon
Angela Chamberlain
Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609

Re: Harborcove Housing Development
Application #SD-2019-02 - TRT Response

Dear Ms. Gagnon & Ms. Chamberlain,

Attached you will find pages for the Harborcove development, updated per TRT report, dated February 20, 2020. All new sheets and changes have been noted with a circled, red 1, for clarifying where changes have occurred.

We have responded in **Bold** as follows:

1. Demonstrate fire hydrant within 500 feet.
   R: Noted on sheet L1. We are noting 1 Hydrant at a distance of 553' per request of BHFD. There is an additional hydrant at a distance of 233' as well, satisfying the requirements.
2. Total number of bedrooms?
   R: Sheet L1 has been updated with this information. There are 12 existing bedrooms and 22 new bedrooms proposed.
3. Is this a PUD?
   R: No, it is in Hulls Cove Business, so this tighter arrangement is allowed.
4. Label Streets.
   R: See sheet L1.
5. Will access road be paved? Consider a 30' paving apron.
   R: A 30' Paved Apron has been added to both entry drives, see sheet L1.
6. Show Road Standards are met.
   R: The town's table for road requirements has been added to section 12. with descriptions of ' the proposed streets and how they meet the required peremeters.
7. Substantiate request for modification of standards for overhead power.
   R: A request for a modification of standards and cost information have been added to Section 7.
8. Need a lighting plan with locations of fixtures and lumens.
   R: Fixture locations added to sheet L1. As the lumens are not high enough to require a map, nor do lights of this level typically have footcandle maps available, one is not included here, but a waiver request has been added for this portion.
9. Where are sewer connections. If existing connections are to be abandoned, then it will need to be disconnected and capped.
   R: We made repeated attempts to discuss this with the sewer and water departments. They have never reviewed the drawings, despite recieving them from multiple sources, on multiple occasions. All of the necessary information is on the stamped drawings.

10. Will there be one water meter for the whole development? If so, how the bill will be split amongst the dwelling units need to be addressed in the covenants.
    R: There will be one meter for the full development, per the plans. Language has been added to the HOA rules regarding process and payment of this cost.
11. Page 26 of the application relates to Gazebo Way. Is there something similar for Applewood Way?
    R: No.

Please let us know if you have any questions and thank you for your time and assistance with this project.

Sincerely,

Michale Rogers

Michale Rogers
Principal, PLA, LEED AP
LARK Studio

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2019-02 Applicant Name: Chris White Applicant Rep: M. Rogers, LARK Permit Consultants: M. rogers, LARK		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
C	Other (DOT, Design Review Board, Appeals Board)		NA				No other permits required at this time
	6. STATEMENTS OF CAPACITY & DESIGN 125-66 F STAFF PROVIDED						
A	Police		✓				
B	Public Works - Solid Waste; Storm Water; Street, and Recreation		✓				
C	Sewer		✓				
D	Schools & Busing		W				No material change to operations
E	Water		✓				
7. DESIGN PLANS 125-66 G							
A	Public Water Supply		✓				
B	Central Private Water Supply		W				No such system is part of the project
C	Individual Wells		W				No such system is part of the project
D	Fire Hydrants, Dry Hydrants, and Fire Ponds		✓				
E	Public Sewer		✓				
F	Central Subsurface Wastewater System		W				No such system is part of the project
G	Shared Subsurface Wastewater System		W				No such system is part of the project
H	Stormwater Disposal System		✓				
I	All other utilities (such as gas, electricity, and cable)		✓				

LARK
LANDSCAPE ARCHITECTURE & PLANNING
STUDIO

February 13, 2020

Michele Gagnon
Angela Chamberlain
Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609

Re: Harborcove Housing Development
Application #SD-2019-02

Dear Ms. Gagnon & Ms. Chamberlain,

Please accept the attached Site Plan Application dated 2-13-20, for the Harborcove Development in Hulls Cove, Bar Harbor, which we are submitting on behalf of ABC, LLC. We respectfully request that you review the application and submit for Planning Board review.

Please let us know if you have any questions.

Thank you for your time and assistance with this project.

Sincerely,

Michale Rogers
Principal, PLA, LEED AP
LARK Studio

18 Pleasant Street, Bar Harbor, ME 04609
p: 207.801.9634 e: info@LA-RK.com

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Notes: Items highlighted in yellow, indicate they are a *Waiver Requested* item.

Section 1 | SITE PLAN APPLICATION (125-66-A)

Pages	Item	Title
2-13	A	Checklist
14	B	Property Owner's Name and Address
14	C	Applicant's Name and Address
14	D	Project Representative's Name and Address
14-16	E	Abutters Name and Address within 300' of Property Line
16	F	Indication of Registered Farmland within 150' (Staff Supplied) *(Waiver Requested)*
16	G	Description of Proposed Use
17	H	Written Authorization for Town Official Access
N/A	I	Narrative of Standards Compliance (See relevant Sections)

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2019-02 Applicant Name: Chris White Applicant Rep: M. Rogers, LARK Permit Consultants: M. rogers, LARK	Page #	Exhibit Waiver (W) PRE APP	Exhibit Waiver (W) App	Exhibit Waiver (W) PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
Project Description: The project, located off the Crooked Road, will include a total of 14 dwelling units on 4.5 acres serviced by town sewer and water and sold as condominiums. One road will provide access to eight units while another road will provide access to six units. No new curb cuts will be created. More specifically, it will consists in the construction of five new single-family dwelling units, two new two-family dwelling units, the conversion of an existing single family dwelling into a two-unit, and the renovation of three existing single-family dwelling units.		Zone: Hulls Cove Business Map/Lot: 216-006-000 Lot Size: 4.5 acres Permitted Use in Zone: Multifamily Dwelling II			Date/Time Pre-App meeting: August 5, 2019 Department Official: Chamberlain/Gagnon	
		Subdivision Review requires a minimum of four steps: 3 meetings and a site walk: 1) sketch plan; 2) site walk; 3) pre-application/completeness review; and 4) public hearing/deliberation/compliance review.				

1. SITE PLAN APPLICATION 125-66 a

A	Checklist		✓				
B	Property Owner's Name/Address		✓				
C	Applicant's Name/Address		✓				
D	Project Representatives Name/Address		✓				
E	Abutters Name & Address within 300 ft. of Property Lines		✓				
F	Indication of Registered Farmland within 150 ft. (STAFF PROVIDED)		W				None on or near site.
G	Description of Proposed Use		✓				
H	Written Authorization for Town Official Access		✓				
I	Explain how project meets standards		✓			Narrative: per §125-67 A, B3, C, D, E, G, J, L, M, N, O, Q, T, W, X, Z, DD, EE, GG, II, JJ, LL, MM, NN	

2. FEES PAID - Copy of Receipt 125-66 B

A	Administrative Fee		✓				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2019-02 Applicant Name: Chris White Applicant Rep: M. Rogers, LARK Permit Consultants: M. rogers, LARK		Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
B	Evidence of Ordinance & Reg. Compliance (STAFF PROVIDED)		✓			See letter from CEO	
3. TITLE and INTEREST 125-66 C							
A/B	Current Deed OR Purchase and Sale Agreement		✓			Provide copy of the P&S and deed	
C	Easements, Deed Restriction, R.O.W's, etc.		✓				
4. LEGAL DOCUMENTS 125-66 D							
A	Proposed Easements, Covenants, Agreements, etc.		✓				
B	Proposed Deed for Roads or Other Property to be Dedicated		✓				
C	Proposed Performance and Plant Maintenance Guarantees		W				No Planting required as part of project
D	For condominiums proposed declaration, By Laws, etc.		✓				
E	Site Restoration Guarantee (if required)		W				No requirement for restoration
	5. PERMITS 125-66 E						
A	Army Corps of Engineers		✓				
B	Maine D.E.P.		✓				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist							
Application #: SD-2019-02 Applicant Name: Chris White Applicant Rep: M. Rogers, LARK Permit Consultants: M. rogers, LARK		Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
C	Other (DOT, Design Review Board, Appeals Board)		NA				No other permits required at this time
	6. STATEMENTS OF CAPACITY & DESIGN 125-66 F STAFF PROVIDED						
A	Police		✓				
B	Public Works - Solid Waste; Storm Water; Street, and Recreation		✓				
C	Sewer		✓				
D	Schools & Busing		W				No material change to operations
E	Water		✓				
7. DESIGN PLANS 125-66 G							
A	Public Water Supply		✓				
B	Central Private Water Supply		W				No such system is part of the project
C	Individual Wells		W				No such system is part of the project
D	Fire Hydrants, Dry Hydrants, and Fire Ponds		✓				
E	Public Sewer		✓				
F	Central Subsurface Wastewater System		W				No such system is part of the project
G	Shared Subsurface Wastewater System		W				No such system is part of the project
H	Stormwater Disposal System		✓				
I	All other utilities (such as gas, electricity, and cable)		✓				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2019-02 Applicant Name: Chris White Applicant Rep: M. Rogers, LARK Permit Consultants: M. rogers, LARK		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
7.1 DESIGN APPROVAL by State & Local Agencies 125-66 H							
A	Central Water Supply (DHHS)		W				No such system is part of the project
B	Individual Wells (DHHS)		W				No such system is part of the project
C	Central Subsurface Sewage Disposal (DHHS)		W				No such system is part of the project
D	Waste Water Discharge (DEP)		W				No such system is part of the project
E	Approval by DOT		W				Not required for this project, not on DOT road
MAPS & PLANS 125-66 J. (2)							
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) and Land Use District		✓				
9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J							
	Magnetic North		✓				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2019-02 Applicant Name: Chris White Applicant Rep: M. Rogers, LARK Permit Consultants: M. rogers, LARK		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
	Plan Preparation Date		✓				
	Graphic Scale		✓				
	Owner & Applicant Name/Address		✓				
	Designer, Surveyor, Engineer		✓				
	Name of each Municipality in which the development is located		✓				
A	Abutting Property owners with Book/Page References		✓				
B	Tax Map & Lot Number(s)		✓				
C	Land Use District(s)		✓				
D	Lot Line Dimensions (metes & bounds)		✓				
E	Lot Size in Square Feet		✓				
F	Locations of Lot Monumentations		✓				
G	Total Proposed Development Acreage		✓				
H	Remaining Undeveloped Land Retained		✓				
I	Lot Numbers		✓				
J	Lots Developed/Sold within Past 5 Years		✓				
K	Subdivisions within 200 ft. With Owners Names		✓				
L	Existing/Proposed Contours @ 5 or 10 ft. Intervals		✓				
M	**Items within 200 feet of the subject property:**						
	Buildings & Structures		✓				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2019-02 Applicant Name: Chris White Applicant Rep: M. Rogers, LARK Permit Consultants: M. rogers, LARK		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
	Streets (W/names)		✓				
	Sidewalks		✓				
	Easements		✓				
	Driveways, Entrances, Exits		✓				
N	Location of Existing & Proposed Buildings/Structures On Site		✓				
O	Distance between Proposed Buildings/Structures On Site		✓				
P	Utilities Locations - Existing/Proposed		✓				
Q	Sign Locations - Existing/Proposed		W				No signs as part of project
R	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers		✓				
S	Stone Walls, Graveyards, and Fences		✓				
T	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)		✓				
U	Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)		✓				
V	Historic & Archaeological Site Locations		✓				
W	Wetlands & Waterbody Locations within 200' (regardless of size)		✓				
X	Shoreline		W				Not near or in shoreline zone
Y	100 Year Flood Elevation		✓				
Z	Portions of the Site Subject to Routine Flood/Standing Water		✓				
AA	Lot Lines and Water bodies Setbacks		✓				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist							
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BB	Fire Hydrants & Fire Ponds Existing/Proposed		✓				
CC	Fire/Emergency Equipment Site Access		✓				
DD	Easements/Access to Water Bodies Existing/Proposed		W				None existing or proposed
EE	Access Locations to Adjacent Undeveloped Land		W				None existing or proposed
FF	Recreation/Open Space Land Existing/Proposed		W			Not required, but plans to include these types of amenities	
GG	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations		✓				
HH	Lot Coverage Calculations - Existing/Proposed		✓				
II	Parking Locations with Dimension, Angles, Radii, etc.		✓				
JJ	Soil Test Pit Location		W				Not required for this project, on town systems
10.	MEDIUM INTENSITY SOIL SURVEY – 125-66 J.(15)		✓				
11. LANDSCAPING, BUFFERING & SCREENING PLAN 125- 66 J (22)							
A	Botanical & Common Names		W				Not required for this project
B	Plant Locations & Size		W				Not required for this project

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist							
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C	Installation Schedule		W				Not required for this project
D	Maintenance Plan		W				Not required for this project
E	Vegetation Clearing Limits		W				No clearing required or proposed
F	Tree (8+" d.b.h.) Locations		W				Not required for this project
12. STREET, SIDEWALK & ACCESS PLAN 125-66 J (44) *Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals*							
A	Drainage Scheme at all Intersections Existing/Proposed		✓				
B	Intersections of Proposed Streets with Existing Streets		✓				
C	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs		✓				
D	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts		✓				
E	Horizontal & Vertical Curve Data		✓				
F	Intersections - Turning Radii		✓				
G	Centerline Grade		✓				
H	Bearing, Distance, Tangent, Radii for All Street Lines		✓				
I	Location, Dimension, Grade, Radii of Accel and Decel Lanes		W				No capacity for multi lane systems. Neighborhood roads and driveways only
J	Design Details for Street Improvements		✓				
13. E-911 125-66 K							

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist							
Application #: SD-2019-02 Applicant Name: Chris White Applicant Rep: M. Rogers, LARK Permit Consultants: M. rogers, LARK		Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
A	Street Name Certification by Addressing Office		✓				
14. PHOTOGRAPHS 125-66 L (All pictures must be labeled with a description)							
A	Town's Aerial Photograph		✓				
B	Pictorial of Site from Public Ways, Site Location/N,S,E,W		✓				
	Existing Improvements within 200'		✓				
	Existing Vegetation within 200'		✓				
	Other Physical and Natural Features within 200'		✓				
15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M							
A	HHE 200 Forms		W				No such system is part of the project
16. GROUNDWATER - to be extracted 125-66 N							
A	Use Assessment - Daily, Monthly, & Annual Rate		W				No such system is part of the project, on town supply
B	Hydrogeological Impact Study If Required (p. 41)		W				No such system is part of the project, on town supply
17. EROSION & SEDIMENTATION PLAN 125-66 O							
A	Erosion & Sedimentation Control Plan		✓				
18. FIRE PROTECTION 125-66 P							

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist							
Application #: SD-2019-02 Applicant Name: Chris White Applicant Rep: M. Rogers, LARK Permit Consultants: M. rogers, LARK		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
A	**Statement from Bar Harbor Fire Chief (STAFF PROVIDED)**		✓				
B	State Fire Marshall's Office Preliminary Approval		W				**Individual buildings to be pursued with building permits JIT for construction**
19. SOLID & HAZARDOUS WASTE 125-66 Q							
A	Description, Amount and Nature Of Solid and/or Hazardous Waste		✓				
	Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes		W				**None involved with this project**
	Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes		W				**None involved with this project**
	Method of Transport, Storage, Disposal and Material Handling		W				**None involved with this project**
20. BUILDING PLANS & ELEVATIONS 125-66R							
A	Floor Plans for All Levels of All Structures		✓				
B	All Elevations Indicating Height and Proposed Exterior Materials and Colors		✓				
C	Proposed Use of All Floors		✓				
D	Seating Capacity - Restaurants only		W				**Not a restaurant project**
21. LIGHTING PLAN 125-66 S							
A	Exterior Lighting Details Existing & Proposed		✓				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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			PRE APP	App	PB		
B	Types of Fixture with Manufacturer' Specifications Sheets		✓				
C	Radius of Intensity of Illumination		✓				
22. SIGNS 125-66 T							
A	Design Details Existing & Proposed		W				No signs proposed for development
23. TRAFFIC IMPACT 125-66 U							
A	Trip Estimates - Amount & Type - Day & Peak Hours		✓				
B	Engineering Impact Analysis		W				Not necessary for this scale of project
24. TECHNICAL & FINANCIAL CAPACITY 125-66 V							
A	Cost Estimate		✓				
B	Financing Arrangements		✓				
C	Curriculum Vita of Each Professional Assoc With Project		✓				
D	Descriptions of Similar Project by Developer		✓				
	25. BUSINESS OPERATIONS 125-66 W						
A	Operating Statement & Mitigation Plan		W				No business activities as part of project
B	Employment & Operation Hours Projections		W				No business activities as part of project
C	Operator Information (if not owner)		W				No business activities as part of project

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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			PRE APP	App	PB		
	26. MINING 125-66 X						
A	D.E.P. Permit where Applicable		W				No mining activities as part of project
B	Extraction Plan		W				No mining activities as part of project
C	Restoration Plan		W				No mining activities as part of project
D	Performance Guarantee for Restoration Plan		W				No mining activities as part of project
E	Washing Operation Plans		W				No mining activities as part of project
F	Evidence of Insurance		W				No mining activities as part of project

Notes:

B/C. Property Owner/Applicant:
ABC LLC
PO Box 81
Hulls Cove, 04644

D. Project Representative:
LARK Studio
18 Pleasant Street
Bar Harbor, ME 04660

E. Abutters Name and Address within 300' of Property Line

Abutters Listprint this list
Date: January 14, 2020
Subject Property Address: 25 CROOKED ROAD Barharbor, ME
Subject Property ID: 216-006-000
Search Distance: 300 Feet

Prop ID: 216-003-000
Prop Location: 11 CROOKED ROAD Barharbor, ME
Owner: WILLIS, DEANNA J
Co-Owner: MYERS, NANCY L JT

Prop ID: 216-004-000
Prop Location: 15 CROOKED ROAD Barharbor, ME
Owner: MCOSKER, MEGAN E

Prop ID: 216-005-000
Prop Location: 21 CROOKED ROAD Barharbor, ME
Owner: CUNNINGHAM, JOHN E
Co-Owner: CUNNINGHAM, SYLVIA B

Prop ID: 216-007-000
Prop Location: CROOKED ROAD Barharbor, ME
Owner: THOMPSON, ELIZABETH S TRUSTEE
Co-Owner: CHARLOTTE J SWEET TRUST

Prop ID: 216-008-000
Prop Location: 55 CROOKED ROAD Barharbor, ME
Owner: MURPHY, PAUL
Co-Owner: MURPHY, ANNA

Prop ID: 216-008-001
Prop Location: CROOKED ROAD Barharbor, ME
Owner: BAR HARBOR TOWN OF

Prop ID: 216-011-000
Prop Location: 19 WILCOMB LANE Barharbor, ME
Owner: ROPP, PATRICIA A

Prop ID: 216-053-000
Prop Location: 20 STATE HWY 3 Barharbor, ME
Owner: JKJ PROPERTY GROUP, LLC

Prop ID: 216-054-000
Prop Location: 14 STATE HWY 3 Barharbor, ME
Owner: RL WHITE & SON
Prop ID: 216-055-000
Prop Location: 3 LUMBER LANE Barharbor, ME
Owner: RL WHITE & SON

Prop ID: 216-060-001
Prop Location: 30 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O ANDREW & SUSAN GRIFFITHS

Prop ID: 216-060-002
Prop Location: 32 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O JULIUS & PATRICIA KREVANS

Prop ID: 216-060-003
Prop Location: 36 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O BYRNE ERB

Prop ID: 216-060-004
Prop Location: 38 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O EDWARD REDGARE & SALLIE BOGGS

Prop ID: 216-060-005
Prop Location: 44 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O ROSALIND LEWIS & MARILYN MAYS

Prop ID: 216-060-006
Prop Location: 46 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O CHARLES & ANNE BRADFORD

Prop ID: 216-060-007
Prop Location: 48 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O KATHERINE NELSON & ROBERT ATKINS

Prop ID: 216-060-008
Prop Location: 50 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O JOHN & ELIZABETH DRAKE

Prop ID: 216-060-009
Prop Location: 52 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O LEUNG & URSULA LEE

Prop ID: 216-060-010
Prop Location: 54 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O CW ELIOT PAINE & LINDA PAINE

Prop ID: 216-060-011
Prop Location: 56 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O CAROLE SUE FRANCISCO PRESCOTT REV TR

Prop ID: 216-060-012
Prop Location: 51 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O MARCIA MACKINNON

Prop ID: 216-060-013
Prop Location: 49 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O DEBROAH HEFFERMAN

Prop ID: 216-060-014
Prop Location: 43 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O MARCIA MACKINNON

Prop ID: 216-060-015
Prop Location: 41 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O HAZEL ANN WHITE

Prop ID: 216-060-016
Prop Location: 39 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O ANDREA HORNER SEMELS

Prop ID: 216-060-017
Prop Location: 37 BIRCH BAY DRIVE Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O SUZANNE FITZGERALD & ROY P GIARRUSSO

Prop ID: 216-060-018
Prop Location: 7 VILLAGE INN ROAD Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O GURTLER FAMILY TRUST

Prop ID: 216-060-019
Prop Location: 5 VILLAGE INN ROAD Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O ANNE A. MAZLISH

Prop ID: 216-060-020
Prop Location: 1 VILLAGE INN ROAD Barharbor, ME
Owner: BIRCH BAY VILLAGE ASSOC
Co-Owner: C/O PETER HOUGHTON

Prop ID: 216-061-000
Prop Location: 25 VILLAGE INN ROAD Barharbor, ME
Owner: MOUNT DESERT ISLAND HOSPITAL

Prop ID: 216-062-000
Prop Location: 56 CROOKED ROAD Barharbor, ME
Owner: LLOYD, MICHAEL W
Co-Owner: LLOYD, REBECCA A

Prop ID: 216-063-000
Prop Location: 54 CROOKED ROAD Barharbor, ME
Owner: TAKETO, MAKOTO

Prop ID: 216-064-000
Prop Location: 44 CROOKED ROAD Barharbor, ME
Owner: BOWDEN, LEWIS F
Co-Owner: BOWDEN, JUNE M

Prop ID: 216-065-000
Prop Location: 40 CROOKED ROAD Barharbor, ME
Owner: NISHINA, PATSY M
Co-Owner: NAGGERT, JURGEN K

Prop ID: 216-066-000
Prop Location: 30 CROOKED ROAD Barharbor, ME
Owner: HURLEY, L POLLY
Co-Owner: HURLEY, P ELIZABETH

Prop ID: 216-067-000
Prop Location: 1 DEWEY STREET Barharbor, ME
Owner: OOPS, LLC

Prop ID: 216-068-000
Prop Location: 7 DEWEY STREET Barharbor, ME
Owner: PACKIE, ROBERT B
Co-Owner: PACKIE, TAMMY J

Prop ID: 216-069-001
Prop Location: 8 CROOKED ROAD #1 Barharbor, ME
Owner: DAMM, ANNE I TRUSTEE
Co-Owner: DAMM, EDWARD A TRUSTEE

Prop ID: 216-069-002
Prop Location: 8 CROOKED ROAD #2 Barharbor, ME
Owner: HULLS COVE, LLC

Prop ID: 216-069-003
Prop Location: 8 CROOKED ROAD #3 Barharbor, ME
Owner: HULLS COVE, LLC

Prop ID: 216-069-004
Prop Location: 8 CROOKED ROAD #4 Barharbor, ME
Owner: HULLS COVE, LLC

Prop ID: 216-069-005
Prop Location: 8 CROOKED ROAD #5 Barharbor, ME
Owner: HULLS COVE, LLC

Prop ID: 216-069-006
Prop Location: 8 CROOKED ROAD #6 Barharbor, ME
Owner: HULLS COVE, LLC

Prop ID: 216-069-007
Prop Location: 8 CROOKED ROAD #7 Barharbor, ME
Owner: HULLS COVE, LLC

Prop ID: 216-069-008
Prop Location: 8 CROOKED ROAD #8 Barharbor, ME
Owner: HULLS COVE, LLC

Prop ID: 216-069-009
Prop Location: 8 CROOKED ROAD #9 Barharbor, ME
Owner: HANDWERK, JANICE L
Co-Owner: HANDWERK, MICHAEL W

Prop ID: 216-069-010
Prop Location: 8 CROOKED ROAD #10 Barharbor, ME
Owner: HULLS COVE, LLC

Prop ID: 216-069-011
Prop Location: 8 CROOKED ROAD #11 Barharbor, ME
Owner: HULLS COVE LLC

Prop ID: 216-069-012
Prop Location: 8 CROOKED ROAD #12 Barharbor, ME
Owner: HULLS COVE LLC

Prop ID: 216-069-013
Prop Location: 8 CROOKED ROAD #13 Barharbor, ME
Owner: WITHAM FAMILY, LLC

Prop ID: 216-074-000
Prop Location: 15 LOREN STREET Barharbor, ME
Owner: HANSON, JOSEPH A

Prop ID: 216-075-000
Prop Location: 9 DEWEY STREET Barharbor, ME
Owner: PERSEUS PROPERTIES LLC

Prop ID: 216-076-000
Prop Location: 22 LOREN STREET Barharbor, ME
Owner: OLSON, ERIC J

F. Indication of Registered Farmland within 150' (Staff Supplied)

Waiver Requested. There are none on or near site.

G. Description of Proposed Use

Single-family dwelling and two-family dwelling.

H. Written Authorization for Town Official Access

Harbor Cove
25 Crooked Road
Bar Harbor, Maine 04609

I consent to the Code Enforcement Officer, or his/her designee of the Town of Bar Harbor to enter and have access to the above refenced property at all reasonable and proper times during and immediately upon completion of construction for the work permitted under Application Number SD-2019-02, to ensure compliance with all applicable standards of Chapter 125, Land Use, Code for Town of Bar Harbor, Maine.

Signature

2/11/2020
Date

CHRISTOPHER WHITE
Printed Name

OWNER
Title/Position

Section 2 | FEES PAID (125-66-B)

Page	Item	Title
19	A	Administrative Fee (Staff Supplied)
19	B	Evidence of Ordinance & Regulation Compliance (Staff Supplied)

A. Administrative Fee

The administrative and public notice fees, totaling $_____ (per planning department) is provided in conjunction with the submission of this Site Plan Review Application.
To be Supplied by Staff.

B. Evidence of Ordinance & Regulation Compliance

To be Supplied by Staff.

RECEIVED

FEB 13 2020

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

MISCELLANEOUS PAYMENT RECPT#: 433992
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 02/13/20 TIME: 16:10
CLERK: jlrichter DEPT:
CUSTOMER#: 0

PARCEL: 216-006-000

CHG: SITEPL SITE PLAN REVIE 2282.00

AMOUNT PAID: 2282.00

PAID BY: LARK STUDIO LLC
PAYMENT METH: CHECK
1527
REFERENCE:

AMT TENDERED: 2282.00
AMT APPLIED: 2282.00
CHANGE: .00

TOWN OF BAR HARBOR
Code Enforcement Division
93 Cottage Street, Suite I
Bar Harbor, Maine 04609-1400
Tele. 207-288-3329 Fax 207-288-3032
E-Mail: ceo@barharbormaine.gov

Angela M Chamberlain

Code Enforcement Officer
Plumbing Inspector
Electrical Inspector
Building Inspector

MEMORANDUM:

To: SD-2019-02 File

From: Angela M Chamberlain, Code Enforcement Officer AC

Date: February 20, 2020

Subject: Ordinance & Regulation Compliance

This letter will confirm that after reviewing our violation files and the plans submitted, it does not appear that there are any outstanding violations of the Bar Harbor Land Use Ordinance at the property located at Bar Harbor Tax Map 216, Lot 006-000.

Section 3 | TITLE & INTEREST (125-66-C)

Page	Item	Title
22-24	A	Current Deed
21	B	Purchase & Sale Agreement *(Waiver Requested)*
21	C	Easements, Deed Restrictions, ROW's, etc. *(Waiver Requested)*

B. Purchase and Sale Agreement
Waiver requested. Not Required, as a deed is supplied per 125-66-C.A

C. Easements, Deed Restrictions, ROW's, etc.
Waiver requested. None existing.

A. Current Deed

QUITCLAIM DEED WITH COVENANT

BARBARA S. KEENE, having a mailing address of 25 Crooked Road, Bar Harbor, ME 04609, for consideration paid, grants to **ABC LLC**, a Maine limited liability company, having a mailing address of 301 41st Street #406, Miami Beach, FL 33140, with quitclaim covenant, a certain lot or parcel of land, together with the buildings thereon located **Bar Harbor**, Hancock County, Maine, described as follows:

Beginning at an iron pin set in the ground in the southerly side line of land conveyed to The Colony by deed of the Grantor herein, dated January 20, 1984, recorded in Book 1487, Page 287 of the Hancock County, Maine, Registry of Deeds, said iron pin bears South forty-seven degrees two minutes East (S. 47° 02' E.) of and one hundred seventy-five (175) feet from an iron pin set in the ground marking a corner of land conveyed to Stephen M. Robbins et al by deed of the Grantor herein, dated February 16, 1984 and recorded in said Registry of Deeds; thence South forty-seven degrees two minutes East (S. 47° 02' E.) but always following line of land of The Colony a distance of five hundred eighty-three and one-tenth (583.1) feet to an iron pin set in the ground marking a corner of land of The Colony and on line of land now or formerly of R. L. White & Son; thence South forty-one degrees thirty two minutes West (S. 41° 32' W.) but always following line of land now or formerly of R. L. White & Son a distance of fifty-six and five-tenths (56.5) feet to an iron pipe; thence North forty-six degrees thirty-six minutes West (N. 46° 36' W.) a distance of sixty-eight and nine-tenths (68.9) feet to an iron pipe; thence South twenty-six degrees thirty-three minutes West (S. 26° 33' W.) but following line of land now or formerly of Kenneth White and land now or formerly of Robert MacLeod, Jr. a distance of three hundred thirty-four and five-tenths (334.5) feet to an iron pipe on the side line of the Town Road leading from Maine State Route No. 3 to Town Hill; thence in a generally northwesterly direction but always following the side line of said Town Road a distance of five hundred forty-five (545) feet, more or less, to an iron pin set in the ground which bears South twenty-nine degrees forty-six minutes West (S. 29° 46' W.) of and three hundred fifty-two and one-tenth (352.1) feet from the point of beginning; thence crossing remaining land of the Grantor herein North twenty-nine degrees forty-six minutes East (N. 29° 46' E.) but always following the side line of remaining land of the Grantor herein a distance of three hundred fifty-two and one-tenth (352.1) feet to the point of beginning, containing 4.315 acres, more or less.

The above described premises are a part of the premises conveyed by Charlotte J. Sweet to the Grantor herein as Trustee by deed dated December 23, 1981 and recorded in Book 1425, Page 153 of said Registry of Deeds; and further a part of the premises conveyed by deed of Maude L. Arey to Sherley M. Sweet, dated November 1, 1937 and recorded in Book 657, Page 584 of said Registry of Deeds; and further a part of the

premises conveyed by deed of Marcus C. Sweet to Shirley M. Sweet, dated July 18, 1925 and recorded in Book 595, Page 348 of said Registry of Deeds.

The description of the property hereby conveyed is based upon "Plan Showing Property at Bar Harbor, Me. For Shirley M. Sweet Jr. Dec. 1983 Scale 1"=50' by Robert Raynes R.L.S. Bar Harbor, Me." as revised February 7, 1984.

The Grantor herein hereby conveys all his right, title and interest in and to that portion of said Town Road which lies between the extensions of the easterly and westerly side lines of the above described premises to the center line of said Town Road.

The above described premises are hereby conveyed subject to the following restriction which is to be permanent and shall run with the premises for the benefit of the Grantor, his successors and assigns, to wit, said premises shall be used only for the purposes permitted by the Zoning Ordinance of the Town of Bar Harbor as hereafter amended or as hereafter adopted, and said premises shall not be used for a purpose not so permitted even if a use variance is granted with respect to said premises by any agency of the Town of Bar Harbor.

For Grantor's source of title, reference may be had to the deed from Shirley M. Sweet, Jr. to Jerry L. Keene and Barbara S. Keene dated May 14, 1984 and recorded in said Registry in Book 1497, Page 239.

Gerald L. Keene, a/k/a Jerry L. Keene died testate February 24, 2017 leaving Barbara S. Keene as the surviving joint tenant.

IN WITNESS WHEREOF, Barbara S. Keene has hereunto set her hand and seal as of this 6th day of August, 2018.

Barbara S. Keene

STATE OF MAINE

Hancock County August 6, 2019

Personally appeared the above named Barbara S. Keene and acknowledged before me the foregoing instrument to be her free act and deed.

~~Notary Public~~ Attorney-at-Law

Michael Tadenev

Print or type name as signed

Bar No. 4635

Section 4 | LEGAL DOCUMENTS (125-66-D)

Pages	Item	Title
26	A	Proposed Easements, Covenants, Agreements, etc
25	B	Proposed Deed for Roads or Other Property to be Dedicated *(Waiver Requested)*
25	C	Proposed Performance & Plant Maintenance Guarantees *(Waiver Requested)*
27-77	D	For Condominiums Proposed Declaration, By Laws, etc
25	E	Site Restoration Guarantee *(Waiver Requested)*

B. Proposed Deed for Roads or Other Property to be Dedicated

Waiver Requested. Not relevant to project.

C. Proposed Performance & Plant Maintenance Guarantees

Waiver requested. Not required for this type of project.

E. Site Restoration Guarantee

Waiver requested. Not required for this type of project.

A. Proposed Easements, Covenants, Agreements, etc

1. Access Easement

EASEMENT

ABC LLC, a Maine Limited Liability Company with a mailing address of 301 41st Street, #406, Miami Beach, Florida 33140, for good and sufficient consideration grants **Hazel Ann White, trustee of the Everett N. White Family Bypass Trust and R.L. White & Son**, of Bar Harbor, County of Hancock and State of Maine, their successors and assigns,

An easement situated in the Town of Bar Harbor, County of Hancock and State of Maine:

The use of a private road designated as Gazebo Way on the Plan entitled "plan entitled L1 "Condo, _____, Bar Harbor, Hancock County, Maine", by _____ as certified, signed, and sealed by _____, Maine Professional Land Surveyor number _____, Project _____" and recorded in File ____, No. ___ in the Hancock County Registry of Deeds (herein referred to as "Plan").

The use of said Gazebo Way is for all purposes of a way including the installation of utilities as that term is defined in 33 MRSA section 458.

This easement includes the obligation to contribute 1/13th of the maintenance and repair costs by Grantee for Gazebo Way only without further being subject to the condominium rules, regulations, bylaws or declaration including any other maintenance costs. It does not include the right to expand the use or dimensions of said right of way. Grantee shall hold Grantor, its successors and assigns harmless from any injuries or liability related to use of this easement.

IN WITNESS WHEREOF, _____, authorized member for ABC LLC, has hereunto set their hands and seals this _____ day of _____, 2020

Signed, Sealed and Delivered
in the Presence of

ABC LLC

_____

_____
By:
Its: authorized member

STATE OF MAINE
HANCOCK, ss.

DATED: _____, 2020

Personally appeared the above-named _____, authorized member for Vision Real Estate LLC, and acknowledged the foregoing instrument to be his / her free act and deed.

Before, me

_____
Attorney at Law / Notary Public

HARBORCOVE
CONDOMINIUMS DECLARATION

ARTICLE I
SUBMISSION: DEFINED TERMS

Section 1.1 **Submission of Property.** ABC LLC (collectively "Declarant"), owner in fee simple of the land in Bar Harbor, Hancock County, Maine described in EXHIBIT A attached hereto and incorporated herein ("land"), hereby submits the land, together with all improvements, easements, rights and appurtenances thereunto belonging ("Property") to the provisions of Chapter 31 of Title 33 of the Maine Revised Statutes annotated, as amended, ("Act") to be known as **HARBORCOVE CONDOMINIUMS.**

Section 1.2 **Defined Terms.** As provided in section 1601-103 of the Act, as the same may be amended from time to time, terms not otherwise defined herein, or in the Plan, shall have the meanings specified in Section 1601-013 of the Act. "Instruments" shall mean this Declaration and all exhibits attached hereto or referred to herein, including the Plan.

Section 1.3 **Name and Address of Condominium and Association.** The name of the development is **HARBORCOVE CONDOMINIUMS**. The mailing address is PO BOX 81, Hulls Cove, Maine 04644. The name of the Unit Owners Association is **HARBORCOVE CONDOMINUM OWNERS' ASSOCIATION** and its mailing address is PO BOX 81, Hulls Cove, Maine 04644.

Section 1.4 **Notice to Unit Owners.** Notice of matters affecting the Condominium shall be given to unit owners by delivery in hand or by sending prepaid by United States mail to the mailing address of each unit or to any other mailing address designated in writing by the unit owner.

Section 1.5 **Interpretation.** In the event of any conflict or discrepancy between this Declaration and the Plat and Plans, this Declaration shall govern.

ARTICLE II
BUILDINGS ON THE LAND: UNIT BOUNDARIES

Section 2.1 **Location and Dimensions of Buildings and Improvements.** The location of the units, the buildings, and the above ground improvements on the land are depicted on the Plan entitled "plan entitled L1 "Condo, _____, Bar Harbor, Hancock County, Maine", by _____ as certified, signed, and sealed by _____, Maine Professional Land Surveyor number _____, Project _____" and recorded in File ____, No. ___ in the Hancock County Registry of Deeds (herein referred to as "Plan").

Section 2.2 **Units.** This Declaration creates thirteen (13) units on the Property. The location of each Unit shall be as follows:

1 Unit 1 shall consist of the structures and improvements hereafter constructed or situated within the limited common element allocated to Unit 1.

2. Unit 2 shall consist of all, structures and improvements hereafter constructed or situated and limited common element allocated to Unit 2 shown on the Plan.

3. Unit 3 shall consist of all buildings, structures and improvements hereafter constructed or situated within the limited common element allocated to Unit 3.

4. Unit 4 shall consist of the structures and improvements hereafter constructed or situated within the limited common element allocated to Unit 4.

5. Unit 5 shall consist of the structures and improvements hereafter constructed or situated within the limited common element allocated to Unit 5.

6. Unit 6 shall consist of the structures and improvements hereafter constructed or situated within the limited common element allocated to Unit 6.

7. Unit 7 shall consist of the structures and improvements hereafter constructed or situated within the limited common element allocated to Unit 7.

8 Unit 8 shall consist of the structures and improvements hereafter constructed or situated within the limited common element allocated to Unit 8.

9. Unit 9 shall consist of the structures and improvements hereafter constructed or situated within the limited common element allocated to Unit 9.
10 Unit 10 shall consist of the structures and improvements hereafter constructed or situated within the limited common element allocated to Unit 10.
11 Unit 11 shall consist of the structures and improvements hereafter constructed or situated within the limited common element allocated to Unit 11.
12 Unit 12 shall consist of the structures and improvements hereafter constructed or situated within the limited common element allocated to Unit 12.
13 Unit 13 shall consist of the structures and improvements hereafter constructed or situated within the limited common element allocated to Unit 13.

Only one residential dwelling unit is permitted on each Unit. Each of these residential dwelling units can have a footprint no larger than two thousand (2000) square feet. This limitation does not affect accessory structures.

Attached as Exhibit A.1 hereto is a plat of all units, their identifying numbers, and votes appurtenant to each unit which has been determined on the basis of 1 per unit; i.e., all units are equal for voting. Attached here as EXHIBIT A is a description of the real property subject to the declaration.

Section 2.3 **Unit Boundaries.** The exterior boundaries of each unit, now existing or hereafter constructed or situated on the Property, shall include the exterior floors, walls, roofs, doors, outside steps, porches, decks and patio areas and any other exterior surface of a building or structure, and all materials constituting any part of the finished surface thereof. Each unit consists of all portions of said buildings and structures within the aforesaid boundaries, including by way of example, but not limited to, the air space enclosed by such boundary lines, all partitions within such boundary lines, all doors, door frames, hardware, electrical outlets and wiring, telephone

outlets and conduits and other equipment and devices serving only one unit, all fixtures within the boundary lines, and their waste, exhaust and water connections, all windows and window frames, and lighting devices serving only one unit, whether or not such lighting devices are themselves located entirely within the boundary lines of such unit.
A unit does not include the land except as otherwise provided on the Plan, and amendments thereof.

Section 2.4 **Maintenance Responsibilities.** The provisions of this Declaration shall govern the division of maintenance and repair responsibilities between the Unit Owner and the Association.

(a) The Association, through the Executive Board, shall be responsible for maintenance, repair and replacement of the Common Elements excluding the Limited Common Elements.
(b) Each Unit Owner is responsible for maintenance, repair and replacement of his Unit and the Limited Common Element allocated to such Unit.

(c) Insurance for each unit, Electric, fuel, oil, telephone, cable television, sewer utility service will be separately metered and each Unit owner will be responsible for the cost of such services furnished to the Unit.

Section 2.5 **Garbage and Refuse Disposal.**

(a) No Unit or Common Element shall be used at any time for the storage of abandoned or junked automobiles, vehicle parts, boats, trailers or other motor equipment.

(b) No Unit or Common Element shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste.

(c) All garbage, rubbish and trash shall not be kept on any Unit or Common Element except in sanitary containers, not visible from the adjoining properties.

(d) All Unit Owners shall be responsible for immediate collection and appropriate disposal of their pet feces on all common grounds and Units and Common Elements other than their own.

Section 2.6 **Relocation of Unit Boundaries and Subdivision of Units.** Relocation of boundaries between units is permitted subject to compliance with the provisions therefor in Section 1602-112 of the Act. Subdivision of units is not permitted.

Section 2.7 **Driveway.**

Road which also serves as ROW / easement for Everett White Trust ("EWT") is Gazebo Way (see attached Exhibit A). EWT shall contribute a 1/13th share for the maintenance of Gazebo Way only and shall not be further responsible for any HOA fees and dues.

Section 2.8 **Parking.**

All units shall not permit overnight parking for more than two (2) vehicles per unit which are not housed in a garage without the consent of the Executive Board.

Section 2.9 **Right of First Refusal.** No Unit Owner will sell or otherwise convey, their unit, situated at Crooked Road, Bar Harbor, Hancock County, Maine, being depicted on the Condominium Plat, including any buildings or other improvements hereafter erected thereon, or any part thereof ("the Premises") to any person unless (1) Unit Owner has received a bona fide written offer to purchase the same signed by the person making such offer ("Offeror"), containing all terms of purchase; (2) Unit Owner has given the HarborCove Homeowner's Association ("Optionee"), Optionee written notice, signed by Unit Owner, mailed postage prepaid to Optionee at the address set forth above (or such other address as Optionee may designate by instrument in writing, acknowledged and recorded with said Registry of Deeds), stating the name and address of Offeror, the terms and conditions of the Offer, and the encumbrances subject to which the property is to be conveyed, and containing an offer by Unit Owner to sell the same to Optionee on the same terms and conditions as said bona fide offer; and (3) Optionee shall not, within ten (10) days of the days, after have giving of

such notice, have given to Unit Owner written notice signed by Optionee, mailed postage prepaid to Grantor at the address as above set forth (or such other address as Unit Owner may designate by instrument in writing, acknowledged and recorded with said Registry of Deeds), stating that Optionee elects to purchase the same in accordance with Unit Owner's offer. In the event Optionee gives such election to purchase, the deed shall be delivered, and the consideration paid, in accordance with the terms of Unit Owner's offer. If Optionee shall not give such notice of election to purchase within the time above specified, or if Optionee shall, after giving such notice, fail to complete such purchase, Unit Owner shall be free thereafter to sell and convey the premises, or part thereof, covered by the offer to Offeror at a price not lower than, and on terms not more favorable than, those specified therein, but Unit Owner shall not thereafter sell the Premises to any other person, or at any lower price, or more favorable terms, without again offering the same to Optionee in the manner aforesaid. The provisions of this declaration are subject to the affordability covenants as set forth in Exhibit C.

The provisions hereof do not apply to the following transactions:

(a) A gift or sale of the Premises, or a part thereof, to any of a class of persons consisting of kindred of the Unit Owner within the third degree, their spouses and persons adopted by any of them, including the descendants of such adopted persons, in which case these covenants are binding upon the transferee and upon the transferee's heirs and assigns; or

(b) Descent or devise of the Premises, or a part thereof, on death, in which case these covenants are binding upon the heirs or devisees and their heirs and assigns; or

(c) A transfer of the premises pursuant to the foreclosure of a bona fide mortgage on the premises; provided in which case these covenants are binding upon the heirs or devisees and their heirs and assigns.

Any purported conveyance in violation of the provisions hereof shall be void.

The provisions hereof shall be binding upon the Unit Owner's successors, heirs and assigns.

A transfer of the premises, or a part thereof, pursuant to a sale in accordance with the terms hereof, or pursuant to foreclosure of a bona fide mortgage to a financial institution shall free the interest so transferred from the operation of this Agreement.

If any owner of record of the Premises, or a part thereof, shall make and record with said Deeds an affidavit stating (1) that a conveyance made by Unit Owner is made pursuant to a bona fide offer to purchase; (2) that Unit Owner has given notice in connection with such conveyance as required by the provisions hereof; (3) that Unit Owner has not received written notice of election to purchase in accordance with the provisions hereof, or that such person who has given notice has failed to complete the same in accordance with the provisions hereof; and (4) that the conveyance is made to the person named in such notice at a price not lower than, and on terms not more favorable than those therein stated, such affidavit shall be conclusive evidence of compliance with the provisions hereof with respect to such conveyance in favor of the grantee therein and all persons claiming through or under such grantee.

ARTICLE III
COMMON ELEMENTS

Section 3.1 **Common and Limited Common Elements.**

(a) "Common elements" means all portions of a condominium other than the units.

(b) "Limited common element" means a portion of the common elements allocated by the Declaration or by operation of Section 1602-102, paragraphs (2) or (4) for the exclusive use of one or more but fewer than all of the units.

(c) All utility services appurtenant to and for the exclusive use of each unit as shown on the Plan shall be Limited Common Elements for the unit to which each system is furnished.

Section 3.2 **Alteration of Common Elements by the Declarant.** The Declarant reserves the right to modify, alter, remove or improve those portions of the Common Elements which Declarant owns, including without limitations any equipment, fixtures and appurtenances, when in the Declarant's judgment it is necessary or desirable to do so, until the expiration of any applicable Declarant Control period.

Section 3.3 **Rental Operations.** The Declarant shall have the right to operate any units owned by the Declarant as a rental project. Restrictions on rental duration shall not apply to the Declarant. The Declarant may establish and maintain all offices, signs and other accoutrements normally used in the operation of such rental properties in the sole discretion of the Declarant. Such operations shall be for the benefit of the Declarant and neither the Association nor any unit owner (other than the Declarant) shall have any right or interest in the profits or losses thereof. Unit owners may rent their units but are limited to renting the units at no less than 90 days per rental.

Section 3.4 The Common Area is as depicted on the HARBORCOVE Condominiums Plat.

Section 3.5 RESERVED.

Section 3.6 RESERVED

ARTICLE IV
EASEMENTS

In addition to the easements created by Section 1602-114 of the Act, the following easements are hereby granted:

Section 4.1 **Easement to Facilitate Construction.** The property shall be subject to an easement in favor of the Declarant pursuant to Section 1602-116 of the Act.

The Declarant further reserves an easement to connect with and make use utility lines, wires, pipes and conduits located on those portions of the property Declarant owns for construction purposes, provided that the Declarant shall be responsible for the cost of service used, and to use the Common Elements in which Declarant owns an interest for ingress and egress and construction activities and for the storage of construction materials and equipment shall continue until the Declarant has conveyed all Units in the Condominium to unit owners other than Declarant.

Section 4.2 **Declarant's Right to Grant Easement.** The Declarant shall have the right, prior to the termination of the Declarant Control Period, to grant and reserve easements and rights-of-way through, under, over and across the property owned by Declarant for construction purposes, and for the installation, maintenance and inspection of the lines and appurtenances for public or private water, sewer, drainage, gas, electricity, telephone and other utilities. Additionally, the Declarant shall have the right to utilize and grant any easements which they have specifically reserved for themselves, their heirs and assigns, regardless of whether the Declarant Control Period has terminated.

Section 4.3 **Association's Right to Grant Easements.** The Association shall have all of the powers granted pursuant to Section 1603-102 of the Act, including, but not limited to, the power to grant easements, permits, leases, licenses and concessions through or over the Common Elements for utilities, roads or other purposes deemed necessary or desirable for the proper operation of the Condominium.

ARTICLE V
RESTRICTIONS ON USE, OCCUPANCY OR ALIENATION
COMMON EXPENSE

Section 5.1 **Ownership by Declarant.** The Declarant shall own in fee simple each unit to which legal title is not conveyed or otherwise transferred to another person. The Declarant retains the right to enter into leases with any persons for occupancy of any of the units owned by the Declarant.

Section 5.2 **Restrictions on Use.**

The following restrictions shall apply to the use of the Condominium:

(a) The Units (with the exception of any such Units during the time period when they are being used by the Declarant as a sample, model or sales office) are restricted to residential use. The Units may not be used for any other purposes by the Unit owner or any future Unit owner. No present or future owner of any Unit shall permit his Unit to be used or occupied for any purpose other than as a single family residence. The units may be rented.

(b) No Unit owner may obstruct the Common Elements in any way, except those limited common elements allocated to such Unit owner's Unit.

(c) No Unit owner may carry on any practice, or permit any practice to be carried on, which unreasonably interferes with the quiet enjoyment of the occupants of any other Unit. The Property is to be maintained in a clean and sanitary condition, and no Unit owner may place any garbage, trash or rubbish anywhere in the Property other than in his own Unit or the Limited Common Element allocated thereto.

Section 5.3 **Unit Rental.**

(a) A Unit owner, including but not limited to the Declarant, may lease its Unit at any time and from time to time provided that each lease shall comply with all governmental rules, regulations and ordinances pertaining thereto, and shall be subject to and be bound by all of the covenants, restrictions and conditions set forth in the Condominium Documents. Nothing in this Declaration shall be construed to prohibit or limit the right of the owner of any Unit to rent the premises provided that any such rental is done in accordance with all federal, state and municipal regulations. Unit owners may rent their units but are limited to renting the units at no less than 90 days per rental. No more than two (2) rentals per calendar year.

(b) This Section 5.3 shall not be deemed or construed to impair a Mortgagee's right to foreclose, accept a deed in lieu of foreclosure or sell or lease a Unit so acquired by the Mortgagee.

Section 5.4 **Common Expenses.** Each unit owner shall pay to the Association, or its authorized representative, monthly, or as otherwise required by the Association, the owner's proportionate share of the expenses of maintenance, repair, replacement, administration and operation of the Common Element other than the Limited Common Elements, if any, and of keeping the same in good repair. Such proportionate share shall be as set forth in Exhibit A attached hereto.

Section 5.5 **Maintenance.** Each unit owner shall furnish and be responsible for, at his own expense, the maintenance, repair and replacement of his own unit and the Limited Common Element allocated thereto. The maintenance, repair and replacement as may be required for the functioning of or for the bringing of water and sewer lines, and electricity to the unit shall be the responsibility of the unit owner. The Association is responsible for the maintenance of the Common Elements other than the Limited Common Elements.

Section 5.6 **Covenants.** The provisions of this Declaration and the By-laws and the rights and obligations hereby shall be deemed to be covenants running with the land, so long as the property remains subject to the provisions of the Act and shall insure to the benefit of and be binding upon each and all of the unit owners and their respective heirs, representatives, successors, assigns, purchasers, lessees, grantees and mortgagees. By the recording of or by the acceptance of a document conveying a unit or any interest therein, the grantee, his heirs, successors or assigns, shall be deemed to accept and agree to be bound by and subject to all of the provisions of the Act, this Declaration and By-laws. Acceptance of such document shall also constitute waiver of any minor discrepancies in the Plan.

ARTICLE VI
SPECIAL DECLARANT RIGHTS

Section 6.1 **Special Declarant Rights.** Special Declarant rights are those rights reserved for the benefit of the Declarant as provided for in the Act and the Instruments, and shall include without limitation the following rights (a) to commence and complete buildings, structures and improvements; and (b) to maintain management offices, customer service offices, advertising signs on the Property until a Unit is sold to a third party other than Declarant in which event, such activity may only be conducted on that portion of the Property in which Declarant still owns an interest.

ARTICLE VII
EXECUTIVE BOARD

Section 7.1 **Initial Executive Board.** Subject to the provisions of the Act, this Declaration or the By-laws, the Executive Board shall have the power to act on behalf of the Association. The initial Executive Board shall consist of three (3) members. For the period of Declarant Control set forth in Section 7.2 below, the members of the Executive Board and the officers of the association shall be appointed, removed and replaced from time to time by the Declarant without the necessity of obtaining resignations. The Declarant-appointed members of the Executive Board shall be replaced with unit owners, in accordance with the provisions of Section 7.2.

Section 7.2 **Election of Executive Board by Unit Owners.** No later than the earlier of (i) sixty (60) days after the conveyance of two thirds (2/3) of the units to owners other than the Declarant or (ii) five (5) years from the date of the first conveyance of a unit to an owner other than the Declarant, said period being sometimes herein referred to as the "Declarant Control Period," the owners shall elect an Executive Board of three (3) directors. The unit owners on this Executive Board shall serve until the first regular election of the Executive Board held in accordance with the By-laws. After the first election of the Executive Board by the unit owners in accordance with the first paragraph of this Section 7.2, the number of members of the Executive Board may be varied in accordance with the By-laws of the Association. A director of the Executive Board may be removed from office by a majority vote of the members, who shall then and there be entitled to elect a successor to any director so removed. After the first election in accordance with the first paragraph of this Section 7.2, vacancies in the Executive Board caused by any reason other than the removal of a director by a vote of the unit owners shall be filled by vote of the majority of the unit owners.

ARTICLE VIII
BUDGETS, COMMON EXPENSES, ASSESSMENTS AND ENFORCEMENTS

Section 8.1 **Payments.** The Executive Board shall levy and enforce the collection of general and special assessments for Common Expenses as required by the By-laws. Assessments shall commence upon the conveyance of the first unit to a person other than the Declarant. All Common Expense annual assessments shall be due and payable in equal installments, in advance, during such period of time as established by the Executive Board. Assessments other than special assessments shall be deemed to have been adopted and assessed on an annual basis. The Executive Board reserves the right to assess special assessments for unanticipated common expenses.

ARTICLE IX
NO OBLIGATIONS

Section 9.1 Nothing contained in the Instruments shall be deemed to impose upon the Declarant or their heirs or assigns any obligations of any nature to build, construct, or provide any improvements except to the extent required herein or by the Act.

ARTICLE X
INSURANCE

Section 10.1 No later than the date of the first conveyance of a unit to a person other than the Declarant, the Association shall obtain and maintain as a Common Expense the policies of insurance described in and required by Section 1603-113, as amended or superseded of the Condominium Act, namely property insurance on the Common Elements and liability insurance, including medical payments' insurance, for injury, death and property damage arising out of use of the Common Elements. Each unit owner shall be responsible for obtaining and maintaining in effect a policy of fire and casualty insurance covering their respective unit and the contents therein, and for obtaining and maintaining in effect liability insurance, including medical payments' insurance, for injury, death and property damage arising out of the use of their unit.

ARTICLE XI
MISCELLANEOUS

Section 11.1 If any provisions of this Declaration, the By-laws or the rules and regulations, or any section, sentence, clause, phrase or word therein, or the application thereof in any circumstances are judicially held in conflict with any applicable laws, including, but not limited to, the Maine Condominium Act, then the laws shall be deemed controlling; but the validity of the remainder of this Declaration, such provision, section, clause, phrase, or word in other circumstances shall not be affected thereby.

If any term, covenant, provision, phrase or other element of this Declaration, the By-laws, any deed to a unit, or the rules and regulations is

held to be invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner and other terms, covenants or provisions, phrase or other element of such documents.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed this ____ day of _____, 2020.

ABC LLC

_____ _____

WITNESS Christopher White, Authorized Member

STATE OF MAINE
HANCOCK, ss. _____, 2020

Personally appeared the above-named Christopher White, authorized member of the Declarant as aforesaid, and severally acknowledged the foregoing instrument to be his free act and deed and free act and deed of the declarant.

Before me,

_____
Notary Public

_____
Printed Name

EXHIBIT A
HARBORCOVE CONDOMINIUMS
DECLARATION

Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in that part of the Town of Bar Harbor, Hancock County, Maine, known as Hulls Cove, bounded and described as follows:

Beginning at an iron pin set in the ground in the southerly side line of land conveyed to The Colony by deed of the Grantor herein, dated January 20, 1984, recorded in Book 1487, Page 287 of the Hancock County, Maine, Registry of Deeds, said iron pin bears South forty-seven degrees two minutes East (S. 47° 02' E.) of and one hundred seventy-five (175) feet from an iron pin set in the ground marking a corner of land conveyed to Stephen M. Robbins et al by deed of the Grantor herein, dated February 16, 1984 and recorded in said Registry of Deeds; thence South forty-seven degrees two minutes East (S. 47° 02' E.) but always following line of land of The Colony a distance of five hundred eighty-three and one-tenth (583.1) feet to an iron pin set in the ground marking a corner of land of The Colony and on line of land now or formerly of R.L. White & Son; thence South forty-one degrees thirty-two minutes West (S. 41° 32' W.) but always following line of land now or formerly of R.L. White & Son a distance of fifty-six and five-tenths (56.5) feet to an iron pipe; thence North forty-six degrees thirty-six minutes West (N. 46° 36' W.) a distance of sixty-eight and nine-tenths (68.9) feet to an iron pipe; thence South twenty-six degrees thirty-three minutes West (S. 26° 33' W.) but following line of land now or formerly of Kenneth White and land now or formerly of Robert MacLeod, Jr. a distance of three hundred thirty-four and five-tenths (334.5) feet to an iron pipe on the side line of the Town Road leading from Maine State Route No. 3 to Town Hill; thence in a generally northwesterly direction but always following the side line of said Town Road a distance of five hundred forty-five (545) feet, more or less, to an iron pin set in the ground which bears South twenty-nine degrees forty-six minutes West (S. 29° 46' W.) of and three hundred fifty-two and one-tenth (352.1) feet from the point of beginning; thence crossing remaining land of the Grantor herein North twenty-nine degrees forty-six minutes East (N. 29° 46' E.) but always following the side line of remaining land of the Grantor herein a distance of three hundred fifty-two and one-tenth (352.1) feet to the point of beginning, containing 4.315 acres, more or less.

The description of property hereby conveyed is based upon "Plan Showing Property at Bar Harbor, Me. for Shirley M. Sweet Jr. Dec. 1983 Scale 1"=50' by Robert Raynes R.L.S. Bar Harbor, ME." as revised February 7, 1984.

The Grantor herein hereby conveys all her right, title and interest in and to that portion of said Town Road which lies between the extensions of the easterly and westerly side lines of the above described premises to the center line of said Town Road.

The above described premises are hereby conveyed subject to the following restriction set forth in the deed from Sherley M. Sweet, Jr. to Jerry L. Keene and Barbara S. Keene dated May 14, 1984 and recorded in said Registry in Book 1497, Page 239, to wit, said premises shall be used only for the purposes permitted by the Zoning Ordinance of the Town of Bar Harbor as hereafter amended or as hereafter adopted, and said premises shall not be used for a purpose not so permitted even if a use variance is granted with respect to said premises by any agency of the Town of Bar Harbor.

Being all and the same premises as conveyed in a deed from Sherley M. Sweet, Jr. to Jerry L. Keene and Barbara S. Keene dated May 14, 1984 and recorded in Book 1497, Page 239 at the Hancock County Registry of Deeds. Said Gerald L. Keene a/k/a Jerry L. Keene having died February 24, 2017 leaving Barbara S. Keene surviving joint tenant.

The premises are subject to an easement for purposes of a way including all utilities as defined by 33 MRSA section 458 over Gazebo Way as set forth in said plan and to be conveyed to the Everett White Trust from ABC LLC .

EXHIBIT B
HARBORCOVE CONDOMINIUMS
DECLARATION
COMMON EXPENSE LIABILITY AND VOTE

UNIT	VOTE	COMMON EXPENSE LIABILITY
1	1	1/13th
2	1	1/13th
3	1	1/13th
4	1	1/13th
5	1	1/13th
6	1	1/13th
7	1	1/13th
8	1	1/13th
9	1	1/13th
10	1	1/13th
11	1	1/13th
12	1	1/13th
13	1	1/13th

EXHIBIT C
AFFORDABLE HOUSING COVENANTS

SALE, TRANSFER, OR DISPOSITION OF THE HOME

A. INTENT: Homeowner and HARBORCOVE HOA agree that the provisions of this Article are intended to preserve the affordability of the Home for moderate-income households and expand access to homeownership opportunities for such households.

B. TRANSFERS TO INCOME-QUALIFIED PERSONS: Homeowner may sell, transfer, or otherwise dispose of its interest in the Unit Land and Home only to HARBORCOVE HOA or an Income- Qualified Person as defined below or otherwise only as explicitly permitted by the provisions of this Article. All such sales, transfers, and other dispositions shall be subject to the price limitations set forth herein, and to HARBORCOVE HOA's review and purchase option rights, as hereinafter set forth in this Article. Any purported sale, transfer, or other disposition made without following the procedures set forth below or in violation of such price limitations shall be null and void.

"Income-Qualified Person" shall mean a person or group of persons who meet the following eligibility criteria:

1. Household income does not exceed the following thresholds:

    a. 130% of the median household income for the State of Maine as calculated and adjusted for household size from time to time by the U.S. Department of Housing and Urban Development for a one-person household.

    b. 140% of the median household income for the State of Maine as calculated and adjusted for household size from time to time by the U.S. Department of Housing and Urban Development for a two-person household.

    c. 150% of the median household income for the State of Maine as calculated and adjusted for household size from time to time by the U.S. Department of Housing and Urban Development for a three-person household.

    d. 160% of the median household income for the State of Maine as calculated and adjusted for household size from time to time by the U.S. Department of Housing and Urban Development for a four-person household.

2. Occupancy of the Home for at least six (6) months of each year.

3. Qualification to obtain conventional financing from a bank or credit union.

4. Demonstrated earnings from employment on Mount Desert Island equal to or greater than 20% of median household income.

C. TRANSFER TO HOMEOWNER'S HEIRS: Upon receipt of notice from the executor of the decedent's estate given within ninety (90) days of the death of Homeowner (or the last surviving co-owner of the Home), HARBORCOVE HOA shall, unless for good cause shown, consent to a transfer of the Home and Homeowner's rights to the Unit Land to one or more of the possible heirs of Homeowner listed below as "a" or "b" (each such party hereinafter a "Permitted Heir" and, collectively, "Permitted Heirs"), provided that a Letter of Stipulation and a Letter of Acknowledgment of legal counsel (similar to those described in Article 1 of this Lease), setting forth such Permitted Heirs' review, understanding, and acceptance of the terms of this Lease, are submitted to HARBORCOVE HOA to be attached to this Lease when it is transferred to such Permitted Heirs.

1. Homeowner's spouse; or

2. Homeowner's domestic partner who is one of two people, the other being Homeowner, who maintain the same permanent residence and have a close and committed personal relationship involving shared responsibilities for each other's welfare as evidenced by financial interdependence, and who express the intention for their relationship to be permanent.

Any other heirs, legatees, or devisees of Homeowner must, in addition to submitting Letters of Stipulation and Acknowledgment as provided above, demonstrate to HARBORCOVE HOA's reasonable satisfaction that they are Income-Qualified Persons as defined above or, if unable to do so, shall not be entitled to possession of the Home and Unit Land and must transfer the Home and Unit Land in accordance with the provisions of this Article.

Notwithstanding the foregoing, Homeowner may make a recommendation in its will or other written instrument that this Lease be transferred to the party specified therein upon the death of Homeowner, which recommendation HARBORCOVE HOA may, but shall not be obligated to, accept, in its sole discretion.

D. HOMEOWNER'S NOTICE OF INTENT TO SELL: In the event that Homeowner wishes a sale, transfer, or other disposition of the Home to a third party, Homeowner shall give written notice to HARBORCOVE HOA of such wish (the "Intent-to-Sell Notice"). Such Intent-to-Sell Notice shall include a statement as to whether Homeowner wishes to recommend a prospective buyer as of the date of the Notice.

E. HARBORCOVE HOA'S PURCHASE OPTION: Upon receipt of an Intent-to-Sell Notice from Homeowner, HARBORCOVE HOA shall have the option to purchase the Home (the "Purchase Option") at the Maximum Resale Price calculated as set forth below.

The Purchase Option is designed to further the purpose of preserving the affordability of the Home for succeeding Income-Qualified Persons while fairly accounting for any investment by Homeowner.

If HARBORCOVE HOA elects to purchase the Home, HARBORCOVE HOA shall exercise the Purchase Option by giving written notice to Homeowner of such election (the "Notice of Exercise of Option") within forty five (45) days of the receipt of the Intent-to-Sell Notice or forty five (45) days following HARBORCOVE HOA's receipt of an appraisal carried out in accordance with section of affordability covenants.9 herein, whichever shall be the later to occur, or the Purchase Option shall expire. Having given such notice, HARBORCOVE HOA may either proceed to exercise the Purchase Option directly by purchasing the Home or may assign the Purchase Option to an Income-Qualified Person.

The purchase (by HARBORCOVE HOA or HARBORCOVE HOA's assignee) must be completed within sixty (60) days of HARBORCOVE HOA's Notice of Exercise of Option or Homeowner may sell the Home as provided in affordability covenants. The time permitted for the completion of the purchase may be extended by mutual agreement of HARBORCOVE HOA and Homeowner.

Homeowner may recommend to HARBORCOVE HOA a prospective buyer who is an Income-Qualified Person and is prepared to submit Letters of Stipulation and Acknowledgment indicating informed acceptance of the terms of this Lease. HARBORCOVE HOA may, but shall not be obligated to, accept, in its sole discretion, such recommendation from Homeowner.

F. IF PURCHASE OPTION EXPIRES: If the Purchase Option has expired or if HARBORCOVE HOA has failed to complete the purchase within the 60-day period allowed by Section of affordability covenants.5 above, Homeowner may sell the Home to any Income-Qualified Person for not more than the then applicable Maximum Resale Price. If, twelve (12) months after the expiration of the Purchase Option or the expiration of said 60-day period, the Home has not been sold, Homeowner may sell the Home and this Lease for not more than the then applicable Maximum Resale Price to any party regardless of whether that party is an Income-Qualified Person.

G. HARBORCOVE HOA'S POWER OF ATTORNEY TO CONDUCT SALE: In the event HARBORCOVE HOA does not exercise its Purchase Option and complete the purchase of the Home as set forth above, and Homeowner (a) is not then residing in the Home and (b) continues to hold the Home out for sale but is unable to locate a buyer and execute a binding purchase and

sale agreement within one (1) year of the giving of the Intent-to-Sell Notice, Homeowner does hereby appoint HARBORCOVE HOA its attorney in fact to seek a buyer, negotiate a reasonable price that furthers the goals set forth in this Lease, sell the Home, and distribute the proceeds of sale minus HARBORCOVE HOA's costs of sale and reletting and any other sums owed HARBORCOVE HOA by Homeowner.

H. PURCHASE OPTION PRICE: In no event may the Home be sold for a price that exceeds the Maximum Resale Price. The Maximum Resale Price shall be equal to the lesser of (a) the value of the Home as determined by the Appraisal commissioned and conducted at the discretion of HARBORCOVE HOA as provided in Section of affordability covenants.9 below or (b) the price calculated in accordance with the Maximum Resale Price formula described below.

I. APPRAISAL: No later than ten (10) days after HARBORCOVE HOA's receipt of Homeowner's Intent-to-Sell Notice, a market valuation of the Unit Land and the Home (the "Appraisal") may be commissioned at the discretion of HARBORCOVE HOA to be performed by a mutually acceptable and duly licensed appraiser. If HARBORCOVE HOA and Homeowner cannot agree to a mutually acceptable appraiser, HARBORCOVE HOA may invoke arbitration and the third-party arbitrator shall be an experienced real estate appraiser who shall conduct the Appraisal. HARBORCOVE HOA shall commission and pay the cost of such Appraisal. The Appraisal shall be conducted by analysis and comparison of comparable properties as though title to Land and Home were held in fee simple absolute, disregarding the restrictions of this Lease on the use of the Land and the sale of the Home. The Appraisal shall state the values contributed by the Land and by the Home as separate amounts. Copies of the Appraisal must be provided to both HARBORCOVE HOA and Homeowner.

J. CALCULATION OF MAXIMUM RESALE PRICE:

1. Enter the original purchase price paid by the Homeowner to HARBORCOVE HOA.
   Line 1 $ _____.000

2. Enter the Compound Annual Change in the State of Maine median wage multiplier for the period that the Unit Land were Unit by the Homeowner on Line 2 (based on HUD Income Limits). Line 2 _____

3. Multiply Line 1 by Line 2 and enter it on Line 3. Line 3 _____

4. Enter the value of the Qualified Improvements. Line 4 _____

5. Enter the compound annual change in State of Maine median wage multiplier since completing the Qualified Improvements. Line 5 _____

6. Multiply Line 4 by Line 5 and enter it on Line 6. Line 6 _____

7. Add Line 3 and Line 6 and enter the sum on Line 7. Line 7 _____

8. Enter the Appraised Value of the Unit Land on Line 8. Line 8 _____
Note: An appraisal is done at the option of either HARBORCOVE HOA or Homeowner. It is not required of either party. If no appraisal is done, enter "No Appraisal" on Line 8.

9. Enter on Line 9 the Maximum Affordable Cost of a house for the most recent calendar year. The MAC is determined by multiplying by 2.5 the median household income for a family of four or fewer at 200% of AMI for the State of Maine in the most recent calendar year as provided at http://www/huduser.org Line 9 _____

10. If Line 8 is less than or equal to Line 7 or Line 9, enter it on Line 10. Line 10 _____
This amount on Line 10 is the Maximum Resale Price.
If Line 10 is filled in with with a dollar amount,
STOP AND DO NOT COMPLETE THE REST OF THE FORM.
If Line 8 has a dollar amount entered that
is more than either Line 7 or Line 9, enter "Not Applicable" on Line 10.

11. If Line 7 is less than or equal to Line 9, enter the amount of Line 7 Line 11 _____ on Line 11. This entry on Line 11 is the Maximum Resale Price.

Maximum Resale Price Formula determines the maximum price for which a home can be sold and is NOT a guarantee of expected sale price.

K. NEW MEMBER: An Income-Qualified Person who purchases the Home in accordance with the provisions of this Article shall become a member of the HARBORCOVE HOA, and shall be subject the rights, benefits and obligations assigned to Homeowner and HARBORCOVE HOA.

L. DEFERRED MAINTENANCE AND CONDITION OF HOME AT TIME OF SALE: It is expected and understood that Homeowner maintain the Home in good, safe, and habitable condition throughout the term of ownership. At the time of sale, Homeowner agrees to sell the Home in good, safe, and habitable condition.

HARBORCOVE HOA shall use the mortgage lender's requirements for the buyer of Homeowner's interest ("Buyer") as the basis for identifying deferred maintenance problems, if any, that must be corrected prior to sale of the Home. Homeowner shall complete, or cause to be completed, all required repairs identified by the mortgage lender's requirements. All work must be completed in a professional and workmanlike manner and prior to closing. Homeowner shall bear the full cost of said repairs. All costs that cannot be paid in advance by Homeowner shall be paid from Homeowner's proceeds at closing.

M. MONITORING FEE: HARBORCOVE HOA shall be entitled to a fee of one-half of one percent (0.5%) of the established sale price of the Homeowner's ownership interests for the services performed monitoring the resale and transfer of this Lease. This fee shall be paid half by Homeowner and half by the Buyer as a closing cost at the time of closing.

BY-LAWS OF
HARBORCOVE CONDOMINIUMS OWNERS' ASSOCIATION
A MAINE NON-PROFIT CORPORATION

ARTICLE I

Section 1. Name. The name of the corporation will be HARBORCOVE CONDOMINIUMS OWNERS' ASSOCIATION ("Association"). The Association is formed pursuant to the Maine Condominium Act, Chapter 31, Title 33 of the Maine Revised Statutes of 1964, as amended, 33 M.R.S.A. 1601-101 et seq. The terms used in these By-Laws shall have the same meaning as they have in the Act, except as otherwise specified herein.

Section 2. The Articles of Incorporation of the Association will be filed in the office of the Secretary of State of the State of Maine.

Section 3. Membership and Voting. The membership of the Association shall consist of the Owners of the Units within HARBORCOVE CONDOMINIUMS, a condominium in Bar Harbor, Hancock County, Maine (hereinafter referred to as the "Condominium"), which condominium is depicted on the survey plan entitled "_____, Hereinafter ("the plan") and recorded in File ___, No. ___ in the Hancock County Registry of Deeds. Membership in the Association shall be appurtenant to, and shall not be separated from, Unit ownership in the Condominium. A person shall cease to be a member of the Association at such time as that person ceases to be an Owner of a Unit. Each Unit shall have one vote. Where there is more than one Owner of a Unit, all of such Owners shall be members of the Association and the vote allocated to that Unit in accordance with the Declaration and these By-Laws shall be cast as the Owners among themselves may determine and signify in writing to the Association, but in no event shall more than one vote be cast with respect to any Unit nor shall the vote allocated to a Unit be split or otherwise cast separately by the general Unit Owners. Where there is more than one Owner of a Unit, the Owners thereof shall notify the Secretary of the Association in writing of the name of the Owner who has been designated to cast the vote attributable to that Unit, on behalf of all the Owners of that Unit. Membership in the Association shall automatically pass when the ownership of a Unit is transferred in any manner.

Section 4. Registration of Owner. It shall be the duty of each Owner to register with the Secretary of the Association in writing (i) the name and address of such Owner, (ii) the nature and satisfactory evidence of such Owner's interest or estate in a Unit; and (iii) the addresses at which such Owner desires to receive notice of any duly called meeting of the Members. If an

Owner does not register as provided in this paragraph, the Association shall be under no duty to recognize the rights of such person hereunder, and shall not recognize such person's right to vote as provided herein, but such failure to register shall not relieve an Owner of any obligation, covenant or restriction under the Declaration or these By-Laws. If there is more than one Owner of a Unit, each must execute the registration as provided in this paragraph.

ARTICLE II
MEMBERS

Section 1. Place of Meeting. Meetings of members and directors of the Association may be held at such places within the State of Maine, County of Hancock, as may be designated by the Executive Board.

Section 2. Annual Meetings. The first annual meeting of the members shall be held within one year after the recording of the Declaration on a date established by the first Executive Board. Each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter (unless the members at any annual or special meeting designate a different date for annual meetings), at such hour as may be designated by the Secretary in the notice of said meeting, as hereinafter provided. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday. At each annual meeting, the members shall, subject to the provisions of Section 2 of Article III hereof, elect Directors to the Executive Board and shall transact such other business as may properly come before the meeting.

Section 3. Special Meetings. Special meetings of the members may be called for any purpose at any time by the President or by the Executive Board, on their own initiative or upon the delivery of a written request signed by Unit Owners of Units to which is assigned 50% or more of the votes in the Association to either the President or the Secretary, stating the purpose or purposes of the special meeting. No business shall be transacted in a special meeting of the members except as stated in the notice of the meeting, as hereinafter provided.

Section 4. Notice of Meetings. At least 21 days in advance of any annual or regularly scheduled meeting, and at least 10 days in advance of any other meeting, the Secretary of the Association shall send to each Unit Owner a written notice of the time, place and complete agenda of the meeting which is the subject of such notice. Such notice shall be hand delivered or sent by United States mail to all Owners of record at the address of their respective Units and to

such other addresses as any Owner may have designated in writing to the Secretary. Owners of record shall be those Owners who are registered with the Secretary as provided in Article I Section 4 on a date specified by the Executive Board (the "Record Date"). Such Owners of record shall be entitled to notice of any duly called meeting of the Members provided that the Executive Board may not specify a Record Date which is more than 35 days prior to the date of an annual meeting or more than 20 days prior to the date of a special meeting. An Owner may at any time waive notice of any meeting by a signed writing or by attendance at the meeting.

Section 5. Quorum and Adjournment. The presence of members in person or represented by proxy who have the authority to cast fifty-one percent of the total of the votes of all members of the Association shall be requisite for and shall constitute a quorum at all meetings of the Association for the transaction of business except that of adjourning the meeting to reconvene at a subsequent time and except as otherwise provided by law. If, however, such percentage shall not be present or represented at any such meeting, the members entitled to vote thereat, present in person or by proxy, shall have power to adjourn the meeting from time to time without notice other than announcement at the meeting until a quorum shall be present, at which time any business may be transacted which might have been transacted at the meeting as initially called had a quorum then been present. The quorum, having once been established at a meeting, shall continue to exist for that meeting, notwithstanding the departure of any member previously in attendance in person or by proxy.

Section 6. Voter Register. At the beginning of each meeting of the members, the Secretary shall deliver to the chairman for the meeting a written list of the Unit numbers, the respective name or names of the Owners entitled to notice of such meeting, and the respective name of the person (in the case of multiple Owners) authorized to vote.

Section 7. Manner of Voting. Proxies shall be in writing, signed by the member giving the Proxy, and filed with the Secretary of the Association prior to the meeting. All elections and all questions shall be decided by the concurring vote of the members who are entitled to cast a majority of the votes represented by all members present in person or by proxy at a meeting, except as otherwise specifically provided in the Declaration, these By-Laws or the Act. Cumulative voting shall not be permitted. Every proxy shall be revocable and shall automatically cease upon the expiration of eleven (11) months from the date of its execution, the conveyance by the member of his Unit or by the member's personal attendance at the meeting. No vote in the Association shall be deemed to inure to any Unit during the time when the Owner thereof is the Association.

Section 8. **Action Taken Without A Meeting.** Any action, which might be taken at a meeting of the Owners, may be taken without a meeting if authorized in a writing or writings signed by all of the Owners.

ARTICLE III
EXECUTIVE BOARD

Section 1. **Number and Qualification.** The first Executive Board shall consist of the persons designated as directors in the Articles of Incorporation of the Association, who need not be Unit Owners. Upon the ending of the terms of the first Executive Board, the Executive Board shall be composed of three (3) Directors, two of whom shall be Members; or, in the case of ownership of a Unit by a partnership, shall be partners or employees of such partnership; or in the case of ownership of a Unit by a corporation, shall be officers or employees of such corporations; or, in the case of ownership of a Unit by a fiduciary, shall be officers or employees of such fiduciary.

Section 2. **Term of Office.** Notwithstanding the right to remove a director under Section 9 of this ARTICLE III, and notwithstanding anything else herein contained, Declarant may elect the members of the Executive Board of the Association during the period from the date of the first conveyance of a Unit to a Unit Owner other than Declarant until that date which is five years later; or until that date which is 60 days after the conveyance of both of the Units to Unit Owners other than Declarant; or a recording of a written surrender of control of the Association by the Declarant, whichever first occurs. Upon the happening of the earliest of said events, all Directors elected by the Declarant shall resign from the Executive Board. Upon the resignation from the Executive Board of all Directors elected by the Declarant, one director shall be elected for a one-year term, one for a two-year term and one for a three-year term. At each annual meeting thereafter, a director shall be elected, to a three-year term, as successor to the director whose term is then ending. The term of a member of the Executive Board shall expire upon the election of a successor at an annual meeting of the Members. A director shall hold office until he shall resign and his resignation shall have become effective, or until a qualified successor has been elected and shall have accepted the office, or until the director has been removed in accordance with the provisions of these By-Laws. The Executive Board elected by the Declarant shall have the power to adopt the By-Laws of the Association, to elect officers, to establish a schedule of assessments and shall have generally the powers and duties of the Executive Board as set forth herein and in the Declaration.

Section 3. **General Powers.** The Executive Board shall manage the property, affairs and business of the Association. Specifically, and without limiting the generality of the foregoing, the Executive Board shall have the power to:

a. Exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by law or by other provisions of these By-Laws, the Articles of Incorporation or the Declaration;

b. Authorize the making of any contracts, leases, management contracts, employment contracts or leases of recreational areas or facilities on behalf of the Association, engage the services of and discharge a manager, managing agent, independent contractor or other employees as they deem such lease or contract shall be entered into on behalf of the Association whose term exceeds one (1) year; and any contract for professional management of the Property, or any other contract providing for services by the Declarant, shall be terminable by the Association or the other party thereto on 60 days' written notice without cause and without the imposition of any penalty or termination fee and shall be terminable for cause by the Association on 30 days' written notice;

c. Levy and collect the Common Expenses from the Unit Owners;

d. The Executive Board reserves the right to assess special assessments for unanticipated common expenses.

e.

f. Open bank accounts on behalf of the Association and designate signatories required therefor;

g. Obtain insurance for the Condominium pursuant to the provisions of the Declaration;

h. Dedicate or transfer easements from public utilities for other public purposes consistent with the intended use of the Common Elements over any part of the Common Elements to any governmental subdivision or public agency or public utility.

Section 4. General Duties. In addition to and without limitation of the powers and duties assigned to the Executive Board elsewhere herein, by the Declaration or by the Act, it shall be the duty of the Executive Board to:

a. Contract for labor and materials needed to maintain, repair and replace the Common Elements except those allocated to a particular Unit, pay for insurance, utilities and other expenses of operating the Common Elements except those allocated to a particular Unit and of performing the other duties of the Association as provided by law, the Declaration or herein, and assess the costs thereof against the members of the Association in the manner provided for by the Act, herein and in the Declaration.

Section 5. Resignation. A Director of the Association may resign at any time by giving written notice to the Executive Board, such resignation to take effect at the time of receipt of such notice or at any later date or time specified therein. Unless otherwise specified therein, acceptance of a resignation shall not be necessary to make it effective.

Section 6. Vacancy. A vacancy in the Executive Board caused by resignation, death, disqualification, removal or any inability to act shall be filled by the Executive Board and such action shall be valid notwithstanding the fact that the number of Directors then in office is less than the number specified herein.

Section 7. Removal. Any Director or all Directors, except the members of the first Executive Board, may be removed at any time with or without cause by a majority vote of a quorum of the Owners at any annual or special meeting of the Association. A Director shall be automatically removed without a meeting or other action of the Owners on the date of closing of any sale or transfer of his Unit or on the date of transfer of possession thereof in connection with any such sale or transfer, whichever occurs earlier.

Section 8. Regular Meeting. The regular annual meeting of the Executive Board shall be held without notice at the place, and immediately following the adjournment of the annual meeting of the members of the Association, to transact such business as may properly come before the Board.

Section 9. Special Meetings of the Executive Board. Special meetings of the Executive Board shall be held upon written request of the President or of any Director, stating the purpose or purposes thereof. Notice of such meeting shall be given by mail or telegraph to each Director,

addressed to him at his residence or usual place of business at least three (3) days before the day on which such meeting is to be held. Every such notice shall state the time, place and purpose of the meeting. No business other than that stated in the notice shall be transacted at said meeting without the unanimous consent of the Directors.

Section 10. Quorum and Manner of Acting. Except as otherwise provided by statute, the Declaration or these By-Laws, a majority of the Directors in office at the time of any meeting of the Executive Board shall constitute a quorum for transaction of business at such meeting and the act of a majority of the Directors present at any such meeting at which a quorum is present shall be the act of the Executive Board. In the absence of a quorum, a majority of the Directors present may adjourn the meeting from time to time without notice other than announcement at the meeting until a quorum be had.

Section 11. Waiver of Notice. Notice of a special meeting may be waived by any member of the Executive Board in writing and shall be waived by attendance at such meeting in person or by attorney.

Section 12. Action Taken Without A Meeting. Any action, which might be taken at a meeting of the Executive Board, may be taken without a meeting if authorized in a writing or writings signed by all of the Directors.

ARTICLE IV
OFFICERS AND THEIR DUTIES

Section 1. Officers. The officers of the Association shall be a President, a Secretary and a Treasurer and such assistant or other officers as the Executive Board may designate. Each officer shall be selected by a majority vote of the Executive Board. The President shall be selected from among the Executive Board. Each officer shall continue in office until:

a. The next annual meeting of the Board and thereafter until a successor is elected; or

b. He shall resign and his resignation shall have become effective; or

c. He shall no longer be a member of the Association (provided that officers selected by the first Executive Board need not be members of the Association); or

d. He shall be removed as hereinafter provided. Vacant offices shall be filled by the Board.

Section 2. Removal of Officers. Upon an affirmative vote of a majority of the members of the Board, any officer may be removed, with or without cause, and his successor elected at any regular meeting of the Executive Board, or at any special meeting of the Executive Board called for that purpose.

Section 3. Duties of Officers. The officers shall have the duties and responsibilities normally pertaining to their respective offices together with such specific duties as may be specified by the Articles of Incorporation, these By-Laws or the Executive Board. The President shall preside over the meetings of the Executive Board and of the Association of Unit Owners, shall have all of the general powers and duties which are normally vested in the office of President of a corporation and shall have the power to execute contracts and similar documents on behalf of the Association, and shall also have the power to prepare, execute, certify and record amendments to the Declaration on behalf of the Association. The Secretary shall keep the minute book of the Association wherein minutes of all meetings and all resolutions and proceedings of the member of the Executive Board shall be recorded, and shall keep a record of the name and mailing address of each Unit Owner, and the Unit or Units in which he has an interest and shall give all notice required by the Articles of Incorporation of the Association, these By-Laws, the Declaration or the Act. The Treasurer shall keep the financial records and books of account of the Association. The Treasurer shall have custody of all intangible property of the Association, including funds, securities and evidences of indebtedness. The Treasurer shall deposit all moneys and other valuable effects in the name of or to the credit of the Association in such depositories as may be designated by the Executive Board and shall disburse the funds of the Association as ordered by the Executive Board and shall perform all other duties incident to the office of Treasurer. He shall furnish upon request of any Unit Owner a statement as to the current account of the Unit Owner upon the assessment rolls of the Association, and the contribution of the Unit Owner to any reserve account. Such contribution to the reserve account may not be withdrawn, but shall pass to a purchaser of the Unit. Officers shall serve without compensation except for reimbursement for out-of-pocket expenses incurred in the performance of their duties. If desired by the Board, a managing agent selected by the Board may perform administrative tasks of the officers.

ARTICLE V
OPERATION OF THE PROPERTY

Section 1. Budget; Levy. The Executive Board shall from time to time, and at least annually in advance of the beginning of the Association's fiscal year, prepare a budget of Common Expenses for the Association and shall allocate, assess and levy such Common Expenses among the Unit Owners in accordance with the percentages specified in Exhibit B to the Declaration. Upon the vote of the Executive Board adopting a resolution which sets forth the budget of Common Expenses and the allocation thereof to the Unit Owners, the amount so allocated to the Unit Owners of each Unit shall, without further resolution by the Executive Board, shall be levied as an annual assessment against such Unit, due on the first day of each June during the period covered by the Budget, without further resolution by the Executive Board.

Section 2. Payment of Common Expenses. The Association shall be responsible for water/sewer utilities and make one payment of same. Each individual unit shall be assessed water/sewer fees according to use and any monthly fee. All Owners shall be obligated to pay the Common Expenses assessed and levied by the Executive Board pursuant to Section 1 of this Article V. An Owner may not avoid assessment for Common Expenses by failing or waiving the right to use or enjoyment of the Common Elements.

Section 3. Assessment Roll. The assessments against all Owners shall be set forth upon a roll of the Units which shall be available in the office of the Association or of any managing agent retained by the Association for inspection at all reasonable times by Owners or their duly authorized representatives. Such roll shall indicate for each Unit the name and address of the Owner or Owners, the assessments for all purposes, and the amounts of all assessments paid and unpaid.

Section 4. Default in Payment of Common Expenses. In the event any Owner does not make payment of a Common Expense assessment on or before the date when due, such Owner shall be obligated to pay interest on such assessment at the rate specified from time to time by the Executive Board which shall not exceed the highest rate of interest which may be charged thereon pursuant to the laws of the State of Maine relative to usury, from the date due, together with all expenses, including reasonable attorneys' fees incurred by the Board in any proceeding brought to collect any such unpaid assessment. The Executive Board shall have the right and duty to attempt to recover all assessment for the Common Expenses, together with interest thereon and the expenses of the proceeding, including reasonable attorneys' fees, in an action to

recover the same brought against an Owner, by foreclosure of the lien on a Unit pursuant to the Act any statute amendatory thereof or supplementary thereto, or by another remedy available under the Act or hereunder.

ARTICLE VI
AMENDMENT TO BY-LAWS

Section 1. These By-Laws may be amended at any time and from time to time by the Executive Board at an annual meeting or other duly called meeting.

ARTICLE VII
MISCELLANOUS

Section 1. Notices. All notices required hereunder to be given to the Association or the Executive Board shall be sent by U.S. mail to the Executive Board at the office of the Association or to such other address as the Executive Board may hereafter designate from time to time by written notice given in the manner hereinafter prescribed. All notices to any Unit Owner or Occupant entitled to any notice, shall be sent by U.S. mail to his Unit address or to such other address as may be designated by him in writing from time to time to the Association. All notices to First Mortgagees of Units shall be sent by U.S. mail to their respective addresses as designated by them from time to time in writing to the Association. All notices shall be deemed to have been given when deposited in the U.S. mail postage prepaid, except notices of change of address, which shall be deemed to have been given when received.

Section 2. Invalidity. The invalidity of any part of these By-Laws shall not impair or affect in any manner the validity, enforceability or effect of the balance of these By-Laws.

Section 3. Captions. The captions herein are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of these By-Laws or the intent of any provision hereof.

Section 4. Waiver. No restriction, condition, obligation or provision contained in these By-Laws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

Section 5. No Corporate Seal. The Association shall have no corporate seal.

Section 6. **Election Under Internal Revenue Code.** The Board shall make and file all elections and documents required pursuant to the Internal Revenue Code, and any other applicable statute or regulation, in order to exempt from taxation, insofar as possible, the income of the Association consisting of assessments paid by Unit Owners.

Section 7. **Fiscal Year.** The fiscal year of the Association shall be the calendar year unless otherwise determined by the Executive Board.

The undersigned hereby certify that the foregoing By-Laws were adopted as the By-Laws of HARBORCOVECONDOMINUM OWNERS' ASSOCIATION, a nonprofit corporation under the laws of the State of Maine, by action of the Executive Board at the first meeting thereof, effective this ___ day of _____, 2020.

HARBORCOVE CONDOMINIUMS
OWNERS' ASSOCIATION

_____
(Signature) President

_____
(Signature) Secretary

STATE OF MAINE
HANCOCK, ss.

_____ ___, 2020

Personally appeared before me, the above-named _____, the President of HARBORCOVE CONDOMINIUMS OWNERS' ASSOCIATION, duly authorized, and acknowledged the foregoing instrument to be ____ free act and deed in ____ said capacity and the free act and deed of the HARBORCOVE CONDOMINIUMS OWNERS' ASSOCIATION.

_____
Notary Public

_____

RULES AND REGULATIONS

Harborcove Bar Harbor, Maine

(A Residential Condominium)

HarborCove Condominiums (the "Condominium") is a private condominium located in the Town of Bar Harbor, Maine, currently consisting of thirteen (13) residential condominium units. The Condominium takes pride in being a quiet, safe and enjoyable place to live, where maintenance of facilities and grounds is a high priority and where the concept of condominium ownership works well.

By virtue of the original Condominium Declaration and organizational Bylaws, the Condominium is a self-managing association with authority for governance vested in an elected Executive Board of the HarborCove Condominiums Association (the "Association")[1]. All owners are subject to common rules, regulations and standards of behavior. They are responsible for sharing in the policy, fiscal, and managerial decisions that are necessary to insure that the Condominium remains a desirable community in which to live.

As with any community, rules and regulations are necessary to insure the peaceful and orderly use and enjoyment of the buildings and common areas. The Rules and Regulations are the Condominium's means to that end and focus on the permissible uses of the Condominium property. They are both general and specific and are based on condominium law, and on preferences established by the original developers and the subsequent owners of the Condominium.

In order to appreciate these rules, a Condominium owner must first:

- *Understand and support* condominium living for what it is and for what it is not. Owning a condominium and living in a condominium community offers an advantageous lifestyle. However, you must share a great deal (property and decisions) with others. Condominiums are not the same as apartments where you have a landlord to respond to all of your needs. It is also not like owning a single-family home with your own backyard where you are the sole decision-maker about maintenance and the use of your property.

- *Recognize that in a condominium community*, beyond the limits of one's interior space, one's personal preferences cannot be allowed to take precedence over the interests and needs of the group of owners at large.

- *Recognize* that as a condominium owner, you have an obligation to participate in the activities of the community. This means caring about the common areas, volunteering for workdays, working on special committees, serving on the Board, and meeting your financial obligations.

[1] Original association members Albert Simkins, Brenda Simkins, and Christopher White.

- *Recognize* that no Condominium owner is exempt from the rules and regulations of the Condominium community.

As provided in the Bylaws and in order to assure the safe and peaceful use of the Condominium's facilities, the following Rules and Regulations have been adopted by the Executive Board. To the extent that these Rules and Regulations do not make reference to a particular circumstance or action, it should be assumed by all that such circumstances and actions are not permitted anywhere at the Condominium without the specific approval of the Executive Board.

The Association shall be responsible for the payment of all Common Expenses and the members shall be individually responsible for the payment of all Unit Expenses for the unit owned by each respective member as such expenses are herein defined. The definitions of Common Expenses and Unit Expenses below are for administrative purposes only and shall not be meant to alter or change the legal definition of the Units, Common Areas or Limited Common Areas as set forth in the Declaration.

1. Common Expenses. The Association shall be responsible for the payment of all common expenses which shall include, without limitation, any expenses for the maintenance, repair, renovation, alteration, improvement or replacement of any of the following located ONLY within the common area: (note – items located in the limited common areas are the responsibility of the unit owner).

(a) Grounds. The land, lawns, trees, any forested areas, signage, parking spaces as identified on the Plats and Plans, any common facilities or storage buildings, and any private roads or driveways as shown on the Plats and Plans.

(b) Systems and Utilities. Sewer Pump Station, if any, and Sanitary sewer to each unit, if any, electric distribution to each unit meter, water distribution to each unit master valve, storm and unit drainage system, water lines servicing more than one unit, sewer lines up to unit outlet, electrical wiring from meter and serving more than one unit (in foundation and exterior walls), master electrical panel, laundry piping and valves, life safety equipment (excluding smoke detectors).

(c) Other. All other parts of the property necessary or convenient to its existence, including water purification system, yearly maintenance, repair, replacement and safety or normally in common use, except as otherwise expressly provided.

2. Unit Expenses. Common expenses shall not include Unit Expenses. Each member shall be individually responsible for the payment of all Unit Expenses for the unit owned by each respective member, which shall include, without limitation, any expenses in connection with the maintenance, repair, renovation, alteration, improvement or replacement of the following:

(a) Systems and Utilities. Pipes, lines, cables and wires serving one individual unit including all valves, junction boxes and any other related components; i.e. water lines inside of unit master valve located in both interior and exterior walls and in floors; sewer lines inside of unit outlet located in both interior walls and exterior walls and in floors; electrical wiring inside of electric meter, located in both interior and exterior walls and ceilings and in floors; master electric circuit breaker; interior television cable including incoming service terminal; interior telephone lines including incoming service terminal; heating units, oil tanks and fuel, furnaces, propane tanks and fuel, and related pipes and fixtures serving an individual unit; internal water shutoff valves; smoke detectors; security alarms; unit dryer venting systems including piping and vents; kitchen exhaust fans; and bathroom exhaust fans.

(b) Interior Structure and Fixtures. Sheetrock on all *interior* walls; framing, and insulation; interior first floor sub-floor sheathing; interior upper floor sub floor sheathing; stair framing for any stair units; interior moldings and trim; interior doors; stair trim; wall and ceiling coverings (paint, wallpaper, furring, gypsum board and other finishing surfaces); floor coverings (carpeting and other finished flooring material including padding and additional sub-flooring); stair coverings; kitchen cabinets; built-in cabinets or fixtures; bathroom fixtures (tub, shower unit, sink, vanity and toilets); and light fixtures.

(c) Exterior Structure and Fixtures. Exterior unit doors (front, kitchen, garage, and patio doors); storm/screen doors; window and door glass; window, door and skylight frames, screens, thresholds and sills; decks (all components); building mounted light fixtures; sun room doors and windows; dormer windows; and individual mailboxes.

(d) Interior Structure and Fixtures. Interior sub flooring (sub floor sheathing and wood, and sub floor concrete); and

(e) Exterior Structure and Fixtures. Roofing (all roof framing and covering), chimneys and flues, exterior walls (framing, insulation, sheathing, and clapboards, including unit party walls), studs, joists, any load bearing portions of the buildings, shutters, attic structural elements (framing, floor, and insulation), foundation walls, all floor slabs, garage slab floors, if any, exterior foundation drains, interior foundation drains, front and rear steps and railings, sun rooms (roofing, walls, foundation, if any), and dormers (roofing and walls, if any, but excluding new dormer construction).

(f) HVAC Components. All heating, ventilation, and air conditioning equipment, including but not limited to all furnaces, blowers, compressors, ducts and vents.

(g) The unit owner is liable for all damages to the Common Elements of the building and to damage to personal property of other unit owners caused by failure to properly maintain the above systems, utilities, structures and fixtures which are the unit owner's responsibility.

3. Right To Peaceful Enjoyment By All Unit Owners.

No unit owner shall undertake or permit activities or noise inside a building or in a limited common or common area of the Condominium that unreasonably interferes with the rights, comfort, security and convenience of other unit owners. This includes actions and noise by the unit owner, family members, visitors and tenants.

4. Customers, Clients, Visitors and Other Guests.

(a) While visiting the Condominium, customers, clients, visitors and other guests of Unit Owners shall abide by all aspects of these Rules and Regulations.

(b) Unit Owners are responsible for making their guests aware of these Rules and Regulations and assuring their compliance.

5. Board Approval and Notification.

(a) Except as otherwise allowed by the Declaration for minor alterations or renovations, all unit owners are required to obtain written approval by the Executive Board before undertaking any project involving additions (temporary or permanent), and alterations to their unit's interior, the limited common areas attached to their unit, and the structure of which their unit is a part. The Board shall grant approvals based on a review of a *written, detailed* proposal submitted by the unit owner and, possibly, inspection of the property and/or additional discussion with the unit owner. Owners will be notified of the Board's decision within ten days after the scheduled Board meeting following submission of the written proposal and all required information.

(b) All unit owners are required to notify the Executive Board, in advance, of significant maintenance/replacement, upgrading projects being undertaken inside their unit and not involving structural change, doors, windows, skylights, etc. Such work includes but is not limited to: adding a security system, finishing a basement, finishing an upstairs area into a bedroom, changes in flooring, replacement of bathroom/kitchen fixtures and cabinetry. The Association needs to know for insurance purposes. Aspects of the project may require compliance with Board specifications.

(c) Unit owners who take such actions without Board approval may be required, at their expense, to remove all unapproved changes and restore the building, common area or limited common area, etc. to its original condition.

6. Alterations and Improvements Requiring Advance Written Board Approval and/or Compliance with Board Approved Specifications, subject to the terms of the Declaration.

(a) Any alteration or improvement to a Unit, to a Limited Common Area or a Common Area that involves a change in structural integrity.

(b) Replacement of existing exterior doors, windows, sliding patio doors, skylights, or light fixtures. These products must be approved for use at the Condominium.

(c) Installation of a new Roof Skylight.

(d) Installation of a dormer or modification to an existing dormer.

(e) Installation of a door or window in a place where one does not currently exist.

(f) Any modification or improvement to a deck or patio. All deck or patio modifications must comply with the Condominium's Deck Specifications, if any.

(g) The installation of a temporary or semi-permanent screen room or awning on any part of a deck. Such additions are allowed but must be approved for use at The Condominium.

(h) Any modifications to foundations.

(i) Any installation or modification of exterior mounted equipment, ducts, louvers, vents, etc.

(j) Removal or replacement of any plant or tree located in a common area.

(k) Addition, removal or enlargement of any garden space within a common area.

(l) Telephone wire or cable TV wire installations that require disruption of paved or lawn surfaces, drilling of new holes in buildings or running of cables/wires on exterior of buildings.

(m) Where necessary, the Board shall grant its approval based on a review of a *written, detailed* proposal submitted by the unit owner and, possibly, inspection of the property and/or additional discussion with the unit owner. Owners will be notified of the Board's decision within ten days after the scheduled Board meeting following submission of the written proposal and all required information.

(n) Unit owners who take actions without required Board approval or use products not approved for use at The Condominium will be required, at their expense, to remove all unapproved changes or additions and restore the building, common area or limited common area, etc. to its original condition.

7. Additions to Structures.

(a) The existing footprint (the foundation perimeter) of the Condominium Building cannot be enlarged, reduced or changed in any manner.

(b) No Unit Owner is allowed to build an additional structure of any kind, regardless of whether it is independent of or connected to a residential unit, or deck without association approval.

8. Outside Contractors.

(a) All contractors and tradesmen employed or engaged by a unit owner to perform work in and around the Condominium structures are required to provide proof of adequate liability insurance and Worker's Compensation Insurance as required by Maine State Law. Insurance certificates shall be provided to the homeowner and, upon request, to the Board prior to commencement of work. Insurance certificates provided by contractors shall specifically name the unit owner and the Association as additional insured.

(b) Any electrical, plumbing, and heating work done in a unit must be performed by experienced, reputable tradesmen licensed and certified to perform such work in the State of Maine.

(c) The Association may require any outside contractor engaged by a unit owner to execute and deliver to the Association a mechanics lien waiver in connection with any work performed by such contractor hereunder.

9. Pets.

(a) Cats and Dogs are allowed without the consent of the Executive Board but other household pets require the consent of the Executive Board. Unit owners are responsible for the behavior of their pets or their guest's pets and are liable for any property damage, personal injury or disturbance that such animals may cause. The Association shall have the right to assess the unit owner for reimbursement of related expenses and to lien the owner's property in the event of non-payment.

(b) All pets must be licensed and inoculated as required by law, and owners must comply with Town of Bar Harbor ordinances regulating pets. The Condominium reserves the right to notify the Animal Control Officer if a pet owner fails to do so.

(c) No pet is allowed outside of its unit except on a leash and under the control of a responsible person.

(d) Owners are responsible for the daily removal of pet wastes from lawn or roadway common areas.

(e) Damage to common area lawns inflicted by excessive animal use or by a concentration of animal urine and other wastes may be repaired by the Association. The Association shall have the right to assess the unit owner for reimbursement of repair expense and to lien the owner's property in the event of non-payment.

(f) No animal shall be permitted to bark, meow, or make other noises as to disturb neighbor's rest or peaceful enjoyment of their unit or the common area.

(g) Animals may be tied or leashed outside the unit; exterior pet runs are allowed at the Condominium if the property owner is in attendance. Outdoor pets are subject to all of the subsections of this section including (f) and (h).

(a) All contractors and tradesmen employed or engaged by a unit owner to perform work in and around the Condominium structures are required to provide proof of adequate liability insurance and Worker's Compensation Insurance as required by Maine State Law. Insurance certificates shall be provided to the homeowner and, upon request, to the Board prior to commencement of work. Insurance certificates provided by contractors shall specifically name the unit owner and the Association as additional insured.

(b) Any electrical, plumbing, and heating work done in a unit must be performed by experienced, reputable tradesmen licensed and certified to perform such work in the State of Maine.

(c) The Association may require any outside contractor engaged by a unit owner to execute and deliver to the Association a mechanics lien waiver in connection with any work performed by such contractor hereunder.

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(c) No pet is allowed outside of its unit except on a leash and under the control of a responsible person.

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(f) No animal shall be permitted to bark, meow, or make other noises as to disturb neighbor's rest or peaceful enjoyment of their unit or the common area.

(g) Animals may be tied or leashed outside the unit; exterior pet runs are allowed at the Condominium if the property owner is in attendance. Outdoor pets are subject to all of the subsections of this section including (f) and (h).

(d) All vehicles on the premises of the Condominium are there at the owner's risk and the Association is not responsible for damages.

14. Recreational Equipment (RVs, Camper Trailers, Boats, Equipment Trailers).

(a) The Condominium has no area designated for the parking of wheeled recreational equipment and large vehicles. Parking or driving of such vehicles on lawns is prohibited.

15. Stormy Weather.

(a) It is the responsibility of each unit owner to make every effort to insure that snow is cleared from paved areas and walkways as quickly as possible. Despite these efforts, there will be times that these areas may be temporarily impassable. Removal of snow and ice from individual unit walkways is the responsibility of the Owners, unless otherwise determined by the Association. The Association shall have the right (without any affirmative obligation), as necessary for maintenance purposes to prevent any damaging accumulations of snow or ice, to remove snow and ice from decks and patios.

(b) All owners/tenants should be alert to pending weather conditions and to take all necessary precautions to deal with the possibility of power outages, flooding, extreme cold, icing conditions, and heavy precipitation (rain, snow and/or sleet) which could cause damage to personal and common property.

(c) In the event of high winds, all personal property shall be secured or placed indoors. This is the responsibility of the unit owner/tenant.

(d) Installation of a generator or other auxiliary emergency heating/power devices requires the prior approval of the Board. Installation must be done by a contractor who is licensed under Maine law. The contractor must provide proof of adequate insurance as required above.

(e) During winter months, the unit owner is responsible for closing any interior shut-off valves for all outside faucets; clearing snow away from air intake/exhaust fittings; clearing snow away from dryer vents if close to the ground; clearing snow away from sliding glass doors and any basement bulkhead doors; and insuring that sufficient heat is on during winter months to prevent pipe freezing and damage to your unit or others. The unit owner is liable for building damages, damage to personal property, and damage to heating equipment caused by the failure to do the above.

(f) Unit owners who are away for extended periods of time, particularly in winter, either on vacation, work related travel or because of seasonal use of their condominium, are responsible for arranging with a neighbor, friend or contractor to have their unit checked periodically to insure that all systems are operable and no storm or cold weather damage has occurred. It is essential that a member of the Board be notified of who has this responsibility and who has access to the unit and their contact information.

16. Household Trash.

(a) Garbage and household trash shall be kept in closed containers inside the owner's unit or in such other areas designated by the Board.

(b) Owners/tenants are responsible for insuring that accumulated trash does not create a nuisance in regards to odor, cleanliness, bug infestation, or neatness.

(c) Trash removal services for the Residential Units of the Condominium are only for the removal of routine household trash. Larger items are the responsibility of the owner/tenant and should be disposed of in accordance with the Town of Bar Harbor ordinances and practices.

17. Video Antennas and Satellite Dishes.

(a) Video antennas and satellite dishes are not to be installed on any common area, including but not limited to roofs and exterior walls, without the approval of the Board.

(b) Video antennas and satellite dishes can be installed in limited common areas if the Owner has exclusive use of the area and safety is not compromised by the installation. The video antenna and satellite dish must be installed wholly within the exclusive use area.

(c) A video antenna and satellite dish that extends beyond the area of exclusive use is considered to be in a common area and installation is not permitted without the prior approval of the Executive Board.

(d) Only satellite dishes that are less than one meter (39.37") in diameter are permitted to be installed at the Condominium.

(e) Installation of video antennas and satellite dishes shall be in compliance with local and state law.

18. Air Conditioners.

(a) Unit owners may install window-mounted air conditioners, provided that no owner may install more than two (2) such air conditioners without Executive Board approval.

(b) It is preferred that window air conditioners be installed in a rear or side window, not in the front of the building.

(c) If the operation of an air conditioner disturbs any neighbors, the Board retains the authority to require its removal.

(d) The air conditioner may remain in place from April through November and must be removed during the winter months.

(e) The unit owner shall be responsible for any damages to the building occurring from the installation, removal, or operation of the air conditioner.

19. General Hazards and Liability of Unit Owners.

(a) Nothing shall be done, kept in any unit or in any part of the Common or Limited Common Areas which will cause an increase in the insurance premium for the property without the prior written consent of the Executive Board. No unit owner shall permit anything to be done, kept in the unit or in the limited common or common areas which will result in the cancellation of insurance on the property, any part thereof or that is in violation of any law, regulation, or administrative ruling.

(b) Unit owners shall be liable for the expense of maintenance, repair or replacement of any damage to the common or limited common areas or to another unit caused by such unit owner's act, neglect, or carelessness or that of their guests, contractors, agents, lessees, or pets. Such liability shall include any increase in insurance premiums or assessments occasioned by any act, neglect, carelessness or the misuse of a unit.

20. Hazardous Materials.

(a) It is strongly recommended that unit owners, tenants or guests not possess or store hazardous household, gardening, and commercial substances anywhere at the Condominium. In such cases, however, unit owners are responsible for appropriate and lawful storage, safekeeping and disposal.

(b) Owners are encouraged to dispose of all hazardous cleaning materials, paints, fertilizers and vegetation killers when their usefulness ends.

(c) Hazardous materials (including those listed above) must be disposed of by legal means at a legal disposal site and, if necessary, by trained personnel.

(d) Spills of fuel oil, kerosene, other hazardous or polluting substances inside a unit, or on any common or limited common area (paved or otherwise) shall be reported immediately to the Executive Board.

(e) All removal, remediation and restoration costs associated with a hazardous material spill caused by a unit owner, tenant, guest, employee, hired contractor or other representative shall be the responsibility of the unit owner.

21. Heating Equipment and Chimneys.

(a) Unit owners are responsible for insuring that individual furnaces and other heating devices are in the proper condition to provide sufficient heat through the winter months.

(b) Unit owners with individual unit Monitor or similar kerosene heaters should be aware that if snow blocks the air intake/exhaust fitting (usually located at front of unit) or this

fitting is damaged, the heater will cease to operate. The unit owner is responsible for keeping snow away from this fitting and insuring that it is not damaged.

22. Woods and Lawns.

(a) All common area vegetated areas at the Condominium are under the control of the Association.

(b) Existing trees within lawn areas cannot be pruned, removed or replaced or new ones added without permission of the Association.

(c) All personal property (equipment, games, toys, furniture, etc.) should be removed from a lawn or vegetated area after its use and stored in a unit.

(d) No temporary, semi-permanent or permanent structures (tents, play equipment, screen rooms, etc.) are allowed on any common area.

(e) Lawn maintenance is the responsibility of each unit owner.

23. Ornamental Landscaping.

(a) Any garden beds in the front of a building and any shrubs contained in them are the responsibility of each unit owner.

(b) Existing plants cannot be removed or replaced or new ones added without permission of the Association.

(c) Window boxes and planters of any type shall not be attached to any building.

(d) The Association is not responsible for replacing any personal plantings removed by the Seller of a unit from the ornamental planting area in front of or on the side of each unit. These items are to be considered part of the personal property of a unit (non-permanent items) and are subject to Buyer/Seller negotiations and the terms of the Purchase and Sale Contract.

24. Personal Gardens.

(a) Flower boxes, pots, and other plant containers are limited to decks, patios, or deck railings.

(b) The lawns shall not be dug up for a garden without the prior authorization of the Executive Board. Approval shall be based on a plan and description of plantings submitted in writing.

(c) deleted.

(d) deleted.

(e) Approved personal gardens are the sole responsibility of the unit owner and/or tenant. The unit owner shall assume all expense for plantings and continued maintenance.

(f) If any unit is sold where a personal garden has been established by an owner or tenant, it will be the *unit seller's* responsibility to restore the bed to its original grassy area or to leave funds in escrow at closing for the Association to restore the area. The only exception to this would be if the *unit purchaser* notifies the Association in writing that he/she would continue to maintain the garden bed.

(g) The Association is not responsible for replacing any personal plantings removed by the Seller of a unit from their personal garden area. These items are to be considered part of the personal property of a unit (non-permanent items) and are subject to Buyer/Seller negotiations and the terms of the Purchase and Sale Contract.

25. Exterior Decorations.

(a) Tasteful holiday decorations are allowed on the exterior of units, and must be of a size and style compatible to the Condominium's building decor. Simple lighting can be strung on bushes in front of a Unit. No lighted decorations can be attached to the building. No large freestanding decorations are allowed. Lighted candles or similar seasonal items may be displayed in windows. All wreaths and decorations must be removed at the end of the holiday season.

26. Decks, Patios and Privacy Fences.

(a) Decks, patios and porches ("decks") are designated Limited Common Elements for the specific use of the Unit Owner/tenant.

(b) Decks at the Condominium are to remain decks and shall not be walled in, roofed over or in any way turned into a building of any kind.

(c) Repairs or modification to a deck (including enlargement) requires compliance with the Condominium's Deck Specifications, if any, and advance approval of specific plans by the Executive Board.

(d) Unit owners/tenants are responsible for regularly clearing their decks of snow to prevent damage to the deck and to the adjoining building structure.

(e) Decks shall not be considered additional storage space for the unit owner's personal property.

(f) Decks and the personal property used in the enjoyment of the deck shall be kept in a neat and orderly condition at all times.

(g) Hot tubs or any similar devices are not allowed on any Common or Limited Common Element without the approval of the Board.

(h) The Association may adopt Deck Specifications for the condominium to provide for additional rules and regulations concerning decks.

27. Mailboxes.

(a) Mailboxes are the property of the unit owner. Replacements must meet USPS requirements and shall otherwise be consistent in shape, size, appearance, and color.

(b) One additional newspaper receptacle or similar specialized mail receptacle is allowed for each unit.

28. Signs.

(a) "For Sale" or "For Rent" signs or any other real estate marketing devices are not allowed in the Condominium without the approval of the Executive Board.

(b) Realtors may place up to two temporary "Open House" signs on the common area on the day of the scheduled Open House and these signs must be removed immediately after the close of the Open House.

29. Tag Sales.

(a) Unit owners may hold a garage (tag) sale or outside sale with the approval of the Executive Board.

30. Solicitation.

(a) There shall be no solicitation by any person anywhere for any cause, charity, or any purpose whatsoever without the knowledge and permission of the Executive Board.

31. Information and Emergency Contact.

(a) Information related to any changes in occupancy (rental or seasonal) or unit ownership, changes in mortgage holders, changes in insurance policies or agents, and significant interior alterations shall be reported promptly to the Board. Such information shall also be furnished when specifically requested by the Board.

(b) All unit owners shall provide to the Board, upon request or on an annual basis, the name, address and phone numbers of all persons who have emergency access to the unit.

(c) Unit owners who are away for extended periods of time, either on vacation or because of seasonal use of their condominium unit, are responsible for arranging with a neighbor, friend or contractor to have their unit checked periodically to insure that all systems

are operable and no damage has occurred. It is essential that a member of the Board be notified as to the person(s) who have this responsibility and who has access to the unit and their contact information.

32. Insurance.

(a) Each condominium owner and tenant is responsible for obtaining insurance coverage for personal property and liability. IF ANY.

(b) Many insurance companies doing business in Maine offer specific policies for condominium owners and renters. Unit owners and renters should consult with their insurance agent to design a policy to meet their needs.

(c) A typical condominium policy may include coverage for:

- Building Property: items of real property which pertain directly to your unit, including roof and walls out coverage and may include alterations and permanent installations.

- Personal Property: items owned by the insured and structures not permanently attached to the unit.

- Personal liability: covers claims brought against the insured for damages because of bodily injury or property damage.

(d) The Condominium maintains a master policy to cover losses sustained in common areas and structural systems, if any, subject to insurance coverage. If you suffer a loss that you believe should be claimed against the Association policy, you should do so through a member of the Condominium Executive Board. The insurer providing coverage at the time of the claim will make any determination of coverage under the policy.

33. Access to Units For Repair and Emergency.

(a) The Association has the irrevocable right, to be exercised by the Executive Board, to enter a unit from time to time during reasonable hours as may be necessary for the inspection, maintenance or replacement of any of the common or limited common areas, facilities or systems therein or accessible therefrom.

(b) The Association has the irrevocable right, to be exercised by the Executive Board, whenever deemed necessary and regardless of whether the owner is present or not, to enter a unit for the emergency inspection and repair therein necessary to prevent damage to the common areas, facilities and systems or to another unit or units.

(c) In order to facilitate entry in the case of an emergency or absence, the unit owner, if required by the Board, shall provide a working key to the dwelling to a neighbor or to a Board member.

34. Short-Term or Long-Term Rental of Condominium Units.

(a) Unit owners who wish to rent their property must use a standard lease form, approved by the Executive Board, and must require tenants to show proof of contents insurance.

(b) Unit owners must not suspend their own condominium owner's insurance policy during the period of rental.

(c) Unit owners who rent their property to another for any period of time must obtain a written acknowledgment from the tenant that they will comply with the Condominium's Rules and Regulations during the period of their residence.

(d) Regardless of the terms of rental, the timely payment of unit monthly fees and special assessments during the rental period remains the responsibility of the unit owner. In the event of non-payment, regardless of who should be making payments, the unit owner is ultimately responsible and will be assessed late charges and is subject to liens and other collection expense.

35. Procedures.

(a) Emergencies (i.e., structural, plumbing, hazardous spills, life safety matters) shall be communicated to a Board member immediately.

(b) Work requests, suggestions or complaints to the Board shall be submitted in writing. Requests for hearings on any issue shall be submitted in the same manner.

(c) Any personal or phone contact with a Board member shall only be made during reasonable hours of the day.

(d) A group of unit owners seeking to make a joint work request, suggestion or complaint shall designate a spokesperson for communications with the Board.

36. Violations of Rules and Policies Including Financial Obligations.

(a) When a violation of a Rule or Regulation occurs or when a financial obligation is not met in accordance with policy, a written warning shall be delivered to the unit owner stating the complaint, the appropriate rule and the penalty or assessment of expense, if applicable.

(b) In cases of repeated complaints and/or lack of payment following the warning letter, a fine or additional penalty may be imposed.

(c) Any unit owner has the right to appeal a Board decision in writing to the Executive Board and to request a hearing before the Board.

(d) All unit owners must understand that assessments and penalties related to non-compliance with rules and regulations, expenses for which an owner is liable, and unpaid financial obligations *may become a lien against the violating Owner's Unit* if not satisfied in a reasonable period of time.

The Executive Board welcomes constructive input and involvement from any unit owner. In bringing issues to the Board, unit owners are reminded that the Condominium is a community and its elected Board is made up of neighbors who are serving as volunteers and whose objective is the Condominium's best interest. Differences of opinion are inevitable in any community. Resolution of conflict begins with mutual respect and understanding and ends with effective decision-making.

The Executive Board of the Condominium promulgated the preceding Rules and Regulations for the safety, well being and convenience of all unit owners. The Board has the responsibility, under the Declaration, for the efficient administration of Condominium affairs and it is, indeed, their duty and authority to interpret and enforce the Condominium Declaration, Bylaws and Rules and Regulations.

If there is any conflict between the terms of these Rules and Regulations and the terms of the Declaration of the Condominium, the terms of the Declaration shall control.

These Rules and Regulations were unanimously approved by the Executive Board at a special meeting on the _____ day of .

_____

_____

_____

Section 5 | PERMITS (125-66-E)

Page	Item	Title
79-80	A	Army Corps of Engineers
79	B	Maine DEP
79	C	Other: DOT, Design Review Board, Appeals Board *(Waiver Requested)*

A. Army Corps of Engineers

Category 1 Permit in process with ACoE and Roger St Amand of Atlantic Resource. Requesting conditional approval of application pending receipt of ACoE permit approval. A draft of the permit is attached on the following page for informational purposes.

B. Maine DEP

Process ongoing with Maine DEP and Roger St Amand of Atlantic Resource. Stream/ Ditch determination process cannot take place until spring. If determined to be a stream, a Permit By Rule application will be required for the development. If determined to be a ditch, no permit will be required. Requesting conditional approval of application pending determination results or receipt of DEP permit approval.

C. Other

Waiver requested. No other permits required for this project.

Appendix B: Self-Verification Notification Form
(for all tidal and non-tidal projects in Maine subject to Corps jurisdiction)

US Army Corps of Engineers ®
New England District

At least two weeks before work commences, complete all fields (write "none" if applicable) below or use the fillable form at www.nae.usace.army.mil/missions/regulatory.aspx. Send this form, a location map, any project plans, and an Official Species List (See GC 8) to the address noted below; fax to (207) 623-8206; or email to jay.l.clement@usace.army.mil. The two-week lead time is not required for emergency situations (see page 4 for definition). Please call (207) 623-8367 with questions.

DRAFT

Maine Project Office
U.S. Army Corps of Engineers New England District
442 Civic Center Drive, Suite 350
Augusta, Maine

State Permit Number: _____
Date of State Permit: _____
State Project Manager: _____

Permittee: ABC, LLC
Address, City, State & Zip: PO Box 81, Hulls Cove, 04644
Phone(s) and Email: 207.288.5566 / info@rlwhiteandson.com

Contractor: RL White and Son
Address, City, State & Zip: PO Box 8, Route 3, Hulls Cove, ME 04644
Phone(s) and Email: 207.288.5566 / info@rlwhiteandson.com

Consultant/Engineer/Designer: LARK Studio
Address, City, State & Zip: 18 Pleasant Street, Bar Harbor, ME 04609
Phone(s) and Email: 207.266.8710 / info@la-rk.com

Wetland/Vernal Pool Consultant: Atlantic Resource Co, LLC
Address, City, State & Zip: PO Bo 76, 188 Harbor Drive, Bass Harbor, ME 04653
Phone(s) and Email: 207-944-7288 / roger@arc-env.com

Project Location/Description: _____
Address, City, State & Zip: 25 Crooked Road, Hulls Cove, ME
Latitude/Longitude Coordinates: 44d24m52.85sN / 68d15m12.8sW Tax Map/Lot: 216-006-000
Waterway Name: TBD
Work Description: Fillling of 3593sf of wetland area for housing foundations, crossing.

Provide any prior Corps permit numbers: _____
Proposed Work Dates: Start: May 2020 Finish: August 2020

Area of wetland impact: 3593sf SF (leave blank if work involves structures & no fill in Navigable Waters)
Area of waterway impact: 0sf SF (leave blank if work involves structures & no fill in Navigable Waters)
Area of compensatory mitigation provided: _____ SF

Work will be done under the following Appendix A categories (circle all that apply):

I. Inland Waters and wetlands: 1 2 3 4 5 6 7 **8** 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24
II. Navigable Waters: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

Your name/signature below, as permittee, indicates that you accept and agree to comply with the terms, eligibility criteria, and general conditions of Category 1 of the Maine General Permit.

Permittee Printed Name: _____

Permittee Signature: _____ Date: _____

Appendix B 1

Section 6 | STATEMENTS OF CAPACITY & DESIGN (125-66-F)

Page	Item	Title
81	A	Police (Staff Provided)
81	B	Public Works (Staff Provided)
81	C	Sewer (Staff Provided)
81	D	Schools and Busing *(Waiver Requested)*
81	E	Water (Staff Provided)

A. Police
To be Supplied by Staff.

B. Public Works
To be Supplied by Staff.

C. Sewer
To be Supplied by Staff.

D. Schools and Busing
Waiver Requested. No material change to operations.

E. Water
To be Supplied by Staff.

Town of Bar Harbor

Police Department Capacity Statement

Planning Board Site Plan or Subdivision Review

Project Description: Housing Development
Project Location: 25 Crooked Road/Tax Map 216, Lot 006
Site Plan/Subdivision Application: SD-2019-02 Harborcove (formerly Harbor View)
Zoning/Land Use District: Hulls Cove Business District

The renovations of three single-family dwelling units, the conversion of an existing single-family dwelling 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.

Land Use Ordinance Section	Yes	No	N/A
Article V, Site Plan Review **§125-67 General Review Standards**			
II. Other Municipal Services The site plan(s) demonstrate(s) that the proposed development will not cause an unreasonable burden on the Town's ability to deliver police protection.	✓		

Other Comments:

The above noted application and plans dated _____ have been reviewed by this department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.

James Willis
Jim Willis, Chief of Police

2-20-2020
Date

Note:
A checkmark in one of the right three columns indicates whether the plans reviewed by the department:
Yes = appear(s) to comply with the Land Use Ordinance section noted.
No = appear(s) not to comply with the Land Use Ordinance section noted.
N/A = In the opinion of the Department, the noted section of the Land Use Ordinance is not applicable to the application reviewed, and the Department has no objection to a Planning Board decision to waive this requirement as permitted by Article V, §125-63, Waiver of Submissions.

Section 7 | DESIGN PLANS (125-66-G)

Page	Item	Title
84-86	A	Public Water Supply
83	B	Central Private Water Supply *(Waiver Requested)*
83	C	Individual Wells *(Waiver Requested)*
87	D	Fire Hydrants, Dry Hydrants and Fire Ponds
84, 88	E	Public Sewer
83	F	Central Subsurface Wastewater System *(Waiver Requested)*
83	G	Shared Subsurface Wastewater System *(Waiver Requested)*
89-93	H	Stormwater Disposal System
83,94-96	I	All other Utilities (Elec)

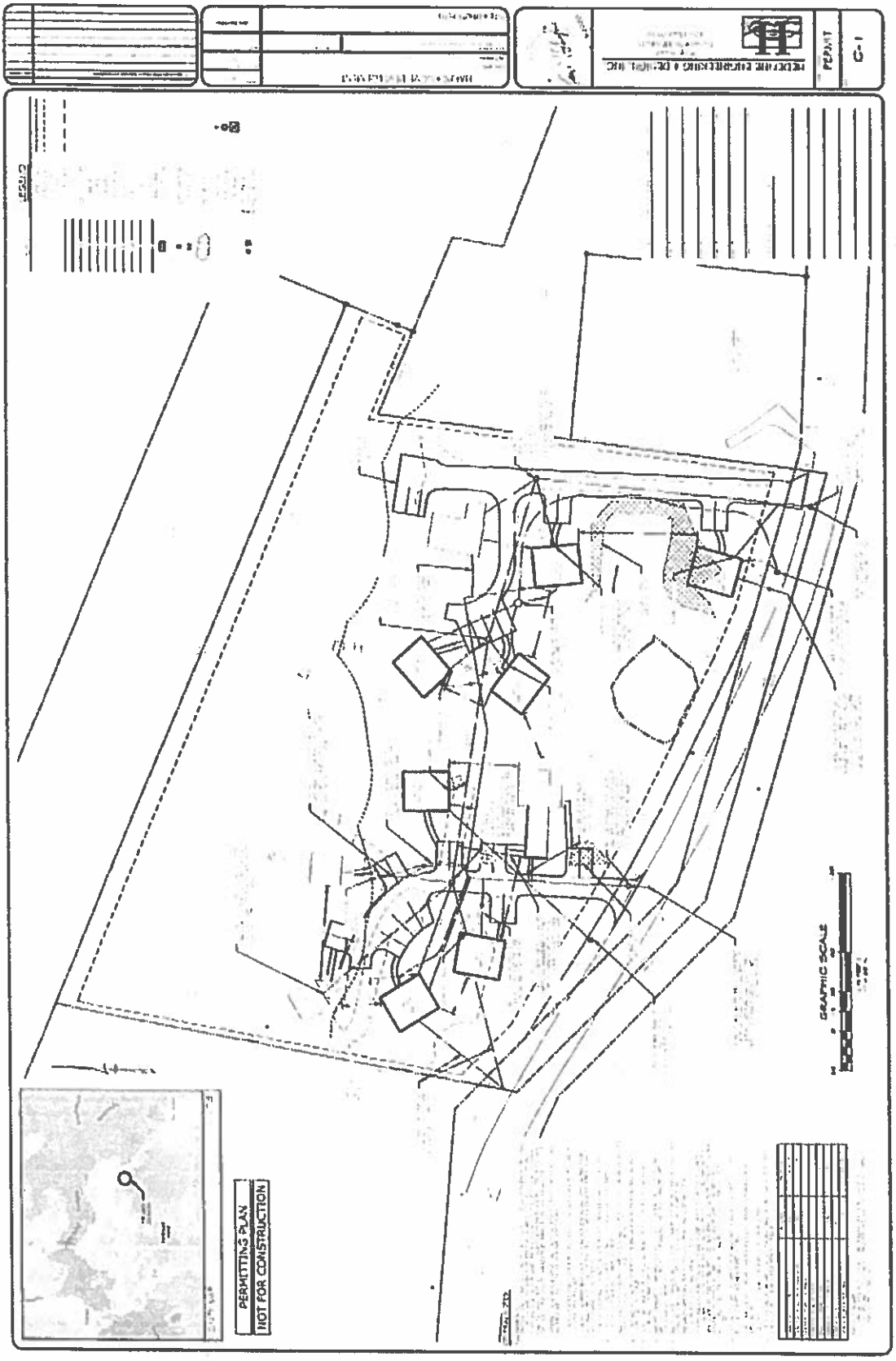
B. Central Private Water Supply
Wavier requested. Not part of project.

C. Individual Wells
Wavier requested. Not part of project.

F. Central Subsurface Wastewater System
Wavier requested. Not part of project.

G. Shared Subsurface Wastewater System
Wavier requested. Not part of project.

I. All other utilities - Electric
ABC, LLC is requesting a modification of standards for the electrical portion of this project. In the following pages there are designs for both overhead and underground electric. The cost for underground is $80,000, the cost for overhead is $12,000. ABC is asking to be allowed to do overhead electric to help make the project affordable (as evidenced by the measures taken in the covenants). $68,000 is a significant sum of money. There is no harm to be caused by going overhead, it is not even a significant system, only requiring 3 poles.


PERMIT
C-1
GRAPHIC SCALE
PERMITTING PLAN
NOT FOR CONSTRUCTION

HEDEFINE
ENGINEERING & DESIGN, INC.

January 16, 2019

Jeff Van Trump, Water Superintendent
50 Public Works Way
Bar Harbor, ME 04609

Subject: Harbor View; Hulls Cove Housing Development, 25 Crooked Road, Bar Harbor

Dear Mr. Van Trump:

We are writing regarding the proposed renovation and addition of housing located on 25 Crooked Road, Bar Harbor, ME. The existing site houses 3 residential structure which will remain and one residential structure that will be renovated. In addition, the owner is proposing to construct 7 new residential structures. All existing structures will maintain their existing connections to existing municipal utilities and all proposed structures will be connected to municipal utilities. The project will require Bar Harbor Planning Board approval and for approval it is necessary to verify that the Water Division is willing and capable of providing water at calculated daily demands for the project.

Calculation of the estimated daily demand for the project is based on the calculation method outlined in the State of Maine Subsurface Wastewater Disposal Rules, Effective Date: August 3, 2015, page 30-32, Table 4A. Based on this information, according to Table 4A we calculate the following calculated daily demand to be **1260 gallons per day (GPD).** Compared with the anticipated peak flows, this is a **daily demand increase of approximately 1800 to 3060 GPD.**

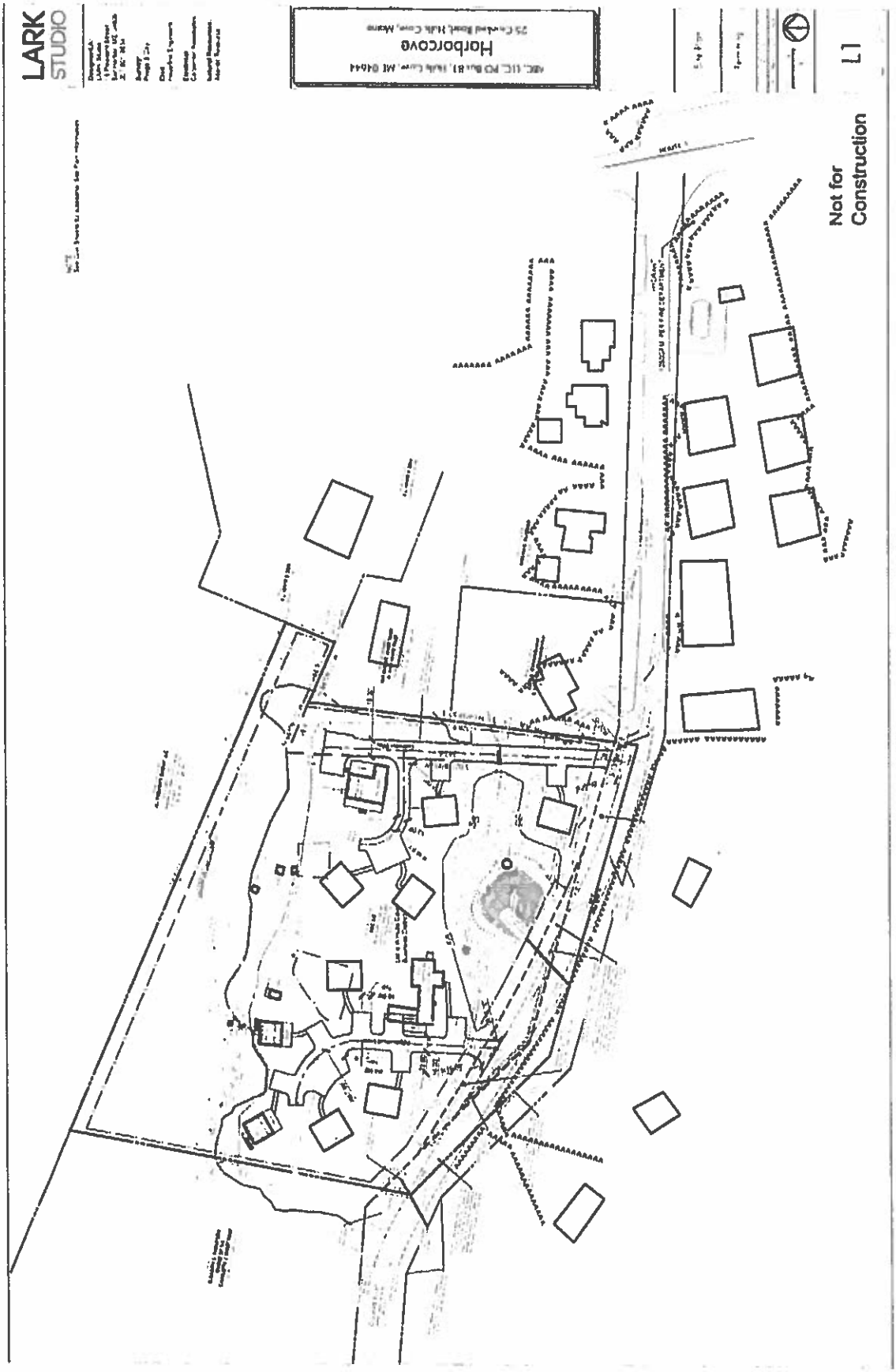
Water demand was estimated using UPC 2015 Chart A 103.1. The existing peak demand of potable water is about **32 gallons per minute (GPM)** for the current buildings. These quantities are based on estimated water supply fixture units (WSFU). The proposed peak flow for these structures and the addition of the renovated farmhouse and new buildings (based on estimated existing WSFU) is approximately **79 GPM.** Therefore, the proposed project will result in a peak demand increase of **47 GPM,** as compared to current conditions on the site.

It would be greatly appreciated if you would verify in writing that the Water Division is willing and able to supply water for the project with adequate pressure at the estimated demands mentioned above. Please contact us at 664-0930 or eero@hedeng.co (not .com) should you have any questions. We appreciate your kind consideration of this matter.

Sincerely,
Hedefine Engineering and Design, Inc.

Eero Hedefine, P.E., LEED AP
President

Cc: Mike Rogers, LARK
Projects19033/Documents/PB Docs/Harborview Water Letter.doc


LARK
STUDIO
Harborcove
Not for
Construction
L1

HEDEFINE
ENGINEERING & DESIGN, INC.

January 13, 2019

Jeff Van Trump, Water Superintendent
50 Public Works Way
Bar Harbor, ME 04609

Subject: Harbor View; Hulls Cove Housing Development, 25 Crooked Road, Bar Harbor

Dear Mr. Van Trump:

We are writing regarding the proposed construction and renovation of housing units located at 25 Crooked Road, Bar Harbor. The existing site houses 3 residential structure which will remain and one residential structure that will be renovated. In addition, the owner is proposing to construct 7 new residential structures. All existing structures will maintain their existing connections to existing municipal utilities. Proposed structures will be provided with new utility connections which will be presented to the Planning Board for approval.

Calculation of the estimated daily demand for the building is based on the calculation method outlined in the State of Maine Subsurface Wastewater Disposal Rules, Effective Date: August 3, 2015, page 29-31, Table 4A. The current demand from the proposed site is 1260 gallons per day (GPD) and the estimated demand from the development has been calculated to be an increase in daily demand of approximately 1800 to a total estimated 3060 gallons per day (GPD).

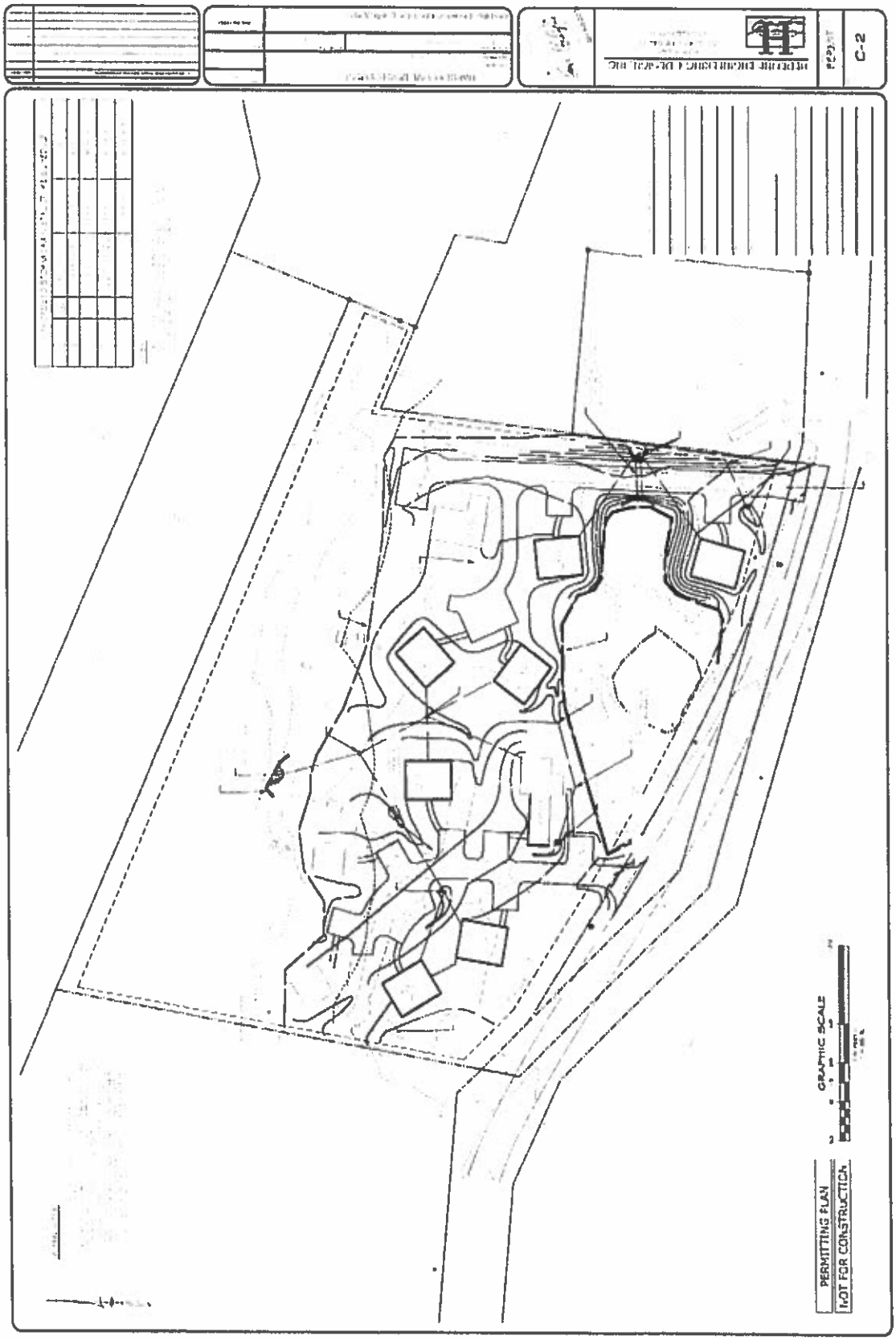
It would be greatly appreciated if you would verify in writing that the City of Bar Harbor's Waste Water Department is willing and able to provide waste water disposal for the project at the design flows mentioned above. Please contact us at 664-0930 or eero@hedeng.co (not .com) should you have any questions. We appreciate your kind consideration of this matter.

Sincerely,
Hedefine Engineering and Design, Inc.

STATE OF MAINE
EERO
HEDEFINE
No. 10111
LICENSED
PROFESSIONAL ENGINEER

Eero Hedefine, P.E., LEED AP
Project Engineer

Cc: Mike Rogers, LARK
Projects19033/Documents/PB Docs/Harborview Sewer Letter.doc


C-2
GRAPHIC SCALE
PERMITTING PLAN
NOT FOR CONSTRUCTION

STATE OF MAINE
EERO HEDEFINE
No. 10111
LICENSED
PROFESSIONAL ENGINEER

HARBORCOVE DEVELOPMENT

STORMWATER MANAGEMENT PLAN

February 13, 2020

Narrative

The Harborcove project includes the renovation of existing residential structures and construction of new residential units, improving access driveways and adding parking for the proposed structures. The project is located at 25 Crooked Road in the Town of Bar Harbor, ME. Natural resource permitting through MDEP will be provided by Atlantic Resource Co., LLC.

The topography for this project was obtained from ground survey information provided by Plisga & Day Land Surveyors in December, 2019. The wetland delineations and locations of natural resources were provided by Atlantic Resource Co., LLC.

The applicant is submitting this application to create an additional 0.15 acres of impervious surface in the form of widened gravel access driveways, parking and new buildings. The site is currently partially developed and houses four residential structures as well as associated driveways, parking and accessory structures. The improvements include driveway upgrades to meet current requirements set forth by the Town or Bar Harbor. The final developed area will be approximately 2.2 acres at project completion. The site also houses a man-made pond and adjacent wetlands. Stormwater discharge from the project very closely maintains existing flow paths and discharge locations. Some drainage structures are proposed to provide outlets of foundation drains for the proposed buildings, and some existing cross culverts are proposed to be replaced. There are three main existing discharge locations for stormwater that will be maintained after the proposed development is completed, one discharge at the northwest side of the project, one at the northeast side of the project and one along the eastern property line.

The total existing impervious area of this parcel is 0.57 acres. Some existing impervious areas will be removed and revegetated, others will be improved or changed from gravel cover to buildings, resulting in total impervious cover at project completion of 0.72 acres, an increase in impervious area of 0.15 acres. The intent of this drainage study is to provide relevant details related to the site stormwater runoff and to determine if any stormwater treatment or detention is required. The methodology, results and proposed plan for managing the stormwater is described in this section.

Methodology

Criteria used to establish a viable stormwater management plan include:

1. Minimize erosion and control sedimentation while mitigating impact of increased stormwater flows from new impervious and developed areas.
2. Provide a level of treatment of stormwater run-off to lessen downstream impacts.

Treatment mechanisms used have been designed and sized in accordance with MDEP Stormwater Management for Maine, Volume III BMP's Technical Design Manual.

Soil data for the site was obtained from USDA Natural Resource Conservation Service Web Soil Survey. Delineation of hydrological soil types show the site to be predominantly Type D soils with a small portion of Type C soils toward the northeast side of the site. Attached at the end of this section is a copy of the soils map and report obtained from USDA Natural Resource Conservation Service Web Soil Survey.

General topography

The existing property houses a small residential development consisting of 4 residential buildings and undisturbed forest to the north side of the property. The existing site topography generally slopes from the southwest to the northeast, the site slopes toward a large unnamed wetland at the north property boundary. The majority of the developed portion of the site consists of gentle slopes from 3% to 7%, at the northern, undeveloped edge of the property there are some slopes as steep as 2:1, these steeper areas are not proposed for development or disturbance.

Alterations to natural drainage ways

Runoff generally drains from southwest to northeast across the existing ground surface through existing wetlands and a few existing culverts. The predevelopment drainage patterns are generally being maintained after development. The existing cross culverts at the east driveway access will be replaced as part of the project. Energy dissipating BMP's will be installed at culvert inlet and outlet locations to control erosion.

Alterations to land cover

The area of proposed development is confined to generally open, already developed areas of the site. It is anticipated that very minimal tree removal will be required to facilitate the project. As the existing site houses large open gravel areas which will be redeveloped and/or converted to greenspace, a large increase in total impervious area is not proposed. Existing land cover will be altered by the placement of approximately 0.15 acres of new impervious surface from modification of existing access driveways, construction of new parking and new residential building structures. Areas disturbed during site grading, except for the gravel access driveways and buildings, will be returned to a vegetated cover following construction.

Modeling Assumptions

The following assumption was used to determine runoff curve numbers, times of concentration and travel times from pre-development and post-development models:

- All pre-development areas within the project footprint were assumed as wooded, grassed or impervious (gravel driveways and parking and buildings).

- All flows, except culverts, were assumed to be either sheet, shallow concentrated or channelized.

Development Impacts

Based on field observations and modeling there will be no adverse impacts on downstream properties or flood control structures.

Runoff Analysis (Pre- and Post-Development)

Peak runoff flow rates and reservoir routing were determined using TR-20 based HYDROCAD Stormwater Modeling System, Version 10.00-19 by HydroCAD Software Solutions, LLC.

Stormwater Quantity

The analysis is divided into three general subcatchments with separate discharge points from the property. The westernmost subcatchment discharges to the north of the property into an unnamed wetland. The southeastern subcatchment collects in a small unnamed wetland on the site and discharges to the eastern property boundary. The northeastern subcatchment drains in a northeasterly direction into an adjacent unnamed wetland. All flows are related to the 25-year storm.

Stormwater calculations indicate that total peak flow rates discharging from the property will have an increase of less than 10%.

Stormwater Detention and Retention Submissions

No formal detention structures are planned for the site. Various portions of the existing and proposed site topography serve to slow the rate of flow.

Water quality treatment

As this project does not create more than 20,000 SF of impervious ground MDEP quality standards are not required to be met. A Permit by Rule is required to be submitted to MDEP, this will be submitted con-currently with this application to the Town of Bar Harbor.

Although extensive permitting through MDEP is not required as part of this project, MDEP BMP's for erosion and sedimentation control will be implemented to provide basic stabilization and protect the adjacent natural resources. This will occur through the use of mulching and seeding, erosion control fabric, rip-rap aprons, level spreaders and construction entrances. Temporary stabilization is discussed under the erosion control portion of this application. All swales and steep slopes will be either loamed and seeded, lined with erosion control blanket or armored with rip-rap.

Easements

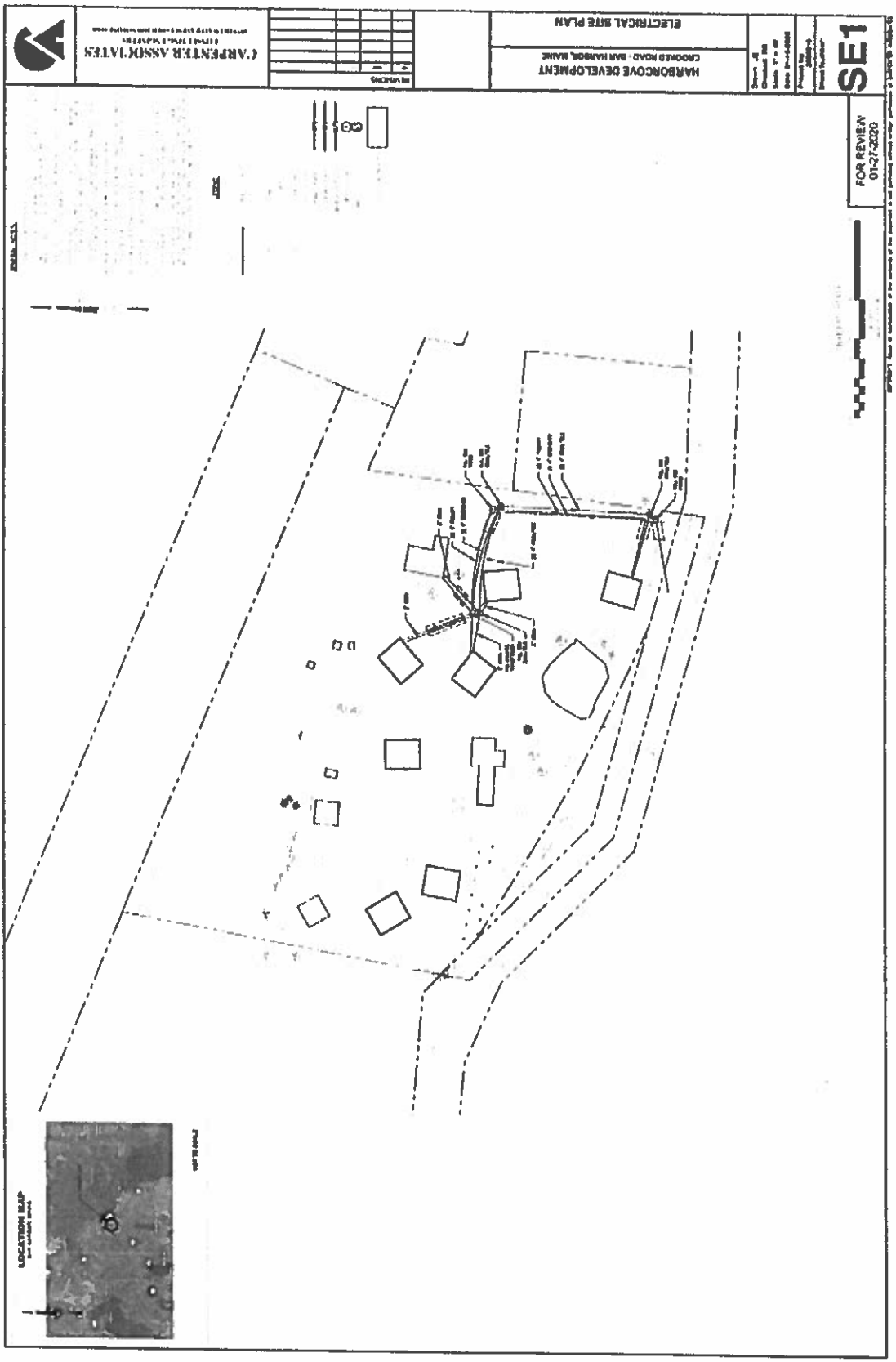
No easements for storm water quantity are being requested.

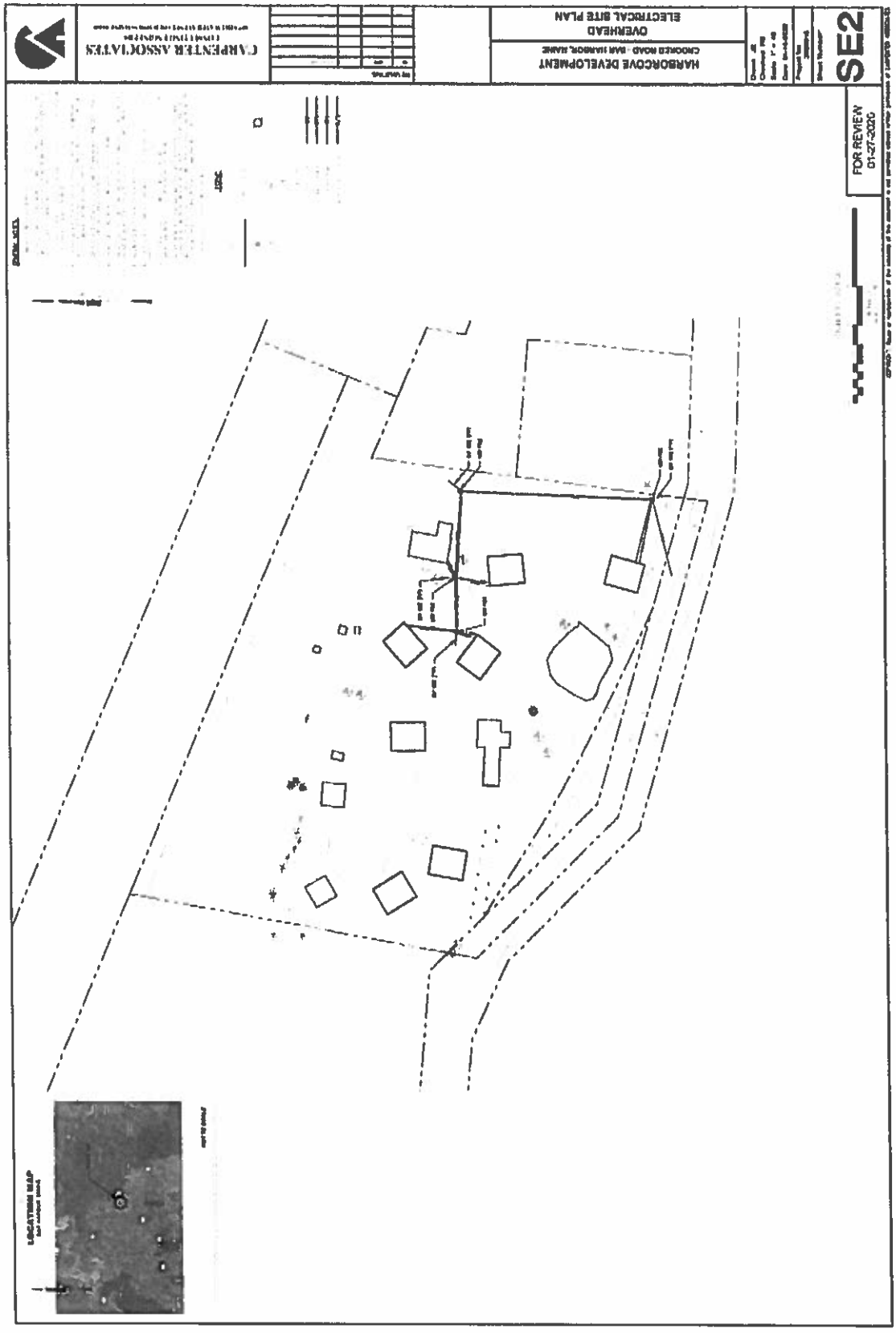
Maintenance

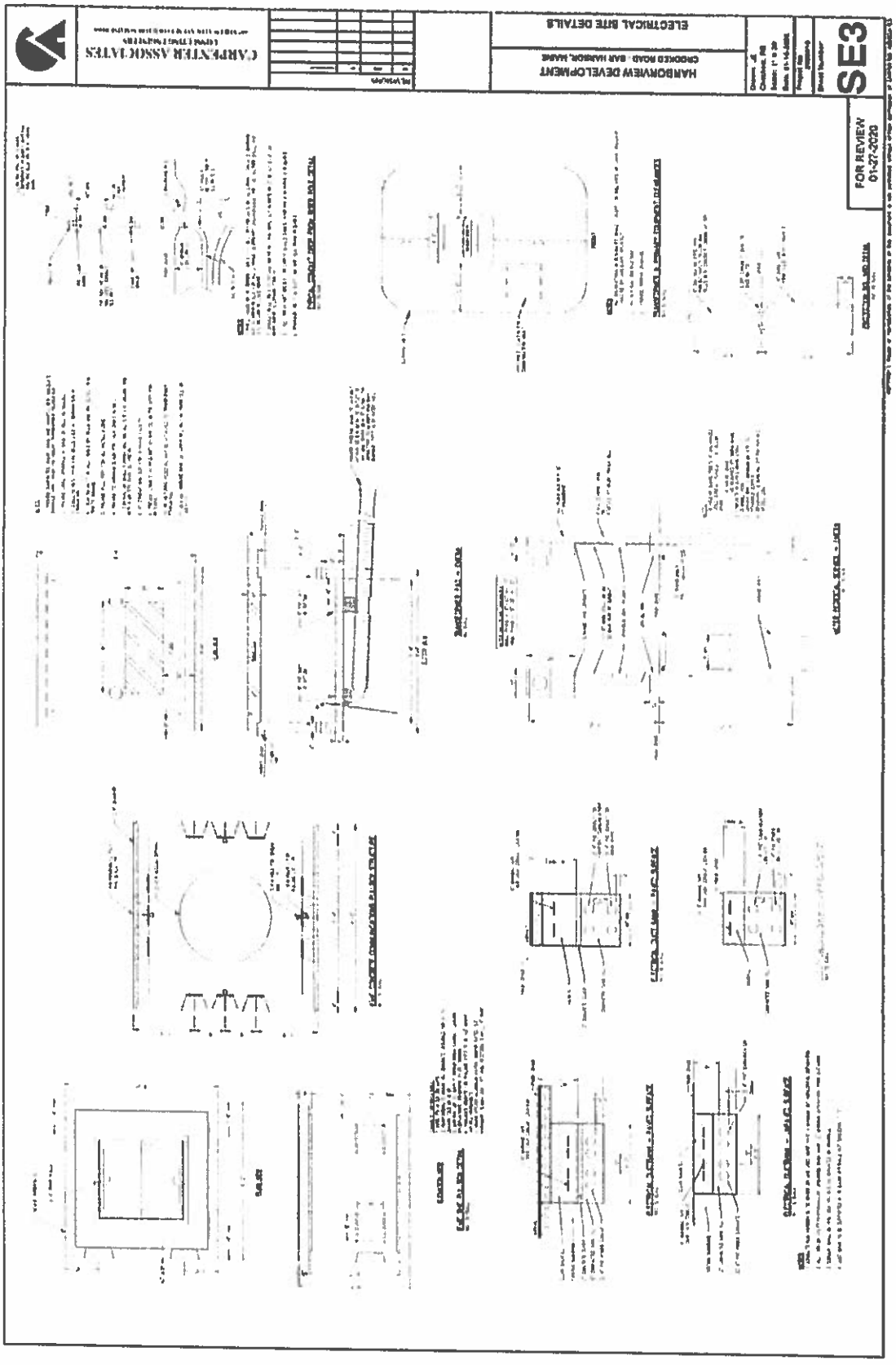
The storm water management system must be maintained and evaluated. A maintenance schedule is provided on the detail sheets under erosion control notes.

Conclusions

Based on the results of our analysis and modeling it can be concluded that there will be no significant impact on downstream structures or properties. Peak discharges from developed areas closely match existing velocities and volume and should pose no damage to existing drainage ways.


ELECTRICAL SITE PLAN
HARBORCOVE DEVELOPMENT
SE1
FOR REVIEW
01-27-2020


SE2
FOR REVIEW
01-27-2020


SE3
FOR REVIEW
01-27-2020
ELECTRICAL SITE DETAILS
HARBORVIEW DEVELOPMENT
CHEOKED ROAD - BAR HARBOR, MAINE
CARPENTER ASSOCIATES

Section 7.1 | DESIGN APPROVAL BY STATE AND LOCAL AGENCIES (125-66-H)

Page	Item	Title
97	A	Central Water Supply *(Waiver Requested)*
97	B	Individual Wells *(Waiver Requested)*
97	C	Central Subsurface Sewage Disposal *(Waiver Requested)*
97	D	Waste Water Discharge (DEP) *(Waiver Requested)*
97	E	Approval by DOT *(Waiver Requested)*

A. Central Water Supply
Waiver Requested. No such system is part of project.

B. Individual Wells
Waiver Requested. No such system is part of project.

C. Central Subsurface Sewage Disposal
Waiver Requested. No such system is part of project.

D. Waste Water Discharge (DEP)
Waiver Requested. No such system is part of project.

E. Approval by DOT
Waiver Requested. Not required for this project, not on a DOT road.

Section 8 | LOCATION MAP (125-66-J.2)

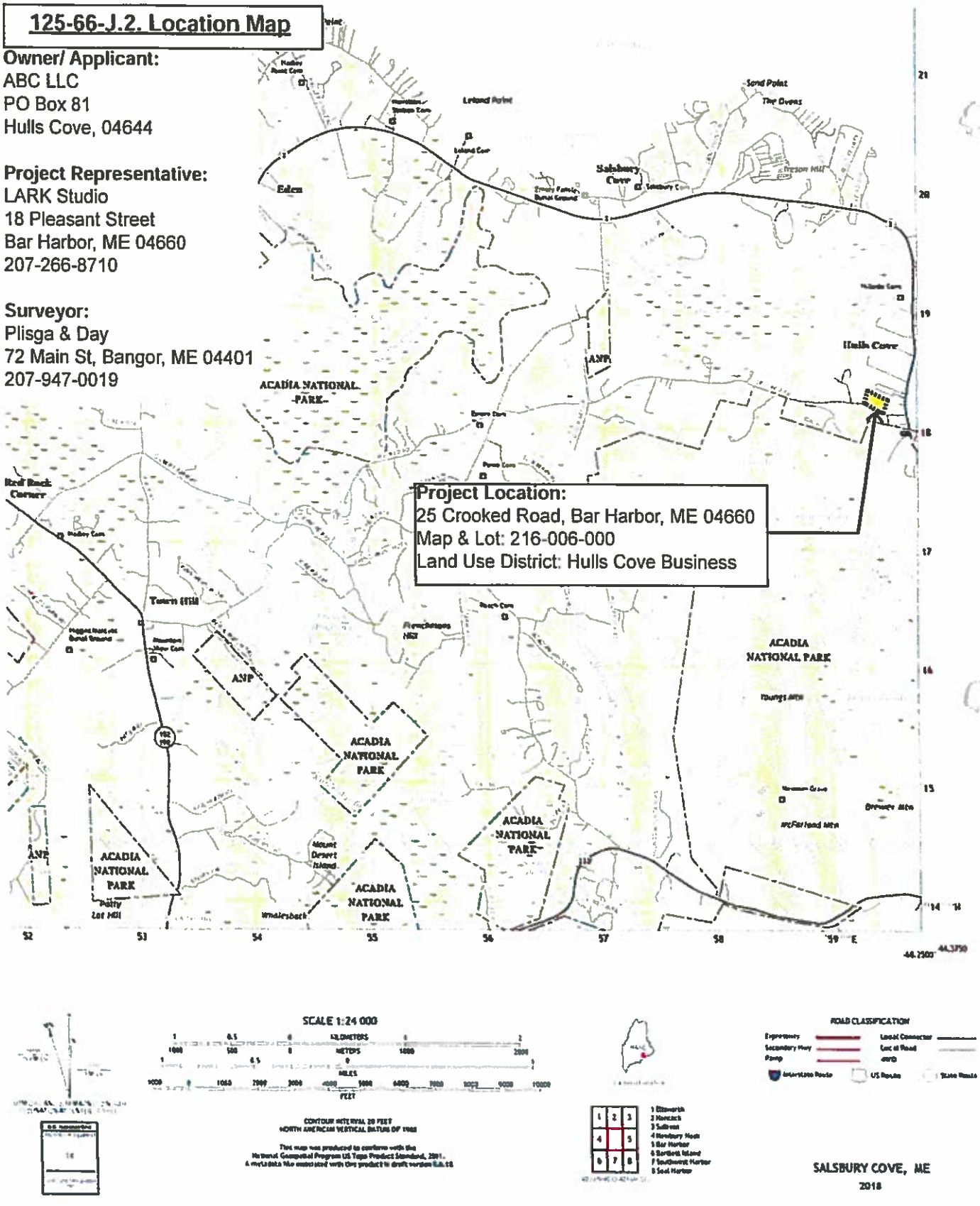
Page	Item	Title
100	-	Location Map

125-66-J.2. Location Map

Owner/ Applicant:
ABC LLC
PO Box 81
Hulls Cove, 04644

Project Representative:
LARK Studio
18 Pleasant Street
Bar Harbor, ME 04660
207-266-8710

Surveyor:
Plisga & Day
72 Main St, Bangor, ME 04401
207-947-0019

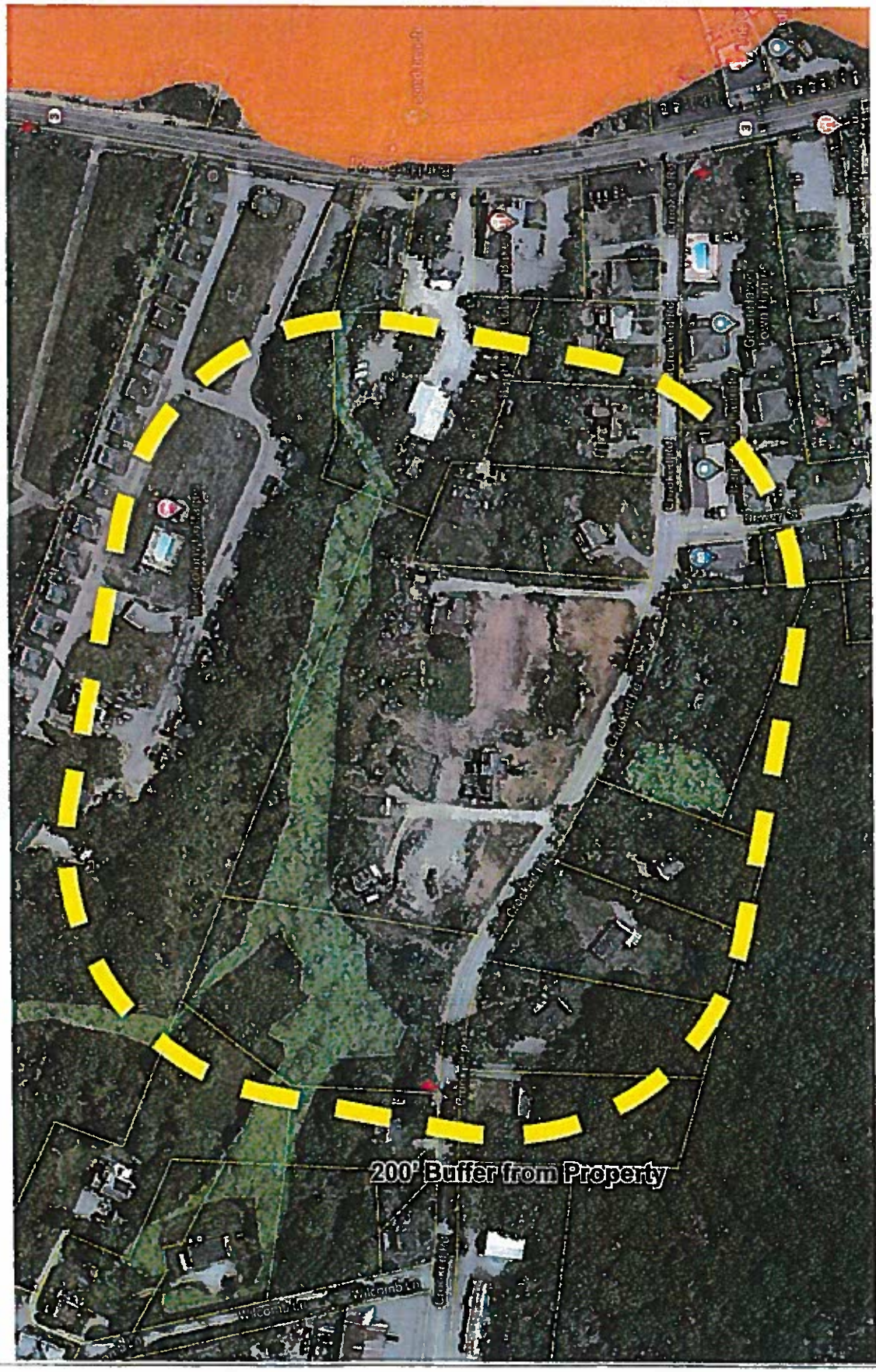


Section 9 | SITE PLAN (125-66-J)

Page	Item	Title
102	-	Site Plan
103	M	Aerial w/ Items within 200ft

125-66-J Site Plan

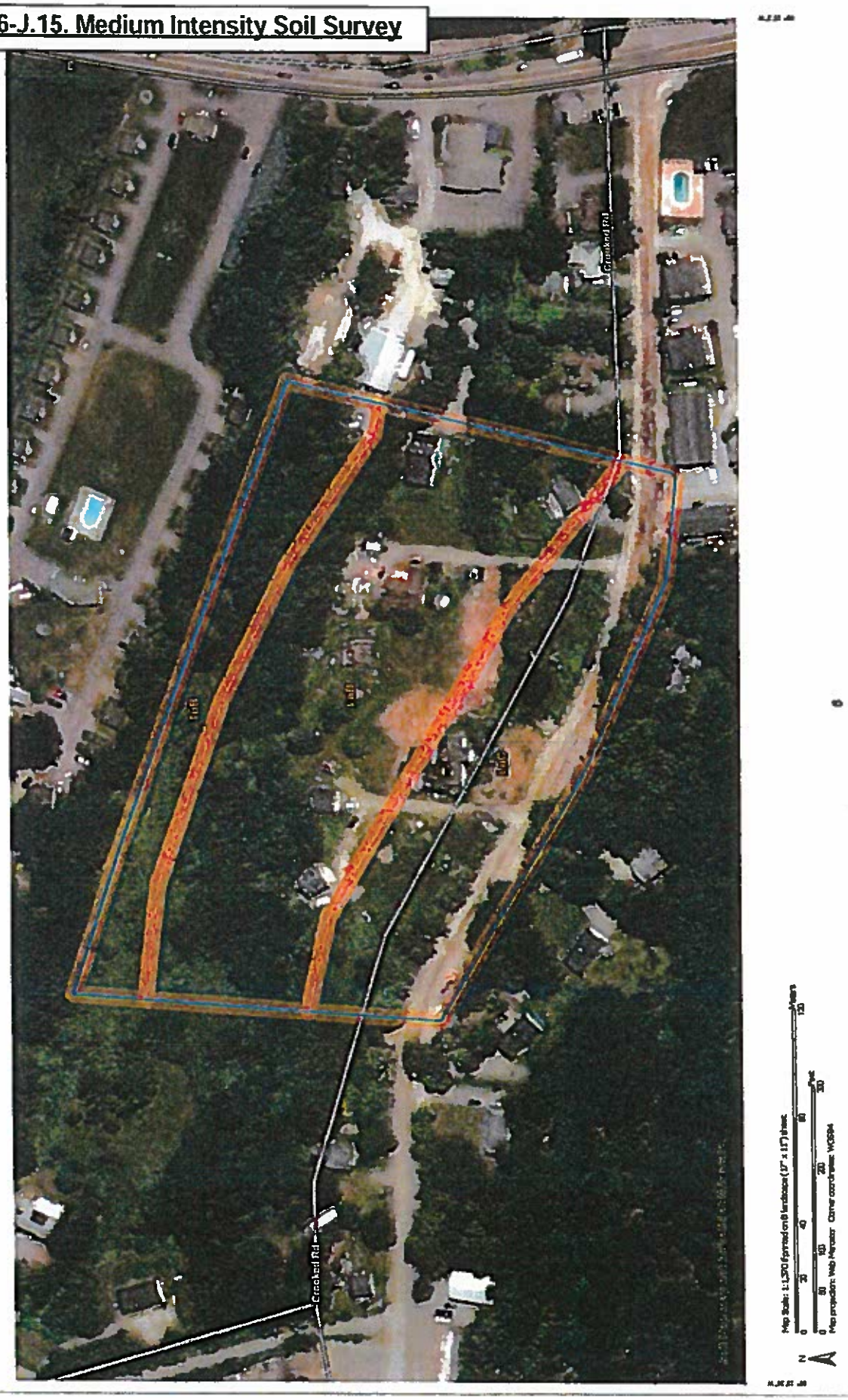
125-66-J.M Aerial w/ Items w/in 200ft.



Section 10 | MEDIUM DENSITY SOIL SURVEY (125-66-J.15)

Page	Item	Title
106-111	-	Medium Intensity Soil Survey

125-66-J.15. Medium Intensity Soil Survey



Hancock County Area, Maine

LaB—Lamoine silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t0kc
Elevation: 10 to 490 feet
Mean annual precipitation: 33 to 60 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Lamoine and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lamoine

Setting

Landform: River valleys, marine terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: silt loam
Bw - 7 to 13 inches: silt loam
Bg - 13 to 24 inches: silty clay loam
Cg - 24 to 65 inches: silty clay

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 6 to 17 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water storage in profile: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Hydric soil rating: No

LuC—Lyman-Tunbridge complex, 0 to 15 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2ty4z
Elevation: 0 to 360 feet
Mean annual precipitation: 36 to 65 inches
Mean annual air temperature: 36 to 52 degrees F
Frost-free period: 60 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Lyman, very stony, and similar soils: 40 percent
Tunbridge, very stony, and similar soils: 35 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lyman, Very Stony

Setting

Landform: Mountains, hills
Landform position (two-dimensional): Shoulder, summit, backslope
Landform position (three-dimensional): Mountaintop, mountainflank, mountainbase, crest, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loam
E - 3 to 5 inches: fine sandy loam
Bhs - 5 to 7 inches: loam
Bs1 - 7 to 11 inches: loam
Bs2 - 11 to 18 inches: channery loam
R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 0 to 15 percent
Percent of area covered with surface fragments: 1.5 percent
Depth to restrictive feature: 11 to 24 inches to lithic bedrock
Natural drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Tunbridge, Very Stony

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Backslope, summit, shoulder
Landform position (three-dimensional): Mountaintop, mountainflank, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 3 inches: moderately decomposed plant material
Oa - 3 to 5 inches: highly decomposed plant material
E - 5 to 8 inches: fine sandy loam
Bhs - 8 to 11 inches: fine sandy loam
Bs - 11 to 26 inches: fine sandy loam
BC - 26 to 28 inches: fine sandy loam
R - 28 to 38 inches: bedrock

Properties and qualities

Slope: 0 to 15 percent
Percent of area covered with surface fragments: 1.5 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: C
Hydric soil rating: No

TuB—Tunbridge-Lyman complex, 3 to 8 percent slopes, rocky

Map Unit Setting

National map unit symbol: 2trq3
Elevation: 0 to 560 feet
Mean annual precipitation: 36 to 65 inches
Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 60 to 160 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Tunbridge, rocky, and similar soils: 59 percent
Lyman, rocky, and similar soils: 27 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tunbridge, Rocky

Setting

Landform: Mountains, hills
Landform position (two-dimensional): Backslope, summit, shoulder
Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 3 inches: moderately decomposed plant material
Oa - 3 to 5 inches: highly decomposed plant material
E - 5 to 8 inches: fine sandy loam
Bhs - 8 to 11 inches: fine sandy loam
Bs - 11 to 26 inches: fine sandy loam
BC - 26 to 28 inches: fine sandy loam
R - 28 to 38 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Lyman, Rocky

Setting

Landform: Hills, mountains
Landform position (two-dimensional): Summit, backslope, shoulder
Landform position (three-dimensional): Mountaintop, mountainbase, crest, side slope
Down-slope shape: Convex
Across-slope shape: Convex

Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loam
E - 3 to 5 inches: fine sandy loam
Bhs - 5 to 7 inches: loam
Bs1 - 7 to 11 inches: loam
Bs2 - 11 to 18 inches: channery loam
R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 11 to 24 inches to lithic bedrock
Natural drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Hydric soil rating: No

Section 11 | LANDSCAPING, BUFFERING, & SCREENING PLAN (125-66-J.22)

Page	Item	Title
113	A	Botanical and Common Names *(Waiver Requested)*
113	B	Plant Locations and Size *(Waiver Requested)*
113	C	Installation Schedule *(Waiver Requested)*
113	D	Maintenance Plan *(Waiver Requested)*
113	E	Vegetation Clearing Limits *(Waiver Requested)*
113	F	Tree Locations *(Waiver Requested)*

A. Botanical and Common Names
Waiver Requested. Not required for this project.

B. Plant Locations and Size
Waiver Requested. Not required for this project.

C. Installation Schedule
Waiver Requested. Not required for this project.

D. Maintenance Plan
Waiver Requested. Not required for this project.

E. Vegetation Clearing Limits
Waiver Requested. No clearing on this project.

F. Tree Locations
Waiver Requested. Not required for this project.

Section 12 | STREET, SIDEWALK, & ACCESS PLAN (125-66-J.44)

Page	Item	Title
116-118	A	Drainage Scheme at all Intersections Ex. & Proposed
116-118	B	Intersection of Proposed Streets w/ Ex. Streets
116	C	Access
116-118	D	Drainage Features
118,120	E	Horizontal and Vertical Curve Data
120	F	Intersections
117	G	Centerline Grade
120	H	Bearing Distance, Tangent, Radii
115	I	Decel Lanes
119	J	Design Details for Streets

Road Design Standards

Per section 125-67E(26):

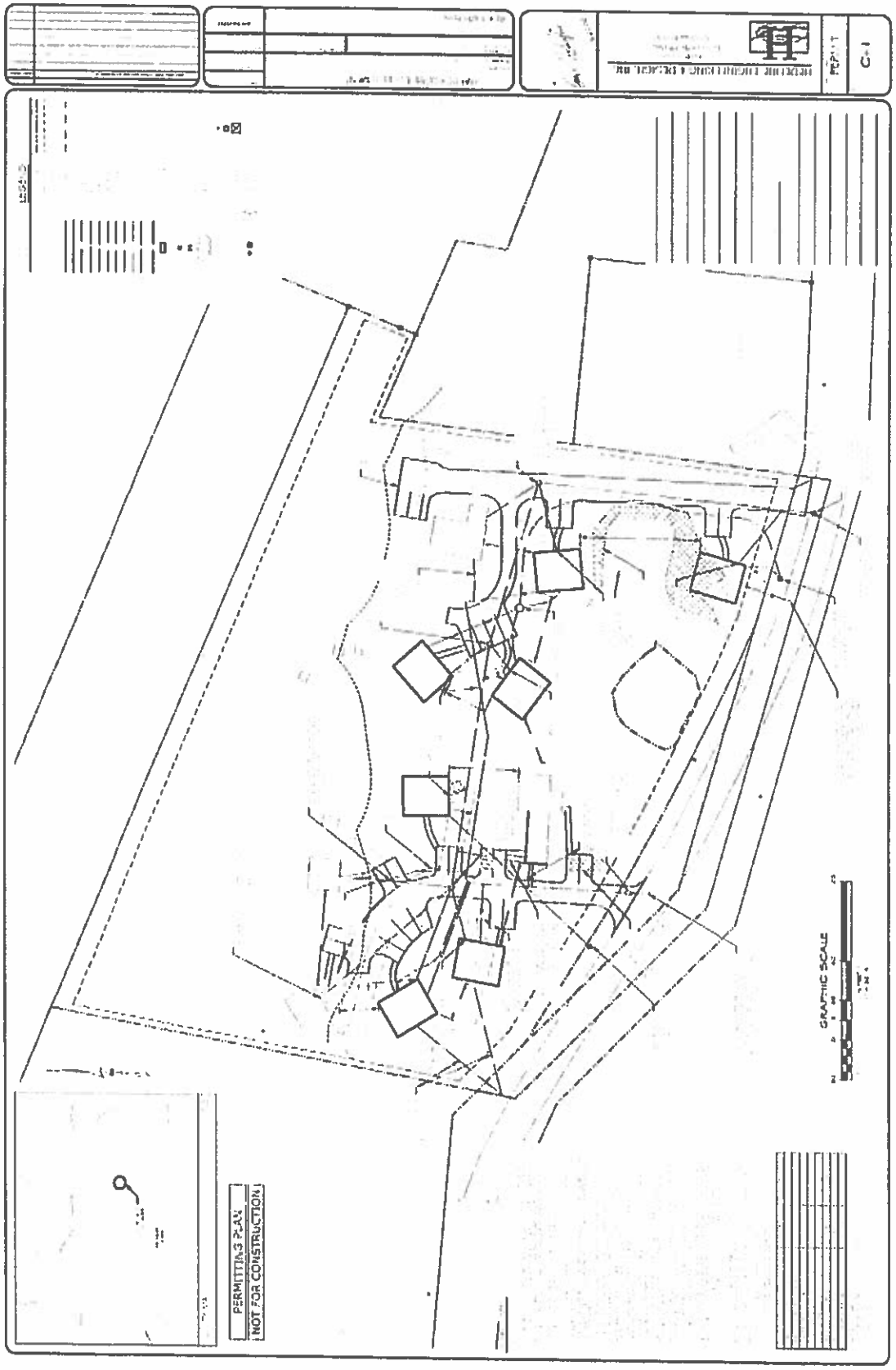
	One-Way Up to 500 Feet (feet)	One-Way More Than 500 Feet (feet)	Two-Way Up to 500 Feet (feet)	Two-Way More Than 500 Feet (feet)
1 or 2 dwelling units or bed-and-breakfast I through IV	12	16	12	16
3 to 8 dwelling units or hotels, motels, conference centers	12*	16*	16*	18*
More than 8 dwelling units	15*	18*	18*	20*
All other commercial or industrial	18*	18*	18*	18*

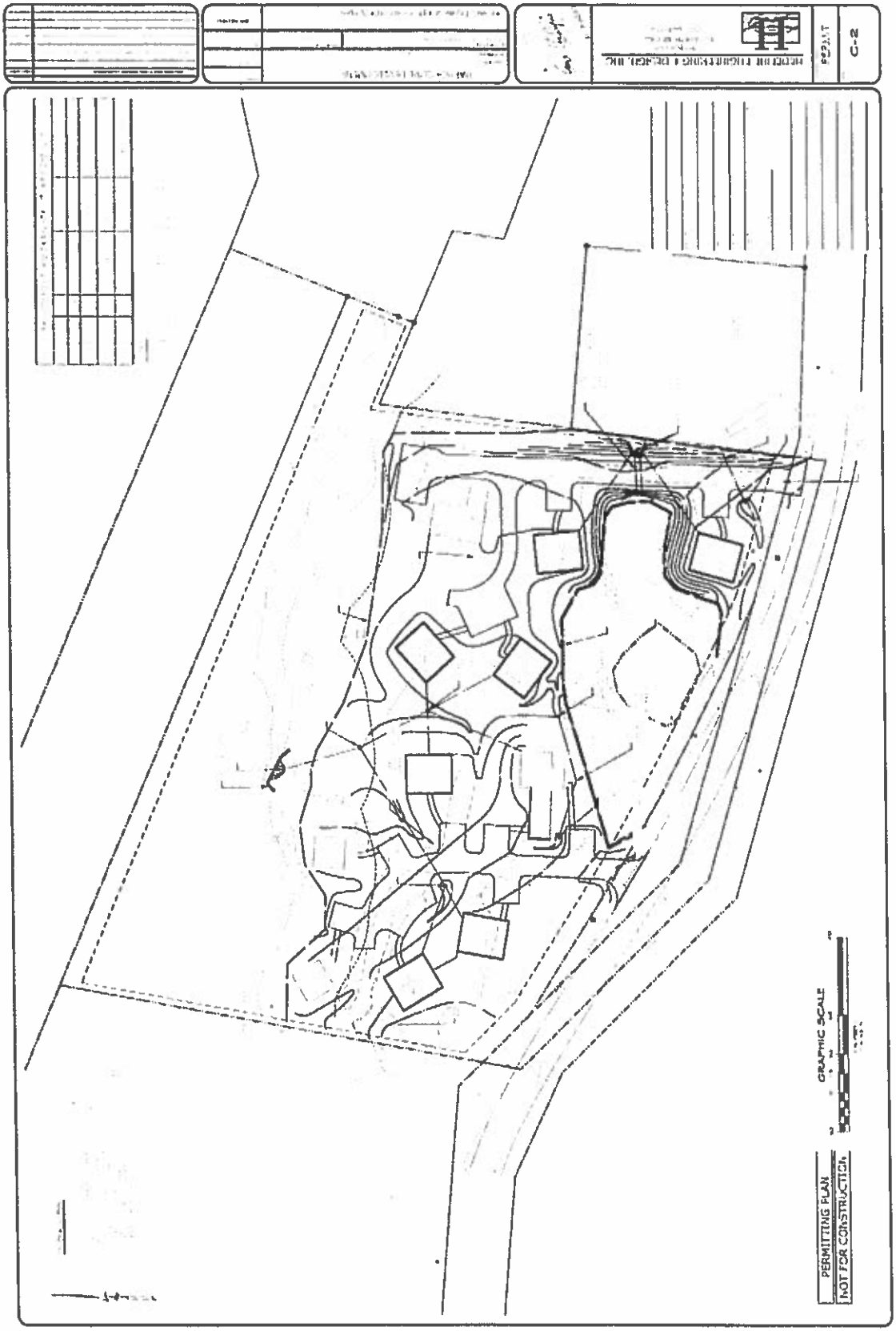
Applewood Lane has 8 dwelling units, is less than 500' long, and is two way, thus requiringa 16' wide driveway, which is noted on sheet L1.

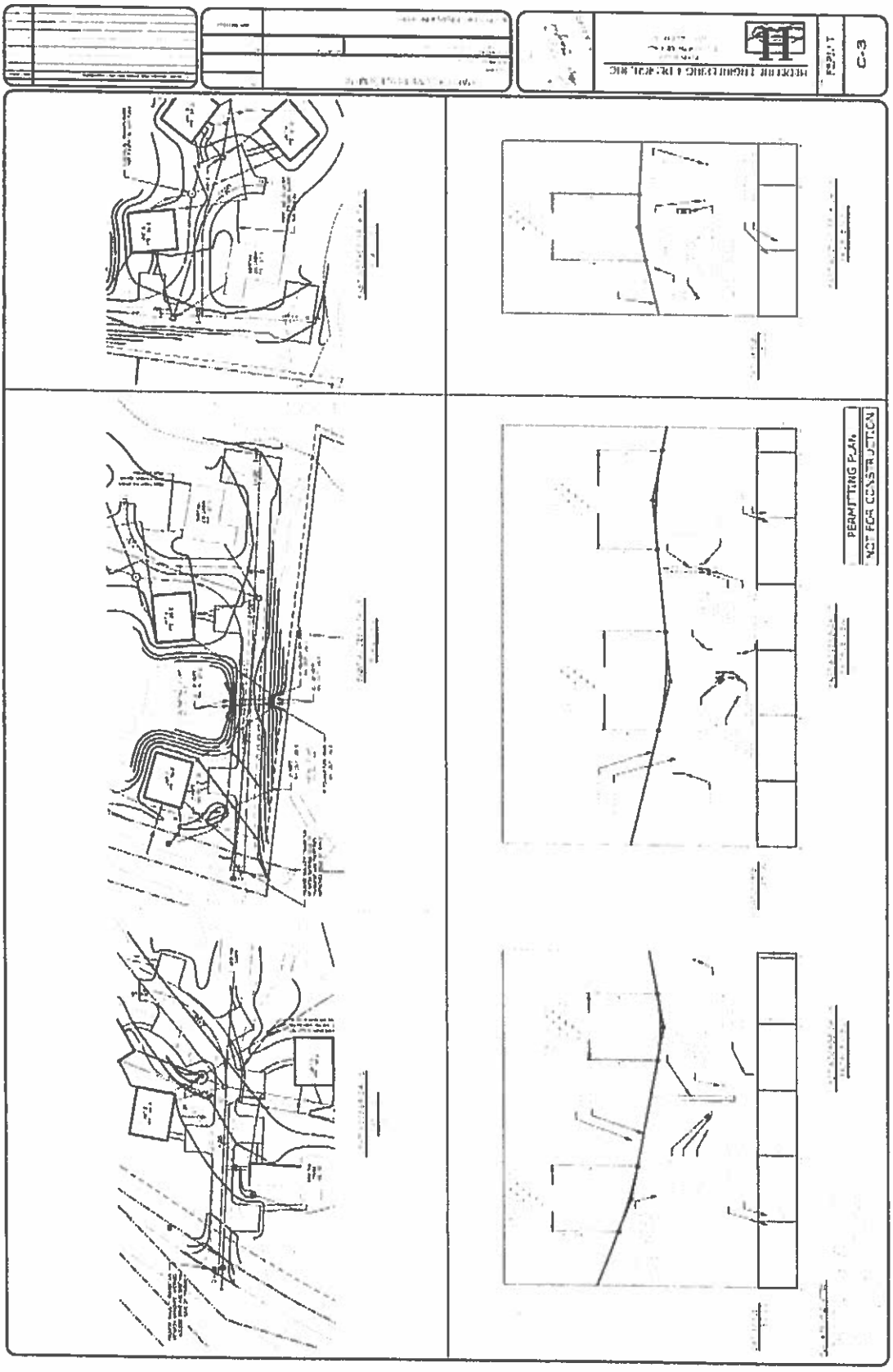
Gazeebo Way has 5 dwelling untis, is less than 500' long and is two way, thus requiring a 16' driveway. However, added width was added to accomodate possible future connections to adjacent lots, so was designed as an 18' wide driveway.

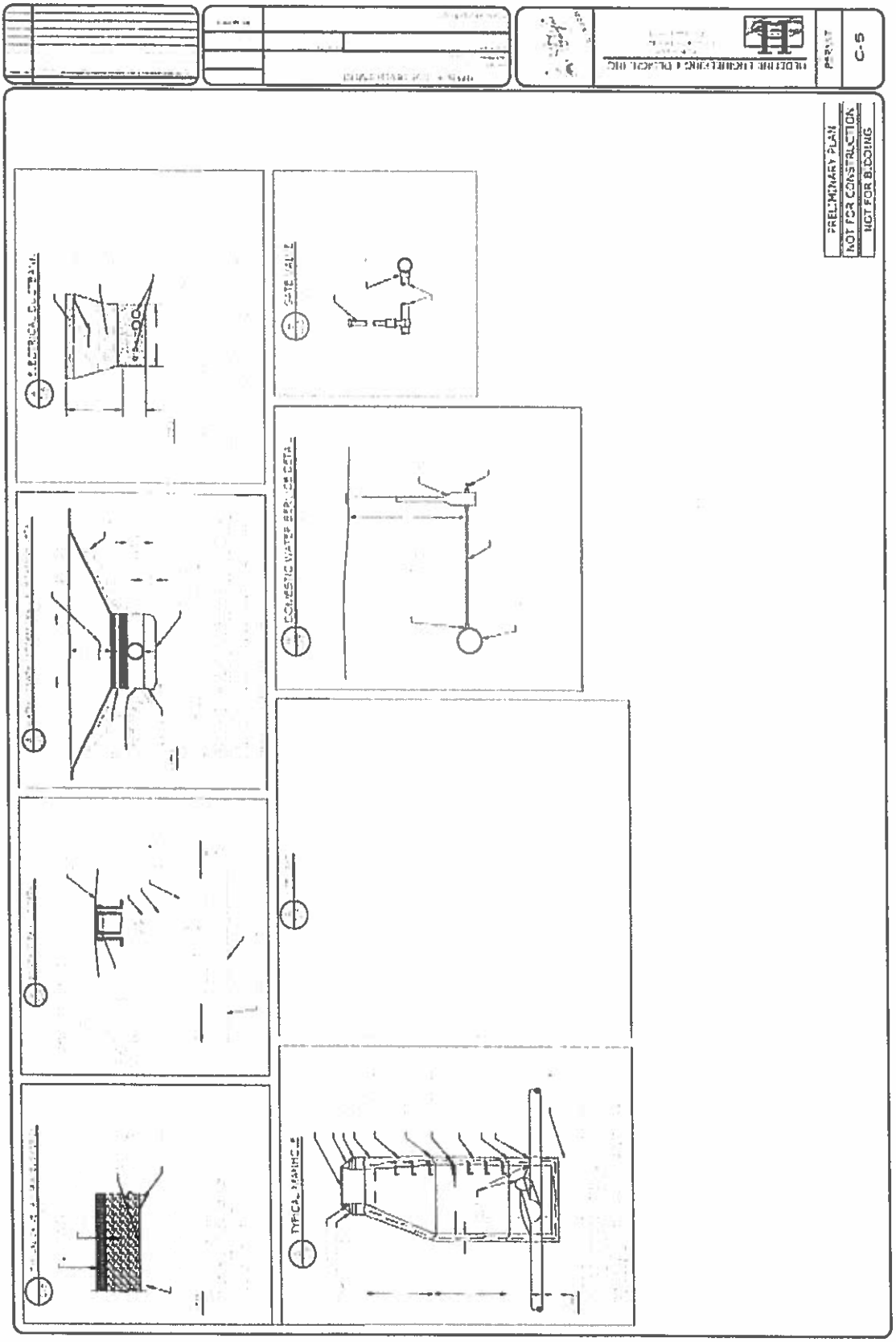
I. Decel Lanes

Waiver Requested. None as part of this project.


C-1
PERMITTING PLAN
NOT FOR CONSTRUCTION
GRAPHIC SCALE


C-2
GRAPHIC SCALE
PERMITTING PLAN
NOT FOR CONSTRUCTION


C-3
PERMITTING PLAN
NOT FOR CONSTRUCTION


C-5
PRELIMINARY PLAN
NOT FOR CONSTRUCTION
NOT FOR BIDDING

Section 13 | E-911 (125-66-K)

Page	Item	Title
115	A	Street Name Certification by Addressing Office

E-911

Certificate of Compliance

This certifies that:

ABC, LLC

Planning Board Application Number: **SD-2019-02**

Road Name: **Applewood Lane & Gazebo Way**

Tax Map & Lot #: **216-006-000**

will be compliant with E9-1-1 as per the Bar Harbor Land Use Ordinance Chapter125 Article V § 125-66 item K

Steven Weed

Steven Weed - Addressing Officer

February 12, 2020

Date

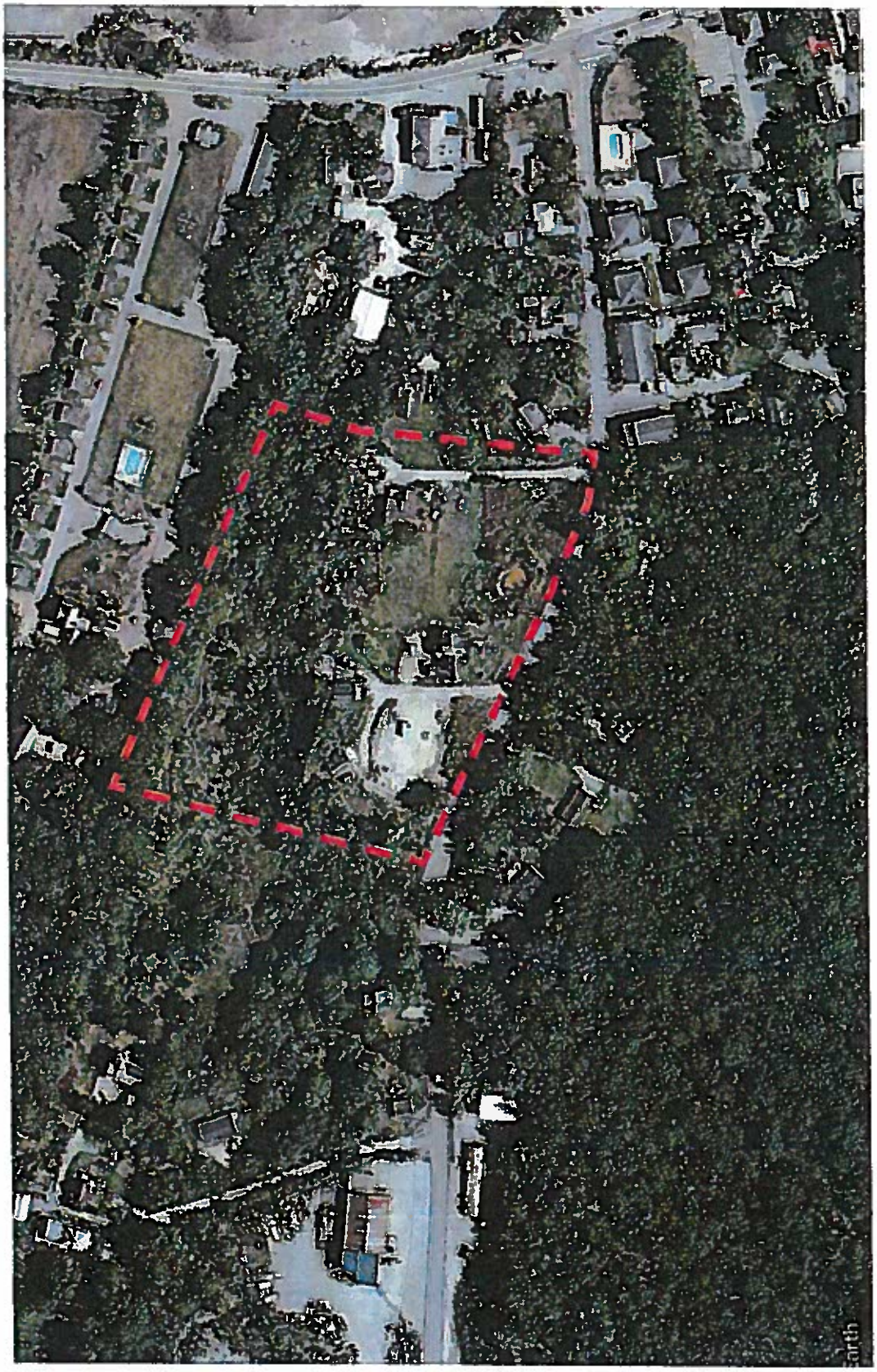
Section 14 | Photographs (125-66-L)

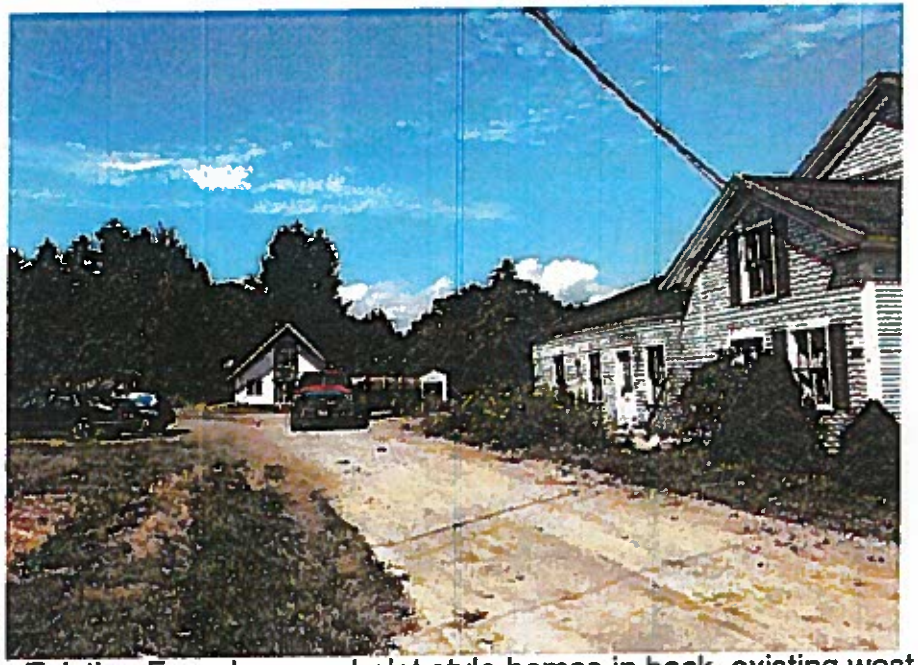
Pages	Item	Title
124-125	A	Aerial Photographs
126-131	B	Pictorial from On Site Location, Shore Path

Aerial photograph of site w/ initial concept for development shown for context.

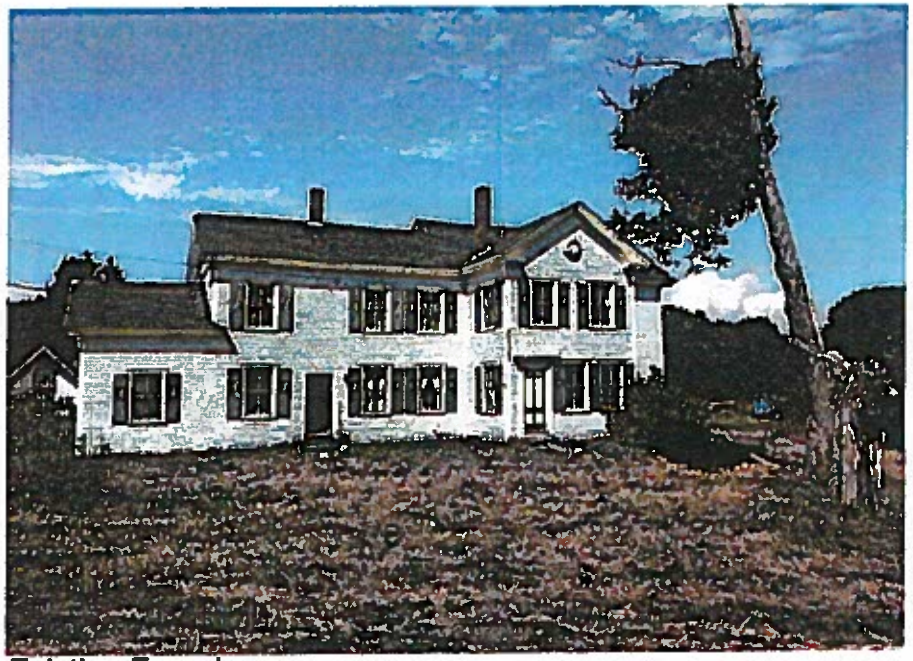
A. Aerial Photograph

Aerial photograph of site in existing condition.

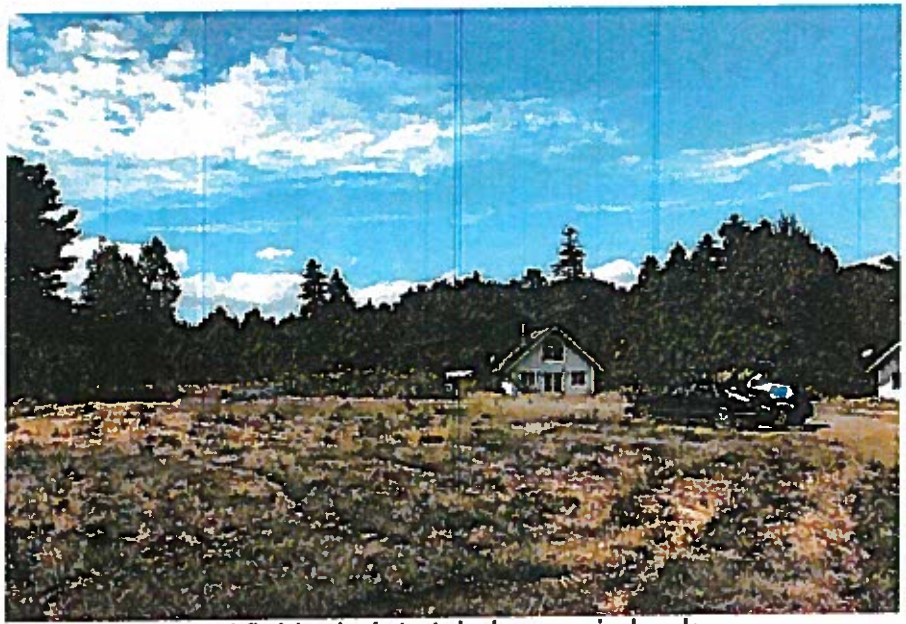




Existing Farm house, chalet style homes in back, existing west driveway.



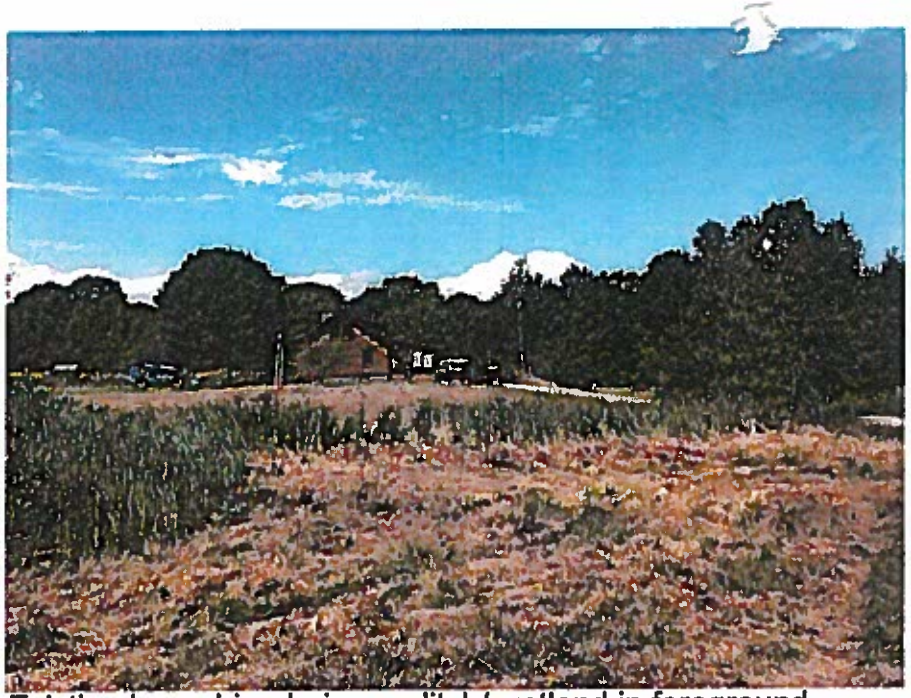
Existing Farm house



Existing grave/ field, chalet style homes in back.

Existing farm house, dead trees, looking East.

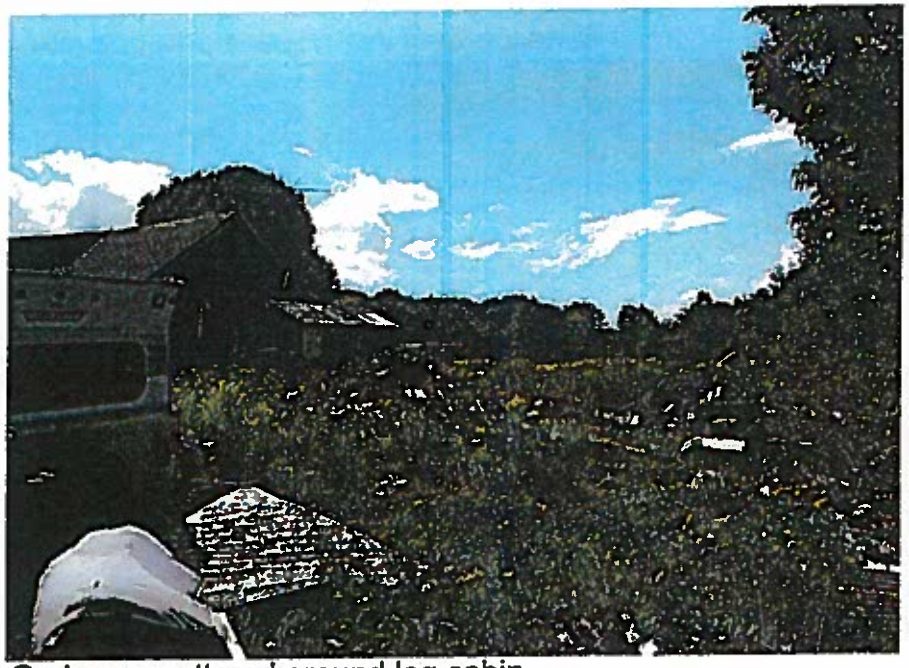
Existing log cabin, existing east driveway.



Existing log cabin, drainage ditch/ wetland in foreground.

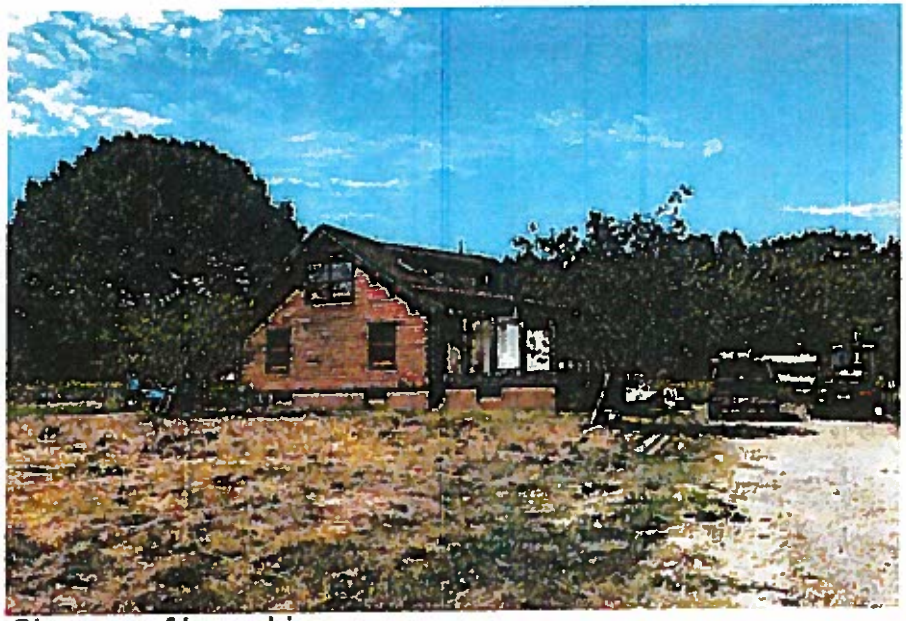
Pond and field seen fro the East driveway.

Cattails around pond.



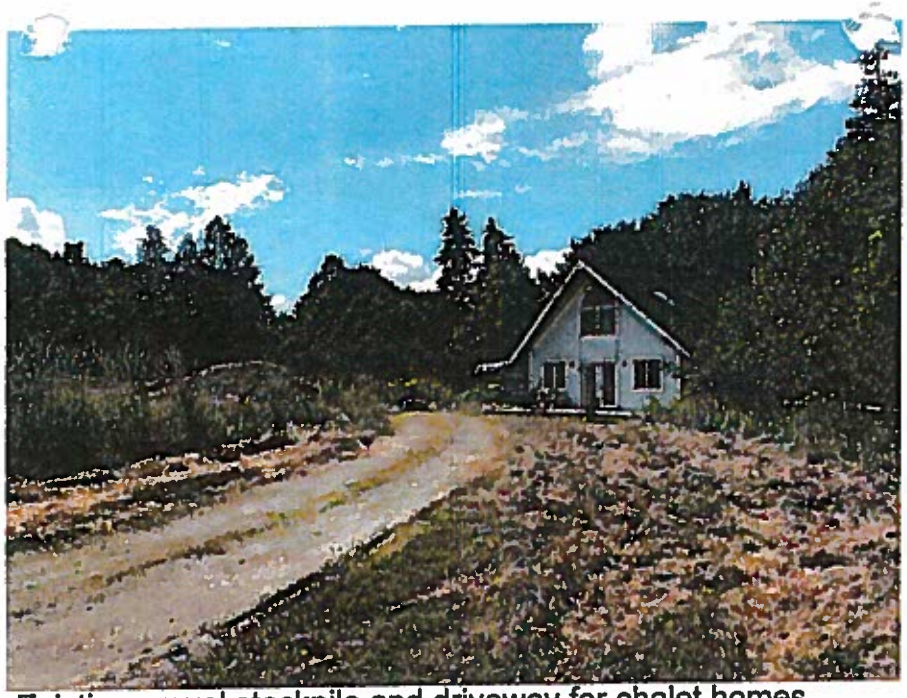
Garbage scattered around log cabin.

Neighbors house and fence to the east.

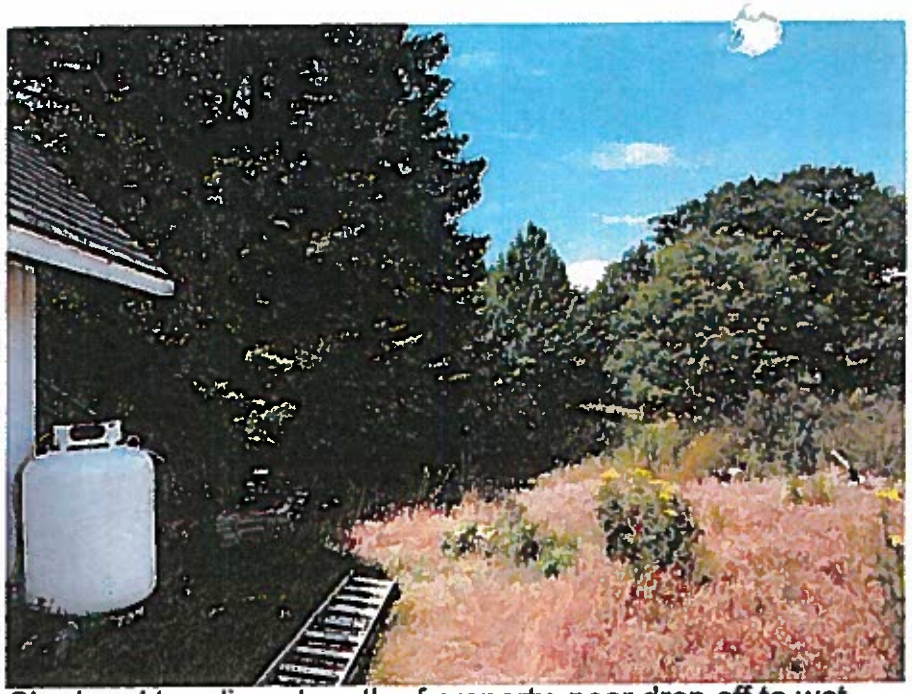


Close up of log cabin.

Neighbor to the north east.

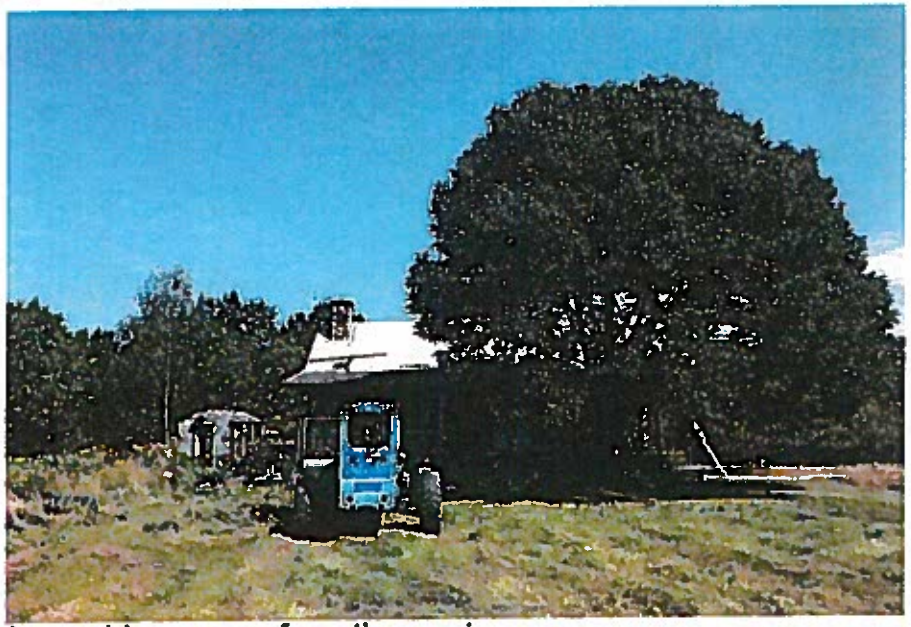


Existing gravel stockpile and driveway for chalet homes.



Shed and tree line at north of property, near drop off to wet area.

Existing garden space.



Log cabin as seen from the west.

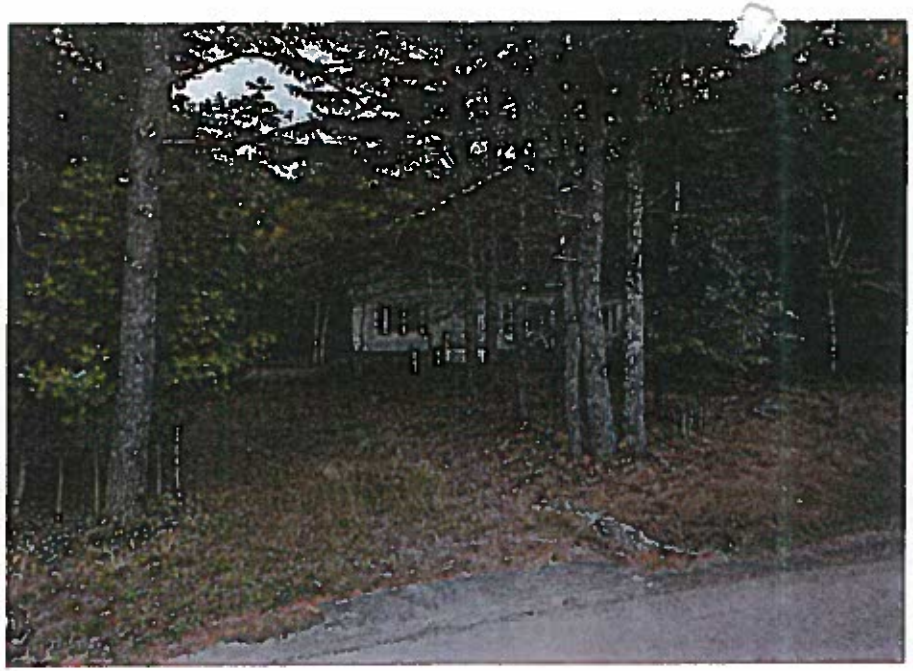
Looking west along crooked road

Looking across the street (south) from chalet house.

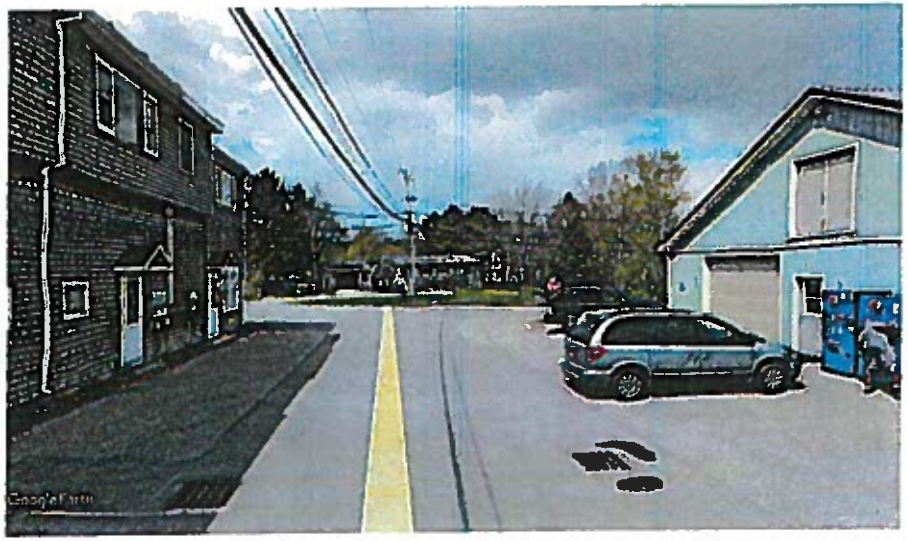
Looking to the north down to wetland areas.

Looking west to brush stockpile, adjacent meadow/ successional forest.

Looking west from east corner of property.



House directly across from west driveway



Intersection to immediate east.

Looking west from east corner of property.

Section 15 | SUBSURFACE WASTEWATER DISPOSAL (125-66-M)

Page	Item	Title
133	A	HHE 200 Forms *(Waiver Requested)*

A. HHE 220 Forms

Waiver requested. There is no such system as part of this project

Section 16 | GROUNDWATER (125-66-N)

Page	Item	Title
135	A	Use Assessment *(Waiver Requested)*
135	B	Hydrological Impact Study *(Waiver Requested)*

A. Use Assessment

Waiver requested. There is no groundwater system as part of this project. Project connected to town water system.

B. Hydrological Impact Study

Waiver requested. There is no groundwater system as part of this project. Project connected to town water system.

Section 17 | EROSION & SEDIMENTATION PLAN (125-66-O)

Page	Item	Title
138-142	A	Erosion and Sedimentation Control Plans (and Narrative)

EROSION & SEDIMENTATION CONTROL NARRATIVE

The proposed project will require substantial disturbance of existing soils. Most of the soil disturbance will occur in areas that are already developed or are open grass areas.

These areas consist of gently sloped ground surrounding the proposed building locations. A significant portion of the soils in this area will be disturbed during site preparation and grubbing and excavating for proposed building foundations. The gentle slope of the grades in this area, in addition to the relatively minimal proposed changes in grade, will assist in reducing the potential for serious erosion during construction. However, the potential for serious erosion does exist for the project simply due to the proposed construction of 7 new building foundations.

The site is bounded on its western side by a wooded portion of a residential lot, on the southerly side by Crooked Road, the northerly side by an unnamed forested wetland, and to the east by residential properties. The land generally slopes downward from Crooked Road to the north and to the east. All the general drainage patterns and existing exit points will be retained as part of the proposed project.

The excavation of material for driveway improvements, parking and building foundations will require the removal of a significant quantity of material. It is expected that grading will commence in the Summer of 2020. During winter construction, the winter erosion control plan will be followed.

Erosion will be controlled with two main methods. The first method will be to reduce initial erosion by protecting bare soils. Regular mulching will be applied throughout construction to minimize initial disturbance and soil particle suspension in water run-off. The secondary method will be to control and catch sediment which may become suspended in the run-off. This will be done using silt fence, silt sock, mulch berms, stone check dams, inlet protection devices and sedimentation collection areas. Areas cleared of woody vegetation and roots will have this vegetation ground, mulched and then used to create berms through which storm water can filter. Sheet C-3 "STANDARD DETAILS" shows details for temporary dewatering options as needed during construction. The intent of these dewatering areas is to provide protection to the site while excavation and construction takes place.

Soil Types

See Applicant's Exhibit 10 of this application for additional soil data.

Existing Erosion Problems

There are no known soil erosion issues on site.

Protected Natural Resources

Protected natural resource located onsite include unnamed freshwater wetlands to the northern and southern sides of the site. The majority of these wetlands are proposed to be protected and maintained, however, wetland impacts of approximately 3,542 SF are proposed. These will be permitted with the appropriate agencies, as required. Where silt fence or silt sock is shown adjacent to wetlands not to be disturbed, a double of barrier is noted. These areas are noted on sheet C-2 "GRADING, DRAINAGE & EROSION CONTROL PLAN"

The site also houses a man-made pond, which is not proposed to be disturbed.

Erosion Control Measures

Erosion control measures include but are not limited to the following:

- New drain basins drain basin inlets will be protected with inlet protection devices to limit sediment transportation into the stormwater system.
- All disturbed areas are to be loamed, seeded and stabilized with mulch or geotextile fabric.
- Silt fencing, silt sock or bark mulch berms will be installed down-gradient of all grubbing and earth moving activities.
- Temporary grass or legume cover will be installed on dormant stockpiles and construction during the non-growing season.
- Water will be utilized to control dust as necessary.
- Construction entrances will be installed to minimize materials being carried off site by construction vehicles.
- Temporary dewatering areas will be constructed as needed during construction.

Site Stabilization

Items listed in Erosion Control Measures will be incorporated before and during construction for site stabilization. The anticipated date of final stabilization is the Summer of 2021.

Implementation Schedule

Refer to Construction Sequence, for the implementation schedule for installing the erosion and sediment controls. Erosion control measures are the first items to be installed and the last to be removed.

Erosion and Sediment Control Plan

Refer to the attached plan entitled "GRADING, DRAINAGE & EROSION CONTROL PLAN" Sheet C-2 which includes the following:

- Contours
- Erosion and sediment control plan elements
- Land cover types and boundaries
- Protected natural resources (if any)
- Locations (general)
- Locations of controls
- Disturbed areas

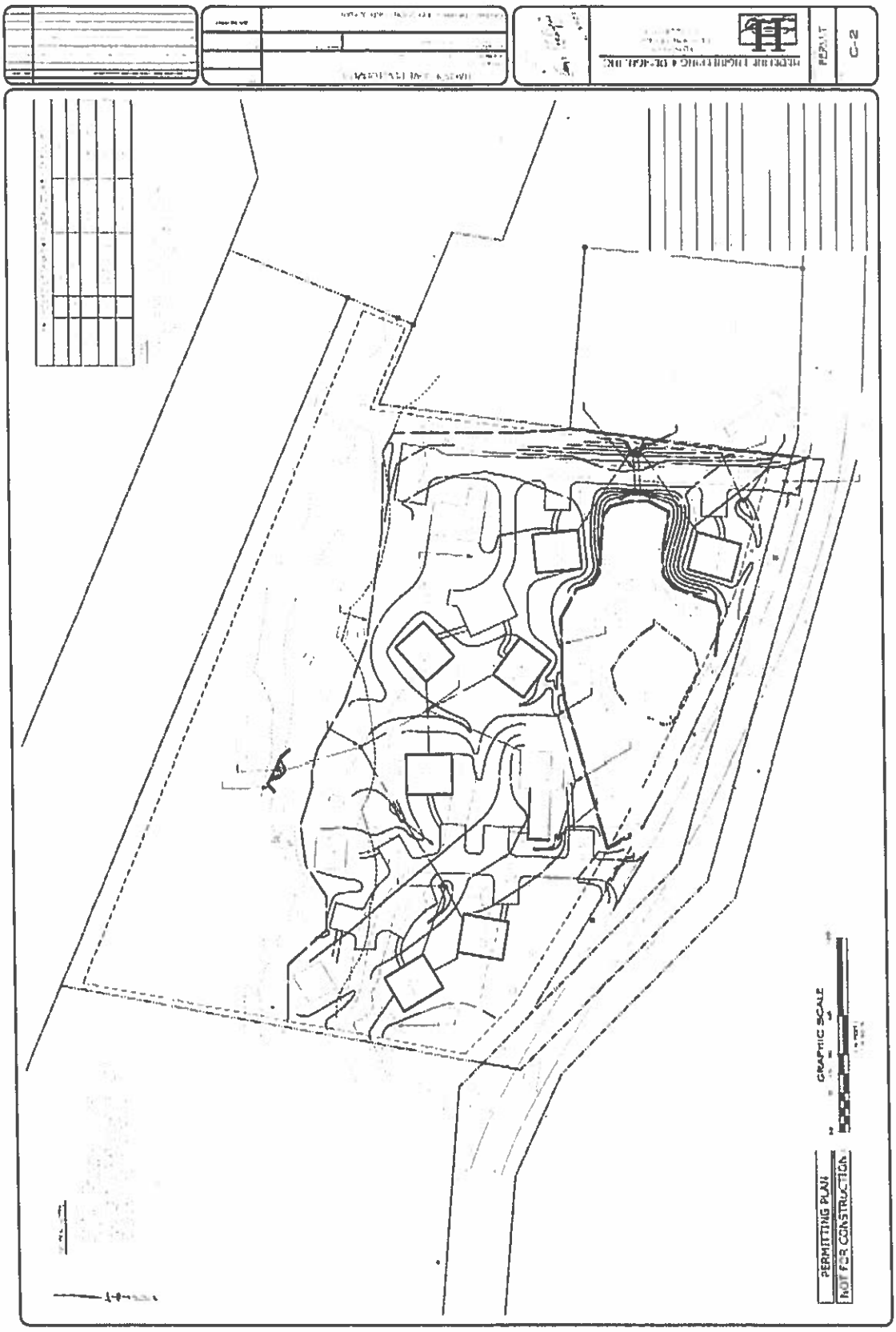
Details and Specifications

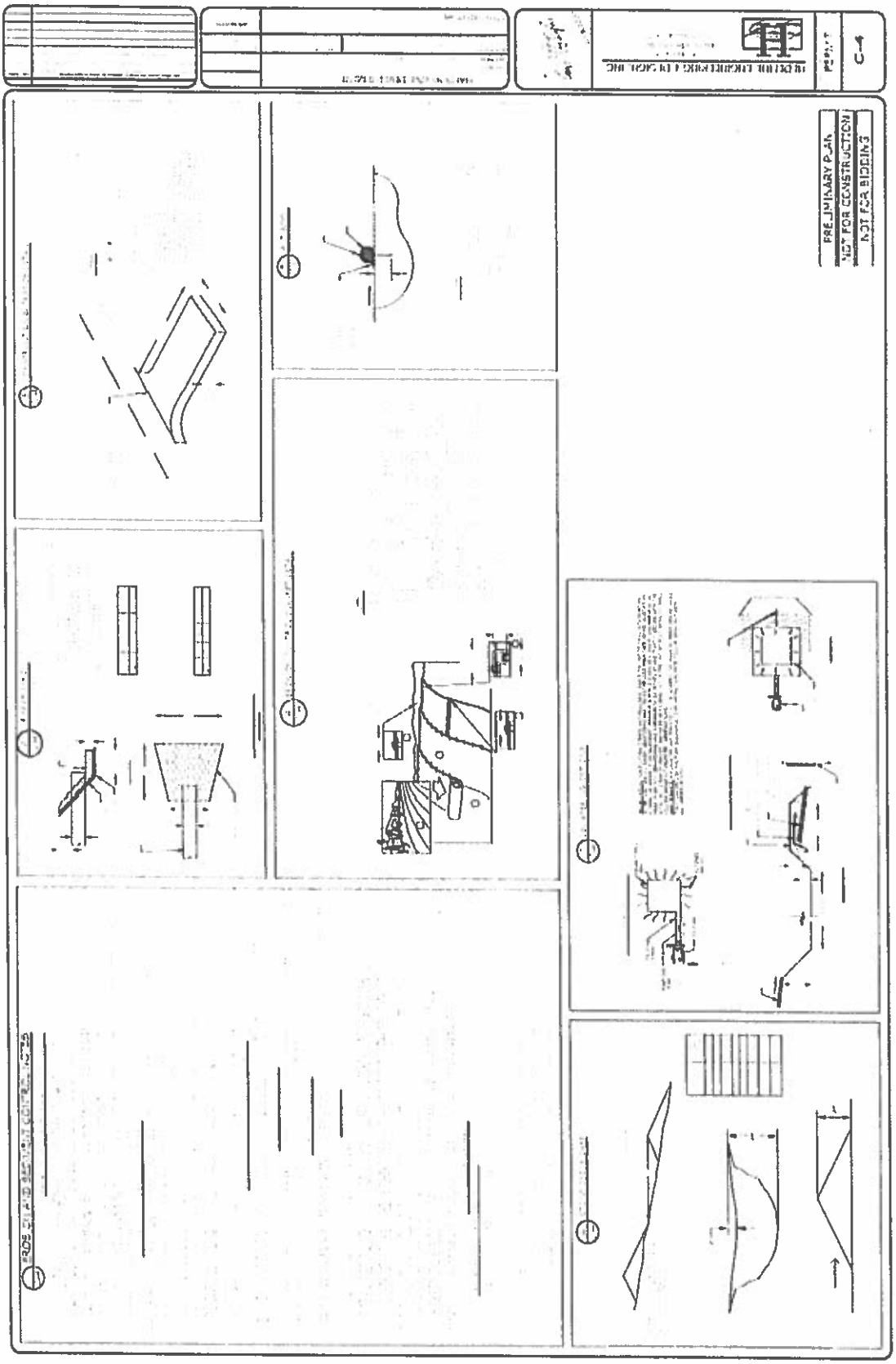
Refer to the attached plans entitled "GRADING, DRAINAGE & EROSION CONTROL PLAN" & "STANDARD DETAILS" (sheets C-2, C-3 & C-4) which include details of erosion control and a description of the sizing, spacing and stabilization of each erosion control measure.

Winter Stabilization Control

Recognizing that construction during the winter months in Maine is difficult and that construction activities may be delayed; special consideration must be made to prevent damage to the site. Winter construction, if necessary, will adhere to the following plan:

- All open areas which are not permanently stabilized will be heavily mulched when work is completed on the site and not anticipated again within one day.
- Overwinter mulching will be applied at a rate of 150 pounds per 1000 square feet and anchored with netting or tackifier to prevent mulch displacement.
- In locations where mulch may be disturbed by wind or water, erosion control blankets will be installed and anchored per the manufacturer's recommendations.
- All open areas will be heavily mulched every night in the case of a forecast of stormy weather within 12 hours.


C-2
PERMITTING PLAN
NOT FOR CONSTRUCTION
GRAPHIC SCALE


C-4
PRELIMINARY PLAN
NOT FOR CONSTRUCTION
NOT FOR BIDDING

Section 18 | FIRE PROTECTION (125-66-P)

Page	Item	Title
143	A	Statement from Bar Harbor Fire Chief (Staff Provided)
143	B	State Fire Marshall's Preliminary Approval *(Waiver Requested)*

A. Statement from Bar Harbor Fire Chief
Staff Provided

B. State Fire Marshall's Preliminary Approval
Waiver requested. Building approvals will be pursued independently on a rolling basis.

Section 19 | SOLID & HAZARDOUS WASTE (125-66-Q)

Page	Item	Title
145	A	Description, Amount, and Nature of Solid and Hazardous Waste
145	-	Copy of Applicable Regs *(Waiver Requested)*
145	-	Copy of Applicable Permits *(Waiver Requested)*
145	-	Methods of Transport, Storage, Disposal, and Handling. *(Waiver Requested)*

A. Description, Amount, and Nature of Solid and Hazardous Waste

No hazardous waste will be produced as part of this project.

Existing solid waste found scattered across the site is being removed from the site in roll off dumpsters. Already, more than half a dozen roll off dumpsters worth of material has been removed from the site. Construction materials used in renovations of the existing buildings and new construction is also being removed in this manner.

Copy of Applicable Regs for Hazardous Waste

Waiver requested. There is no hazardous waste on or being produced on the site.

Copy of Applicable Permits

Waiver requested. There is no hazardous waste on or being produced on the site.

Methods of Transport, Storage, Disposal, and Handling

Waiver requested. There is no hazardous waste on or being produced on the site.

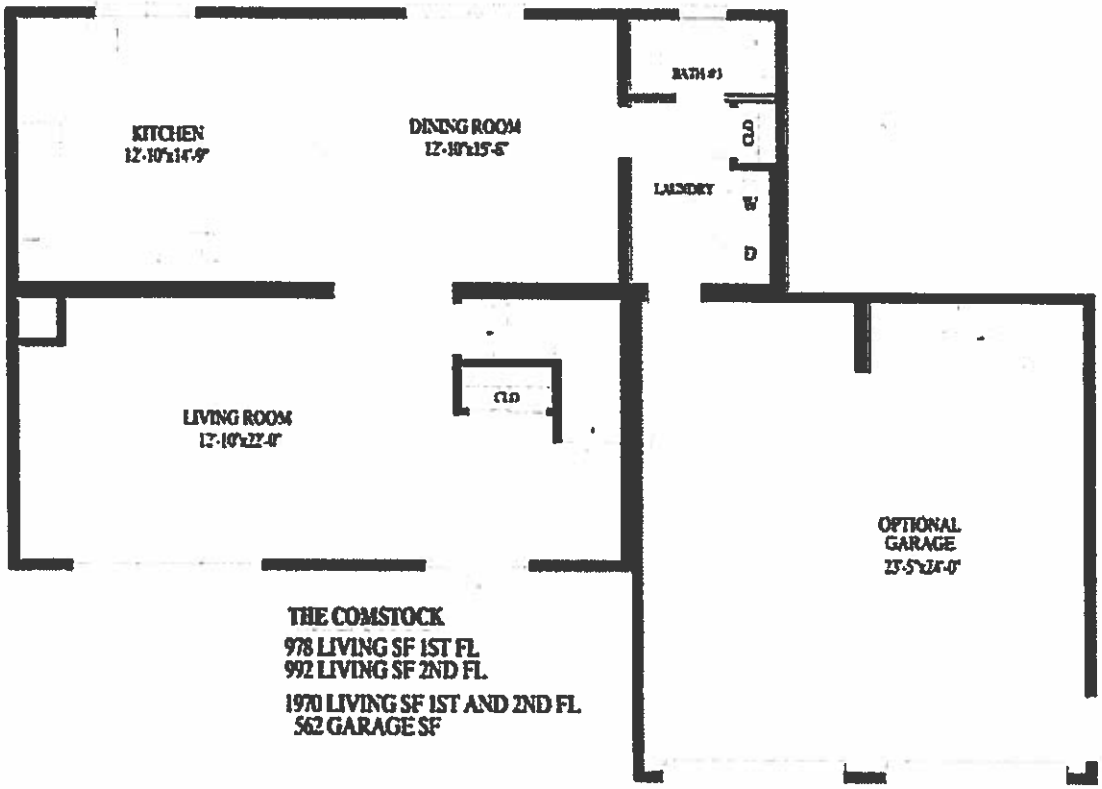
Section 20 | BUILDING PLANS & ELEVATIONS (125-66-R)

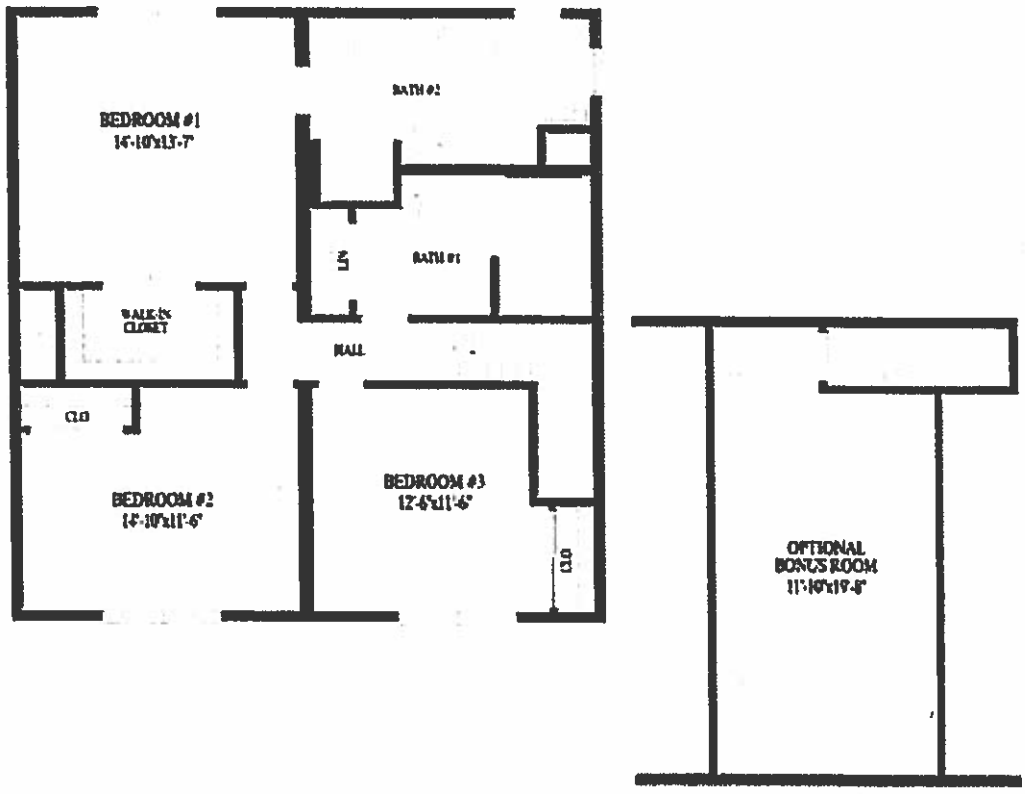
Page	Item	Title
148	A	Floor Plans
149	B	Elevations
147	C	Proposed Use of All Floors
147	D	Seating Capacity for Restaurants Only *(Waiver Requested)*

C. Proposed Use of All Floors
All buildings will be either single family dwelling or two family dwelling.

D. Seating Capacity for Restaurants Only
Waiver requested. No restaurant or business uses as part of project.

A. Floor Plans





B. Elevations

Section 21 | LIGHTING PLAN (125-66-S)

Page	Item	Title
152	A	Exterior Lighting Details Existing and Proposed
153	B	Types of Fixture with Manufacturer Specification Sheets
151	C	Radius of Intensity of Illumination *(Waiver Requested)*

C. Radius of Intensity of Illumination

Lights of this low lumacity do not typically have light level maps. These lights specifically do not have one available either. The can lights are fully night sky friendly/full cut off. The hanging lights are to be used at existing buildings only where porch roofs do not exist and are under 1,800 lumen threshold found in 125-67Z(2)

DEL MAR
Fans & Lighting

1-800-724-5501
CALL OUR EXPERTS

Professional? • Deals • Contact Us • Hours • Cart Account

DEL MAR
Fans & Lighting

CART

FREE Shipping* | Hassle-Free Returns | Lowest Price Guarantee | Safe & Secure Shopping

Home > Lighting > WAC > Recessed Lighting LED, UL Damp

HR-836LED-BN Wac 1-Light LED Recessed Lighting

Hover to Zoom

Share This Product

WAC Lighting dweLED HR-836LED-BN WAC Lighting Retro Fit Recessed Lighting, 1-Light LED 8 Watts, Brushed Nickel

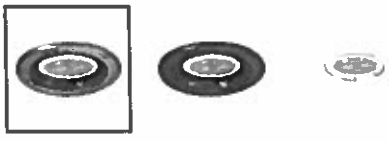
SKU: HR-836LED-BN

- 0.19" Height x 3.56" Width

Our Price: **$48.20**

List: ~~$64.11~~

Selected Finish: **Brushed Nickel**



Hi, we're Del Mar
CHAT WITH US

Quantity: 1 ADD TO CART

Free Shipping
Ships in 2 to 3 days

230 In Stock
as of Feb 25, 10 11 AM

Features
Reviews
Shipping
Return Policy
Features

Description **Lighting Dimensions** **Mounting Details** **Light Type** **Shipping Dimensions** **Material and Finish** **Certifications**

Description

WAC Lighting dweLED HR-836LED-BN WAC Lighting Retro Fit Recessed Lighting, 1-Light LED 8 Watts, Brushed Nickel

- LIGHT: 8 Watt 12Volt, LED Bulb, Dimmable (3000K, 90CRI, 450 Lumens), 40 Degree Beam Spread Spread Light, Bulbs Included
- UL Listed for Damp Locations
- FINISH: Brushed Nickel
- 100% SATISFACTION GUARANTEED: Manufacturer's 5 Years Functional, 2 Years Finish Warranty. 90 Day Returns or Exchanges to Del Mar Fans & Lighting.

UPC: 790576685434

Superb performance delivered in a small package. The 2.5 inch Low Voltage Recessed Downlight series offers smooth and crisp light for under cabinet and tight recessed spaces where miniature apertures are desired. For use with HR-800 series low voltage housings. Accepts MR16 LED or incandescent lamp 50W max, housing and lamp are sold separately.

By Selecting the Options above, you can view all of these WAC Lighting Products in this Fit Collection: HR-836LED-BN, HR-836LED-CB, HR-836LED-WT

Lighting Dimensions

Depth	3.56"
Height	0.19"
Length	3.56"
Width	3.56"

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Mounting Details

~~Includes Canopy~~

Canopy

Canopy Dimensions	3.58"w x 3"l x 2.63"d
Mounting System	Recessed Can

Light Type

Bulb Type	MR16
CRI	90
Incandescent Equivalent	60
Bulb1 Included	Yes
Kelvin	3000
Lumens	450
Bulb Technology	LED
Bulb Quantity	1
Bulb Watts	8
Bulb 2 Included	No
Total Watts	8
Voltage	12

Shipping Dimensions

Carton Weight	0.31
Carton Height	2.54
Carton Length	4.1
Carton Width	4.1
Package Quantity	1

Material and Finish

Finish Brushed Nickel

Certifications

Hi, we're Del Mar
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Certification Underwriters Laboratories (UL) Approved for Damp Locations

Reviews
Shipping

Del Mar Fans & Lighting's Order Shipping Rates

We offer Free Shipping for most orders over $40 to anywhere in the 48 Continental United States, and flat-rate $2.99 shipping on all orders under $40! Shop today!

Please note there are additional shipping charges for all shipments outside of the Continental United States. Call **1-(800) 724-5501** or email **sales@delmarfans.com** for a international shipping quote.

Expedited Shipping

Upgraded shipping, Next Day Air, or Second Day Air is offered through Fed-Ex for an additional charge. Call **1-(800) 724-5501** or email **sales@delmarfans.com** for an upgraded shipping quote.

Large Order Deliveries

When placing a large ceiling fan or outdoor lighting order, it is sometimes necessary to combine all of the products on one or multiple pallets. These pallets are then shrink wrapped, labeled, and delivered directly to the ship-to address specified.

At your request, all products will be 'Side Marked" with locations that you specify. Special pricing is offered on all volume lighting and ceiling fan orders.

On all large palletized orders, we wait until all products have been received on the order before shipment, unless the customer advises us to ship the order in partial shipments. There is no extra charge for partial shipments.

Home & Commercial Deliveries

Deliveries to residential addresses are provided by Fed-Ex Home Delivery. Deliveries to commercial addresses will be delivered by Fed-Ex Ground. Fed-Ex tracking numbers are automatically emailed at 5PM EST on the day your order is shipped. We can ship via UPS upon request.

Shipping Dimensions

Carton Height	2.54"
Carton Length	4.1"
Carton Width	4.1"
Shipping Weight	0LB

Return Policy

Return Policy

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Return of Unwanted Product

If your product is no longer wanted or needed and it has NOT been installed or used, you are welcome to return it under the following guidelines:

- Please print and fill out the **RGA Form** and include it with the returned product. The return could be delayed or not processed without a completed **RGA Form**.
- Item must NOT have been installed–no cut wires, not altered in any way, in the original packaging and be in re-sellable condition.
- You are responsible for shipping costs of the return. In most cases, the Postal Service is the most economical shipping option. Whichever method you choose, be sure to note the tracking information so you know when the return arrives back to us.
- Ship to the address at the top of the **RGA Form**:
  Del Mar Returns
  1821 Holsonback Drive
  Daytona Beach, FL 32117
- Optimally, returns should be returned within 90 days of purchase to avoid delay in credit processing.

Once we receive the product, we will process the return and it will be credited back to the original payment method. Credits typically take 3 to 5 business days to post back to your account, unless returned after 90 days.

If you have any questions about a return please email csr@delmarfans.com or Chat and we will be happy to answer any questions you have.

Return of Damaged or Defective Product

Del Mar Fans and Lighting backs all our products from damage or defect. If you receive a damaged product or a product you believe is defective, please contact us; csr@delmarfans.com, Chat or call 1-800-724-5501 and we will immediately solve the issue.

All returns are inspected prior to any credit being issued.

Del Mar Fans and Lighting is not responsible for initial or any additional installation charges by any licensed or unlicensed installers.

OTHER CUSTOMERS WERE INTERESTED IN

More options >>
R4ERDR-W930-WT LOTOS 1-LIGHT LED RECE...
$30.87

More options >>
13W ULTRA THIN 6" DIMMAL RECESSED C...
$45.96

Hi, we're Del Mar
CHAT WITH US

$49.53

Section 21 | LIGHTING PLAN (125-66-S)

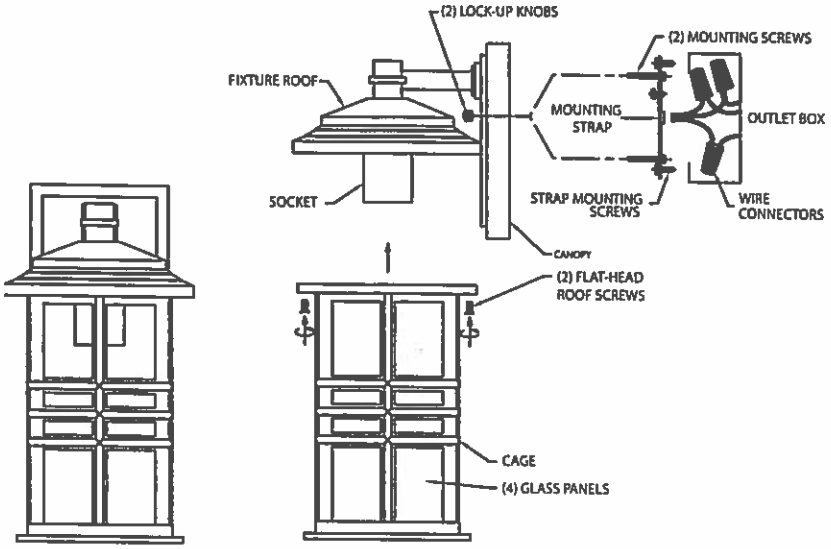
Page	Item	Title
152	A	Exterior Lighting Details Existing and Proposed
153	B	Types of Fixture with Manufacturer Specification Sheets
151	C	Radius of Intensity of Illumination *(Waiver Requested)*

C. Radius of Intensity of Illumination

Lights of this low lumacity do not typically have light level maps. This lightspecifically does not have one available either.

KICHLER

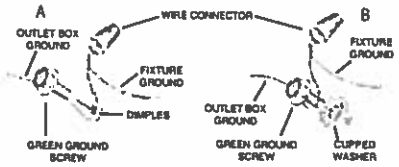
We're here to help 866-558-5706
Hrs: M-F 9am to 5pm EST



CAUTION – RISK OF SHOCK – Disconnect Power at the main circuit breaker panel or main fuse box before starting and during the installation.

1) Find the appropriate threaded holes on mounting strap. Assemble mounting screws into threaded holes.
2) Attach mounting strap to outlet box. (Screws not provided). Mounting strap can be adjusted to suit position of fixture.
3) Grounding instructions: (See Illus. A or B).
   A) On fixtures where mounting strap is provided with a hole and two raise dimples. Wrap ground wire from outlet box around green ground screw, and thread into hole.
   B) On fixtures where a cupped washer is provided. Attach ground wire from outlet box under cupped washer and green ground screw, and thread into mounting strap.

   If fixture is provided with ground wire. Connect fixture ground wire to outlet box ground wire with wire connector. (Not provided.) After following the above steps. Never connect ground wire to black or white power supply wires.



4) Make wire connections (connectors not provided.) Reference chart below for correct connections and wire accordingly.

Connect Black or Red Supply Wire to:	Connect White Supply Wire to:
Black	White
*Parallel cord (round & smooth)	*Parallel cord (square & ridged)
Clear, Brown, Gold or Black without tracer	Clear, Brown, Gold or Black with tracer
Insulated wire (other than green) with copper conductor	Insulated wire (other than green) with silver conductor

*Note: When parallel wires (SPT I & SPT II) are used. The neutral wire is square shaped or ridged and the other wire will be round in shape or smooth (see illus.)

5) Push fixture to wall, carefully passing mounting screws through holes in fixture.
6) Thread threaded balls onto mounting screws. Tighten threaded balls to secure fixture to wall.
7) Insert recommended bulb.
8) Raise cage up to fixture. Fit top edge of cage inside roof.
9) Thread screws up through holes along edge of cage and into holes in roof. Tighten screws to secure cage in place.

INSTRUCTIONS FOR MOUNTING FIXTURE OUTDOORS AND/ OR IN WET LOCATIONS.

10) Mounting surface should be clean, dry, flat and 1/4" larger that the canopy on all sides. Any gaps between the mounting surface and canopy exceeding 3/16" should be corrected as required.
11) With silicone caulking compound, caulk completely around where back of canopy meets the wall surface to prevent water from seeping into outlet box.

SEE OTHER SIDE FOR SPANISH TRANSLATIONS.
VEA EL OTRO LADO DE TRADUCCIONES AL ESPAÑOL.

Date Issued: 12/20/16

IS-49829-US

BEACON SQUARE COLLECTION

Beacon Square 12" 1 Light Wall Light Olde Bronze®

49829OZ (Olde Bronze)

Project Name:
Location:
Type:
Qty:
Comments:

Certifications/Qualifications

Location Rating	Wet
	www.kichler.com/warrantu

Dimensions

Base Backplate	4.75 X 6.50
Extension	7.50"
Weight	3.40 LBS
Height from center of Wall opening (Spec Sheet)	2.50"
Height	12.00"
Width	6.50"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Wall Mount
Mounting Weight	1.80 LBS

Primary Lamping

Lamp Included	Not Included
Lamp Type	A19
Light Source	Incadescent
Max or Nominal Watt	75W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150

Product/Ordering Information

SKU	49829OZ
Finish	Bronze
Style	Arts and Crafts / Mission
UPC	783927526128

Specifications

Diffuser Description	Clear Hammered
Material	EPMM

Additional Finishes

Olde Bronze

White

Kichler
7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER.

Section 22 | SIGNS (125-66-T)

Page	Item	Title
155	A	Design Details Existing and Proposed *(Waiver Requested)*

A. Design Details Existing and Proposed
Waiver requested. No signage part of this plan.

Section 23 | TRAFFIC IMPACT (125-66-U)

Page	Item	Title
158-159	A	Trip Estimates
159-160	B	Engineering Impact Analysis

HEDEFINE
ENGINEERING & DESIGN, INC.

January 16, 2020

Mike Rogers, PLA
LARK Studio
18 Pleasant Street, 2nd Floor Studio
Bar Harbor, ME 04609

Subject: Traffic Generation for the Harbor View development, Bar Harbor, ME.

Dear Mike:

We understand that the existing site is home to four residential structures, three of which will remain and one that will be renovated into a duplex. Additionally, we understand that seven residential buildings will be constructed, one of which will be a duplex. All proposed improvements are to the parcel located at 25 Crooked Road, Bar Harbor, ME. We also understand that the Town of Bar Harbor requires an estimate of vehicle trip generation for the proposed project. Therefore, as requested, we have calculated an estimate of the anticipated vehicle trips for the typical weekday and for the peak hours for the proposed uses. Our understanding of the proposed layout is based on a set of schematic layout plans provided by LARK Studio, Landscape Architecture, located in Bar Harbor, ME.

Trip Generation
Vehicle trips expected to be generated by the proposed development were calculated based on the trip generation rates presented in the 7th Edition of Trip Generation published by the Institute of Transportation Engineers (ITE). This publication provides projections of trip generation based on the intended use of the proposed facility. Trip generation data from ITE for the following Land Uses (LU) were used:

- LU210 - Single-Family Detached Housing
- LU230 - Residential Condominium/Townhouse

According to ITE, the use for the proposed residential development will generate more peak hour traffic during the week than on weekends, and slightly more daily trip traffic on the weekends. The trip generation calculations below were performed for the weekday condition for consistency, with a note on the anticipated effect of weekend daily trips in the summary. The following results were calculated using the variables and quantities listed in the table. LU230 was used for the proposed duplexes (two structures, each with two dwelling units).

Trip Generation Calculations Summary

TIME PERIOD	QTY	VARIABLE	TRIP RATE	TRIPS	DIRECTIONAL DISTRIBUTION (enter%/exit%)	TOTAL
EXISTING						
LU210: Weekday	4	dwelling units	9.57	38.28	50/50	39 trips/day
LU210: Weekday - AM Peak Hour	4	dwelling units	0.77	3.08	26/74	4 trips/hour
LU210: Weekday - PM Peak Hour	4	dwelling units	1.02	4.08	64/36	5 trips/hour
PROPOSED						
LU210: Weekday	9	dwelling units	9.57	86.13	50/50	87 trips/day
LU210: Weekday - AM Peak Hour	9	dwelling units	0.77	6.93	26/74	7 trips/hour
LU210: Weekday - PM Peak Hour	9	dwelling units	1.02	9.18	64/36	10 trips/hour
LU230: Weekday	4	dwelling units	5.86	23.44	50/50	24 trips/day
LU230: Weekday - AM Peak Hour	4	dwelling units	0.44	1.76	18/82	2 trips/hour
LU230: Weekday - PM Peak Hour	4	dwelling units	0.52	2.08	64/36	3 trips/hour

Summary of Increase in Trip Generation Calculations

	EXISTING	PROPOSED	NET INCREASE
WEEKDAY DAILY TRIPS:	39 trips/day	115 trips/day	+76 trips/day (Saturday - add 2 trips)
WEEKDAY AM PEAK HOUR:	4 trips/hour	9 trips/hour	+5 trips/hour
WEEKDAY PM PEAK HOUR:	5 trips/hour	13 trips/hour	+8 trips/hour

A total increase of approximately 76 trips per day during the week (78 trips per day on Saturdays) is calculated using average trip generation rates. It is anticipated that the vast majority of vehicles utilizing the site will be passenger cars, light trucks and sport utility vehicles. A small percentage traffic may include single unit vehicles such as oil and/or propane delivery trucks.

B. Engineering Impact Analysis

Traffic Impact of Proposed Development

The project is served by Crooked Road which is a relatively high-volume State Route. There are no High Crash Locations (HCL) listed by the Maine Department of Transportation (MDOT) in the immediate vicinity of the project. It is our opinion that, by inspection, the increase in overall daily vehicle traffic generated by the proposed project (78 trips/day) is so minor as to be negligible in comparison to the existing vehicle traffic on Crooked Road, which according to the 2014 traffic counts is approximately 1,420 Annual Average Daily Traffic (AADT) along Crooked Road at this location, and 8,990 AADT on the nearby collector, Route 3. Likewise, the increase in vehicle trips generated during the peak hours (8 trips/hr) is similarly insignificant. Based on the current configuration we do not believe that a traffic movement permit will be required from MDOT for this project.

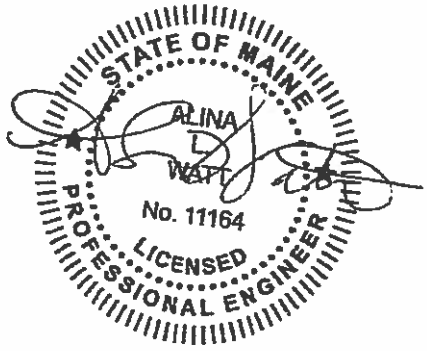
Conclusion

It is our opinion that the level of traffic generated by this proposed project will not negatively affect the overall traffic flow of Crooked Road or the general vicinity.

We trust this analysis is adequate for your needs but do not hesitate to contact us should you need additional information.

Sincerely,

Hedefine Engineering & Design, Inc.



Alina Watt, P.E.
Project Engineer

19033 Harbor View Development/Planning Board/Traffic Letter 1.16.20.doc

Section 24 | TECHNICAL & FINANCIAL CAPACITY (125-66-V)

Page	Item	Title
162	A	Cost Estimate
162	B	Financial Arrangements
163-165	C	Curriculum Vita of Professionals Associated with Project (WR)
166-167	D	Descriptions of Similar Projects by Developer (Waiver Req'd)

A. Cost Estimate

Cost Estimate is pending.

B. Financial Arrangements

This project is self funded by ABC, LLC.

C. Curriculum Vita of Professionals Associated with Project

MICHAEL ROGERS, PLA, LEED AP

PRINCIPAL

MRogers@LA-RK.com 207.266.8710

Mike Rogers has managed projects for large and small firms, dealing with nearly every scale and type of project both locally and internationally. He is involved in each phase of a project from contract writing through analysis, design, construction documentation, and administration. Capable of working with a number of programs to facilitate this work, Rogers is able to provide clients with a clear vision of their designs while managing a smooth design and construction process.

EXPERIENCE

2015 - LARK STUDIO
Bar Harbor, Maine
Founding Principal

2010 - 2015 COPLON ASSOCIATES
Bar Harbor, Maine
Associate

2007 - 2010 MAHAN RYKIEL ASSOCIATES
Baltimore, Maryland
Landscape Designer

2007 - WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Madison, Wisconsin
GIS Technician

2006 - WATER, WOOD, AND STONE
Lake Geneva, Wisconsin
Landscape Designer

2001 - 2005 SOMMERVILE ARCHITECTS & ENGINEERS
Green Bay, Wisconsin
Draftsman

EDUCATION

2007 - UNIVERSITY OF WISCONSIN - MADISON
Bachelor of Science in Landscape Architecture
Specializing in Natural Resources

LICENSURE AND ACCREDITATION

Registered Landscape Architect:
Maine # LAR4027
New York # 002630-1
Maryland #4029

CLARB Ceritfied Landscape Architect
#41488

USGBC LEED™ Accredited Professional
10386701

PUBLIC SERVICE

2012 - 2018 Island Housing Trust
(Workforce Housing Org.)
-Projects Committee

2013 - 2016 Hub of Bar Harbor
(Main Streets Org)
-Design Chair
-Board of Directors

2015 - 2016 Bar Harbor American Legion Building Revitalization Group Leader

2015 - Bar Harbor Public Charrette Leader

2013 - 2014 Maine Home + Design & Swan Agency Designer Showcase

2012 - Grow Smart Maine Conference Presenter:
Maliseet Indians Village Landscape Revitalization

RELEVANT PROJECT EXPERIENCE

Cottage & Main Street Streetscapes
Bar Harbor, Maine
(LARK Studio)

University Park at MIT
Cambridge, Massachusetts
(LARK Studio)

Vivarium Laboratory,
The Jackson Laboratory
Ellsworth, Maine
(LARK Studio)

Acadia National Park - IDIQ
Mount Desert Island, Maine
(Coplon Associates)

Maliseet Village Master Plan
Houlton, Maine
(Coplon Associates)

Al Ghurair City Center
Dubai, UAE
(Mahan Rykiel Associates)

Downtown West Point Charrette
West Point, Mississippi
(Mahan Rykiel Associates)

Downtown Streetscape Plan
Monroe, Wisconsin
(Mahan Rykiel Associates)

Downtown Streetscape Plan,
University of Baltimore
Baltimore, Maryland
(Mahan Rykiel Associates)

HEDEFINE
Engineering & Design, Inc.

Eero Hedefine, P.E., LEED AP

Professional Engineer/Principal

Eero Hedefine is the founder and principal of Hedefine Engineering & Design, Inc. His background includes strong experience in civil/structural design and construction. He is a LEED accredited design professional and understands that successful projects must be a collaboration between many disciplines to meet a common goal. He is able to draw on his over 30 years of experience in engineering and most aspects of light to heavy construction to find solutions that work for his clients. He has overall responsibility for all aspects of company engineering projects.

EDUCATION

Bachelor of Science in Civil and Environmental Engineering, University of Maine
Master of Science in Civil Engineering, Structural/Geotechnical, University of Maine

PROFESSIONAL LICENSES, CERTIFICATES & AFFILIATES

Professional Engineer, Maine #10111, New Hampshire #14030, New York #092862
LEED (Leadership in Energy & Environmental Design) Accredited Design Professional
Member, American Society of Civil Engineers

Professional Engineer

Founder and President of Hedefine Engineering & Design, Inc, a full-service civil engineering firm. Services include site development and permitting, civil engineering design, structural evaluations and design, construction administration. (5/2005 – Present).

Staff Engineer thru Project Manager for the James W. Sewall Company. Responsible for design and project management for multiple large school, housing, commercial and institutional civil/structural projects. (1998 – 4/2005)

Contractor/Builder

Vice-President of Bay Design and Construction of Hancock, Maine. Firm is general contracting company specializing in custom residential construction. (1991 – 1998)

Designer/Construction Foreman

New York City. Heavy residential and commercial construction, including extensive architectural renovations to meet requirements of Landmarks Preservation Commission. (1985 – 1991)

CARPENTER ASSOCIATES
Consulting Engineers

PERSONAL HISTORY - EXPERIENCE

RANDY BRAGG, P.E.

Professional Engineer Registration

State of Maine #7278
State of Connecticut #26634
State of New Hampshire #13039
State of Vermont #9252

Education

- M.E. Mechanical Engineering, University of Maine, 1994
- B.S. Mechanical Engineering, University of Maine, 1987

Licenses

Fire Protection Engineer - State of Maine
Responsible Managing Supervisor #734
Fire Sprinkler Inspector #735

Awards/Certifications

2010 AGC Build Maine Award—Municipal Division

MUBEC Inspection - Third Party #4
Commercial Building Code
Commercial Energy Code
Indoor Commercial Ventilation Code
Residential Building Code
Indoor Residential Ventilation Code

Organizations

American Consulting Engineers Council (ACEC)
American Concrete Institute (ACI)
Council of American Mechanical and Electrical Engineers (CAMEE)
Member American Society of Civil Engineers (ASCE)
Member American Society of Mechanical Engineers (ASME)
Member American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)
Maine Building Officials & Inspectors Association (MBOIA)
Maine Education Plant Maintenance Association (EPMA)

Qualifications Summary

Consulting Engineering design development and analysis, experience with proposals for engineering services, cost alternative analysis, feasibility assessments, design and analysis, contract documents, construction drawings, technical specifications, and construction administration. Familiar with various software, such as MSProject, AutoCAD, MDSolids, RISA, MathCAD, HydroCAD, as well as advanced education in fluid mechanics, heat transfer, energy theories, solid mechanics, vibrations, strength of materials, theory of plates and shells, and finite element methods.

A. Description of Similar Projects by Developer

Project Partner and lead is RL White and Sons, who have a long history of building projects on the island.

HISTORY

R. L. White and Son, Inc. is a family business started in 1903 by Everett White's (owner) grandfather, and now includes the fourth generation, White's son Chris. It still operates out of the woodworking mill that the family built in 1928, and much of the machinery they use today dates from that time as well. White himself started working the mill close to forty years ago; he has a deep understanding of his craft, and a great appreciation for materials and techniques that last.

R. L. White and Son, Inc., prides itself on quality workmanship and craftsmanship that will withstand the test of time. Whether it is restoring / creating a fine piece of furniture or building your entire home, you can relax knowing the great attention to detail that is given to each project.

Chris and Everett White

History | Home Construction | Custom Cabinets | Quality Millwork | Press | Employment | Contact | Island Eyes Caretaking

R. L. White and Son
P.O. Box 8, Route 3 • Hulls Cove, Maine 04644
207.288.5566 • info@rlwhiteandson.com

MMA WE OFFER Pella MWPA LEAD-SAFE EPA CERTIFIED FIRM

HISTORY PRESS
HOME CONSTRUCTION EMPLOYMENT
CUSTOM CABINETS CONTACT
QUALITY MILLWORK HOME

R.L.WHITE & SON
BUILDING CONTRACTOR
QUALITY MILLWORK

Island EYES
CARETAKING
For a Worry Free Winter
Click Here for More Info

HOME CONSTRUCTION

Having been around for over 100 years, there are far too many homes and buildings we have built to list. Some of the notable ones are;

- The Bar Harbor Club
- Bar Harbor

We do projects of any size, from a broken front step, to reshingling a roof, to building an addition or entire home. We would like to talk to you about anything you may need.

We are a certified Velux Window installer.

Below are a few examples of our work. Click images to view additional images of these projects:

Links:

VELUX ROOF WINDOWS AND SKYLIGHTS Velux Windows

EBS Building Supplies Hardware • Lumber • Home Decor Ellworth Building Supply

History | Home Construction | Custom Cabinets | Quality Millwork | Press | Employment | Contact | Island Eyes Caretaking

R. L. White and Son
P.O. Box 8, Route 3 • Hulls Cove, Maine 04644
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MMA WE OFFER Pella MWPA LEAD-SAFE EPA CERTIFIED FIRM

Section 25 | BUSINESS OPERATIONS (125-66-W)

Page	Item	Title
169	A	Operating Statement & Mitigation Plan *(Waiver Requested)*
169	B	Employment & Operation Hours Projection *(Waiver Requested)*
169	C	Operator Information (if not Owner) *(Waiver Requested)*

A. Operating Statement & Mitigation Plan
Waiver requested. No Businesses will be operating from this development.

B. Employment & Operation Hours Projection
Waiver requested. No Businesses will be operating from this development.

C. Operator Information (if not Owner)
Waiver requested. No Businesses will be operating from this development.

Large Plans Available in Planning Office

Section 26 | MINING (125-66-X)

Page	Item	Title
171	A	DEP Permit where Applicable *(Waiver Requested)*
171	B	Extraction Plan *(Waiver Requested)*
171	C	Restoration Plan *(Waiver Requested)*
171	D	Performance Guarantee for Restoration Plan *(Waiver Requested)*
171	E	Washing Operation Plans *(Waiver Requested)*
171	F	Evidence of Insurance *(Waiver Requested)*

A. DEP Permit where Applicable
Waiver requested. There will be no mining on site.

B. Extraction Plan
Waiver requested. There will be no mining on site.

C. Restoration Plan
Waiver requested. There will be no mining on site.

D. Performance Guarantee for Restoration Plan
Waiver requested. There will be no mining on site.

E. Washing Operation Plans
Waiver requested. There will be no mining on site.

F. Evidence of Insurance
Waiver requested. There will be no mining on site.

Pre-application Sketch Plan

APPLICATION # SD-2020-03 DATE: 2/13/2020

MAP 227 LOT 099-000

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. taxmap

☐ 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; asked to be waived
- ☐ 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 $ 475. 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.

RECEIVED

FEB 13 2020

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

(1)

BAR HARBOR PLANNING BOARD

APPLICATION FOR SUBDIVISION

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

APPLICATION # SD-2020-03 DATE 2/13/2020

FEE $ 475 MAP 227 LOT 099-000 USE Residential

☐ SUBDIVISION ☐ SKETCH PLAN

APPLICANT :

Name Robert and April Post

Address 946 Crooked Rd

Bar Harbor, ME 046109

Telephone (207) 801.8882

Email april.post@yahoo.com

OWNER :

Name Robert and April Post

Address 946 Crooked Rd

Bar Harbor, ME 04609

Telephone (207) 801.8882

Email april.post@yahoo.com

PROJECT REPRESENTATIVES:

Name Malcolm E. Harriman

Address P.O. Box 96

Hancock, ME 04640

Telephone (207) 263.6311

Email mcusmc@downeast.com

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) :

After the fact subdivision. The project is a revision to the 1989 Clark Acres Subdivision. The applicate seeks to divide tax Map/Lot 227-099-000 (5.5± acres) off the Crooked Rd. into two lots. The new lot will be 2.47± acres.

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 is 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 a 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 — Date: 2/13/20

Owner — Date: 2/13/20

MISCELLANEOUS PAYMENT RECPT#: 434007
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 02/14/20 TIME: 11:05
CLERK: mporter DEPT:
CUSTOMER#: 0

PARCEL: 227-099-000

CHG: PLSUBR PLANNING SUB DI 475.00

AMOUNT PAID: 475.00

PAID BY: ROBERT POST
PAYMENT METH: CHECK
1141
REFERENCE:

AMT TENDERED: 475.00
AMT APPLIED: 475.00
CHANGE: .00

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman	Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
		PRE APP	App	PB		
Project Description: After the fact subdivision. The project consists in a revision to the 1989 Clark Acres Subdivision. The applicant seeks to divide lot 227-099-000 (5.5± acres) on the Crooked Road into two lots. The new lot (227-099-001) will be 2.47± acres.					**Zone:** Town Hill Rural **Map/Lot:** 227-099-000 **Lot Size:** 5.5± acres **Permitted Use in Zone:** Single family **Date/Time Pre-App:** Jan 31, 2020 @ 11:00 AM **Department Official:** MG and PL	

1. SITE PLAN APPLICATION 125-66 a

A	Checklist	39	E				
B	Property Owner's Name/Address	39	E				
C	Applicant's Name/Address	39	E				
D	Project Representatives Name/Address	39	E				
E	Abutters Name & Address within 300 ft. of Property Lines	40	E				
F	Indication of Registered Farmland within 150 ft. (STAFF PROVIDED)	40	W			No Farmland in BH	
G	Description of Proposed Use	40	E				
H	Written Authorization for Town Official Access	40	E				
I	Explain how project meets standards	40	E			The project meets the applicable standards: §126-67 General Standards - B. lot standards, I. water supply; N. sewage disposal; §126-69 Special Standards - N. subdivision	

2. FEES PAID - Copy of Receipt 125-66 B

A	Administrative Fee	40	E				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
B	Evidence of Ordinance & Reg. Compliance	40	E			Provided by CEO	
3. TITLE and INTEREST 125-66 C							
A/B	Current Deed **OR** Purchase and Sale Agreement	40	E			Deed	
C	Easements, Deed Restriction, R.O.W's, etc.	40	E			If any	
4. LEGAL DOCUMENTS 125-66 D							
A	Proposed Easements, Covenants, Agreements, etc.	40	E			Road ROW	
B	Proposed Deed for Roads or Other Property to be Dedicated	40.1	W				
C	Proposed Performance and Plant Maintenance Guarantees	40.1	W				
D	For condominiums proposed declaration, By Laws, etc.	40.1	W				
E	Site Restoration Guarantee (if required)	40.1	W				
	5. PERMITS 125-66 E						
A	Army Corps of Engineers	40.1	W				
B	Maine D.E.P.	40.1	W				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
C	Other (DOT, Design Review Board, Appeals Board)	40.1	W				
	6. STATEMENTS OF CAPACITY & DESIGN 125-66 F STAFF PROVIDED						
A	Police	40.1	W				
B	Public Works - Solid Waste; Storm Water; Street, and Recreation	40.1	W				
C	Sewer	40.1	W				
D	Schools & Busing	40.1	W				
E	Water	40.1	W				
	7. DESIGN PLANS 125-66 G						
A	Public Water Supply	40.1	W				
B	Central Private Water Supply	40.1	W				
C	Individual Wells	40.2	E			Show location on plan	
D	Fire/dry Hydrants and Ponds	40.2	W				
E	Public Sewer	40.2	W				
F	Central Subsurface Wastewater System	40.2	E			Provide HHE form	
G	Shared Subsurface Wastewater System	41	W				
H	Stormwater Disposal System	41	W				
I	All other utilities (such as gas, electricity, and cable)	41	W				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page #	Exhibit Waiver (W) PRE APP	App	PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
7.1 DESIGN APPROVAL by State & Local Agencies 125-66 H							
A	Central Water Supply (DHHS)	41	W				
B	Individual Wells (DHHS)	41	W				
C	Central Subsurface Sewage Disposal (DHHS)	41	W				
D	Waste Water Discharge (DEP)	41	W				
E	Approval by DOT	41	W				
MAPS & PLANS 125-66 J. (2) **8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)**							
	Magnetic North	41	E				
	Plan Preparation Date	41	E				
	Graphic Scale	41	E				
	Owner & Applicant Name/Address	41	E				
	Designer, Surveyor, Engineer	41	E				
	Name of each Municipality in which the development is located	41	E				
	Tax Map & Lot Number(s) and Land Use District	41	E				
9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J							
	Magnetic North	41	E				
	Plan Preparation Date	41	E				
	Graphic Scale	41	E				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
	Owner & Applicant Name/Address	41	E				
	Designer, Surveyor, Engineer	41	E				
	Name of each Municipality in which the development is located	41	E				
A	Abutting Property owners with Book/Page References	41	E				
B	Tax Map & Lot Number(s)	41	E				
C	Land Use District(s)	41	E				
D	Lot Line Dimensions (metes & bounds)	41	E				
E	Lot Size in Square Feet	41	E				
F	Locations of Lot Monumentations	41	E				
G	Total Proposed Development Acreage	41	W				
H	Remaining Undeveloped Land Retained	42	W			None proposed	
I	Lot Numbers	42	E				
J	Lots Developed/Sold within Past 5 Years	42	E				
K	Subdivisions within 200 ft. With Owners Names	42	W				
L	Existing/Proposed Contours @ 5 or 10 ft. Intervals	42	W				
M	**Items within 200 feet of the subject property:**	42	E			Aerial	
	Buildings & Structures	42	E				
	Streets (W/names)	42	E				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
	Sidewalks	42	E				
	Easements	42	E				
	Driveways, Entrances, Exits	42	E				
N	Location of Existing & Proposed Buildings/Structures On Site	42	E				
O	Distance between Proposed Buildings/Structures On Site	42	E				
P	Utilities Locations - Existing/Proposed	42	E			Asking for waiver for underground power	
Q	Sign Locations - Existing/Proposed	42	W				
R	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers	42	E			Provide documentation of conversation/meeting w/ DEP J. Cullen	
S	Stone Walls, Graveyards, and Fences	43	W				
T	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)	43	W				
U	Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)	43	W				
V	Historic & Archaeological Site Locations	43	W				
W	Wetlands & Waterbody Locations within 250' (regardless of size)	43	E			Show location of wetland	
X	Shoreline	43	W				
Y	100 Year Flood Elevation	43	W				
Z	Portions of the Site Subject to Routine Flood/Standing Water	43	W				
AA	Lot Lines and Water bodies Setbacks	43	E			Show setbacks on plan	

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
BB	Fire Hydrants & Fire Ponds Existing/Proposed	43	W				
CC	Fire/Emergency Equipment Site Access	43	W				
DD	Easements/Access to Water Bodies Existing/Proposed	43	W				
EE	Access Locations to Adjacent Undeveloped Land	43	W				
FF	Recreation/Open Space Land Existing/Proposed	43	W				
GG	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations	43	W				
HH	Lot Coverage Calculations - Existing/Proposed	43	E			In sf feet and in acres	
II	Parking Locations with Dimension, Angles, Radii, etc.	44	W				
JJ	Soil Test Pit Location	44	W			Applicant has HHE 200 form and the septic system is installed	
10.	**MEDIUM INTENSITY SOIL SURVEY – 125-66 J.(15)**	42	W				
11. LANDSCAPING, BUFFERING & SCREENING PLAN 125- 66 J (22)							
A	Botanical & Common Names	42	W				
B	Plant Locations & Size	42	W				
C	Installation Schedule	42	W				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
D	Maintenance Plan	42	W				
E	Vegetation Clearing Limits	42	W				
F	Tree (8+" d.b.h.) Locations	43	W				
12. STREET, SIDEWALK & ACCESS PLAN 125-66 J (44) *Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals*							
A	Drainage Scheme at all Intersections Existing/Proposed	44	W				
B	Intersections of Proposed Streets with Existing Streets	44	W				
C	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	44	W				
D	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	44	W				
E	Horizontal & Vertical Curve Data	44	W				
F	Intersections - Turning Radii	44	W				
G	Centerline Grade	44	W				
H	Bearing, Distance, Tangent, Radii for All Street Lines	44	W				
I	Location, Dimension, Grade, Radii of Accel and Decel Lanes	44	W				
J	Design Details for Street Improvements	44	W				
K	Travel Direction	44	W				
L	Crosswalk Locations	44	W				
M	Street Names	44	W				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
N	Subdivision Name	44	W				
13. E-911 125-66 K							
A	Street Name Certification by Addressing Office	45	W				
14. PHOTOGRAPHS 125-66 L (All pictures must be labeled with a description)							
A	Town's Aerial Photograph	45	E				
B	Pictorial of Site from Public Ways, Site Location/N,S,E,W	45	E				
	Existing Improvements within 200'	45	E				
	Existing Vegetation within 200'	45	E				
	Other Physical and Natural Features within 200'	45	E				
15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M							
A	HHE 200 Forms	46	E				
16. GROUNDWATER - to be extracted 125-66 N							
A	Use Assessment - Daily, Monthly, & Annual Rate	46	W				
B	Hydrogeological Impact Study I	46	W				
17. EROSION & SEDIMENTATION PLAN 125-66 O							

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
A	Erosion & Sedimentation Control Plan	46.1	W				
18. FIRE PROTECTION 125-66 P							
A	**Statement from Bar Harbor Fire Chief** (STAFF PROVIDED)		W				
B	State Fire Marshall's Office Preliminary Approval	46.1	W				
19. SOLID & HAZARDOUS WASTE 125-66 Q							
A	Description, Amount and Nature Of Solid and/or Hazardous Waste	47	W				
	Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes	47	W				
	Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes	47	W				
	Method of Transport, Storage, Disposal and Material Handling	47	W				
20. BUILDING PLANS & ELEVATIONS 125-66R							
A	Floor Plans for All Levels of All Structures	47	W				
B	All Elevations Indicating Height and Proposed Exterior Materials and Colors	47	W				
C	Proposed Use of All Floors	47	W				
D	Seating Capacity - Restaurants only	47	W				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
21. LIGHTING PLAN 125-66 S							
A	Exterior Lighting Details Existing & Proposed	47	W				
B	Types of Fixture with Manufacturer' Specifications Sheets	48	W				
C	Radius of Intensity of Illumination	48	W				
22. SIGNS 125-66 T							
A	Design Details Existing & Proposed	48	W				
23. TRAFFIC IMPACT 125-66 U							
A	Trip Estimates - Amount & Type - Day & Peak Hours	48	W			Per ITE, under 10 trips per day	
B	Engineering Impact Analysis	48	W				
24. TECHNICAL & FINANCIAL CAPACITY 125-66 V							
A	Cost Estimate	48	W				
B	Financing Arrangements	48	W				
C	Curriculum Vita of Each Professional Assoc With Project	48	W				
D	Descriptions of Similar Project by Developer	48	W				
	25. BUSINESS OPERATIONS 125-66 W						
A	Operating Statement & Mitigation Plan	48	W				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
B	Employment & Operation Hours Projections	48	W				
C	Operator Information (if not owner)	49	W				
	26. MINING 125-66 X						
A	D.E.P. Permit where Applicable	49	W				
B	Extraction Plan	49	W				
C	Restoration Plan	49	W				
D	Performance Guarantee for Restoration Plan	49	W				
E	Washing Operation Plans	49	W				
F	Evidence of Insurance	49	W				

Notes:

I, Robert and April Post on February 13, 2020 hereby give Malcolm E. Harriman authorization to represent us in the issue of the 1989 Clark Acres Subdivision.

Crooked Rd toward M J Ln and Town Hill Business	Crooked Rd, toward Gretas Ln

Pic taken from Crooked Rd, looking down driveway	Further down the driveway showing the curve of drive

Head of driveway towards property opening	Propane tank and back of house

Property on other side of the house, septic is right in front of picture	To the left of last picture

Towards driveway from Frost wall platform	To the left at the front of the Frost wall platform. Well is on the left

14.B.

ENTERED

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	Bar Harbor
Street or Road	Crooked Rd.
Subdivision, Lot #	

OWNER/APPLICANT INFORMATION

Name (last, first, MI)	Post, Robert + April ■ Owner ☐ Applicant
Mailing Address of Owner/Applicant	946 Crooked Rd. Bar Harbor, Me. 04609
Daytime Tel. #	207-801-8882

OWNER OR APPLICANT STATEMENT
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant — Date: 7/11/19

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City Bar Harbor Permit # 5294
Date Permit Issued 7/17/19 Fee: $ 449 Double Fee Charged [ ]
Local Plumbing Inspector Signature
L.P.I. # 1000
☐ Owner ☐ Town ☐ State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 227 Lot # 99-1

CAUTION: INSPECTION REQUIRED
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules. Application — 7/29/19 (1st) date approved
Local Plumbing Inspector Signature — 9/3/19 (Last) date approved

PERMIT INFORMATION

TYPE OF APPLICATION
■ 1. First Time System
☐ 2. Replacement System
Type replaced: ____
Year installed: ____
☐ 3. Expanded System
☐ a. <25% Expansion
☐ b. ≥25% Expansion
☐ 4. Experimental System
☐ 5. Seasonal Conversion

THIS APPLICATION REQUIRES
■ 1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 3. Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS
■ 1. Complete Non-engineered System
☐ 2. Primitive System (graywater & alt. toilet)
☐ 3. Alternative Toilet, specify: ____
☐ 4. Non-engineered Treatment Tank (only)
☐ 5. Holding Tank, ____ gallons
☐ 6. Non-engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System (2000 gpd or more)
☐ 9. Engineered Treatment Tank (only)
☐ 10. Engineered Disposal Field (only)
☐ 11. Pre-treatment, specify: ____
☐ 12. Miscellaneous Components

SIZE OF PROPERTY
+ 2 ☐ SQ. FT. ■ ACRES

SHORELAND ZONING
☐ Yes ■ No

DISPOSAL SYSTEM TO SERVE
■ 1. Single Family Dwelling Unit, No. of Bedrooms: 4
☐ 2. Multiple Family Dwelling, No. of Units: ____
☐ 3. Other: ____ (specify)
Current Use ☐ Seasonal ☐ Year Round ■ Undeveloped

TYPE OF WATER SUPPLY
■ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
☐ 4. Public ☐ 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
■ 1. Concrete
■ a. Regular
■ b. Low Profile OR
☐ 2. Plastic
☐ 3. Other: ____
CAPACITY: 1000 GAL

DISPOSAL FIELD TYPE & SIZE
☐ 1. Stone Bed ☐ 2. Stone Trench
■ 3. Proprietary Device
■ a. cluster array ☐ c. Linear
■ b. regular load ☐ d. H-20 load
☐ 4. Other: ____
SIZE: 1296 ■ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT
■ 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes or Maybe, specify one below:
☐ a. multi-compartment tank
☐ b. ____ tanks in series
☐ c. increase in tank capacity
☐ d. Filter on Tank Outlet

DESIGN FLOW
360 gallons per day
BASED ON:
■ 1. Table 4A (dwelling unit(s))
☐ 2. Table 4C(other facilities)
SHOW CALCULATIONS for other facilities
☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS
PROFILE CONDITION
3 / C
at Observation Hole # 1
Depth 15"
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING
☐ 1. Medium—2.6 sq. ft. / gpd
■ 2. Medium—Large 3.3 sq. ft / gpd
☐ 3. Large—4.1 sq. ft. / gpd
☐ 4. Extra Large—5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP
☐ 1. Not Required
■ 2. May Be Required
☐ 3. Required
Specify only for engineered systems:
DOSE: ____ gallons

LATITUDE AND LONGITUDE
at center of disposal area
Lat. 44 d 23 m 17.7 s
Lon. 068 d 19 m 39.0 s
If g.p.s., state margin of error: +/- 30'
NAD 27

SITE EVALUATOR STATEMENT

I certify that on 6-8-18 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature	SE #	Date
Robert G Vile Jr	204	6-10-18

Site Evaluator Name Printed	Telephone Number	E-mail Address
Robert G. Vile Jr.	234-2451	robertgvilesoilconsultant@gmail.com

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

Design Plans 7.F., 15.A.

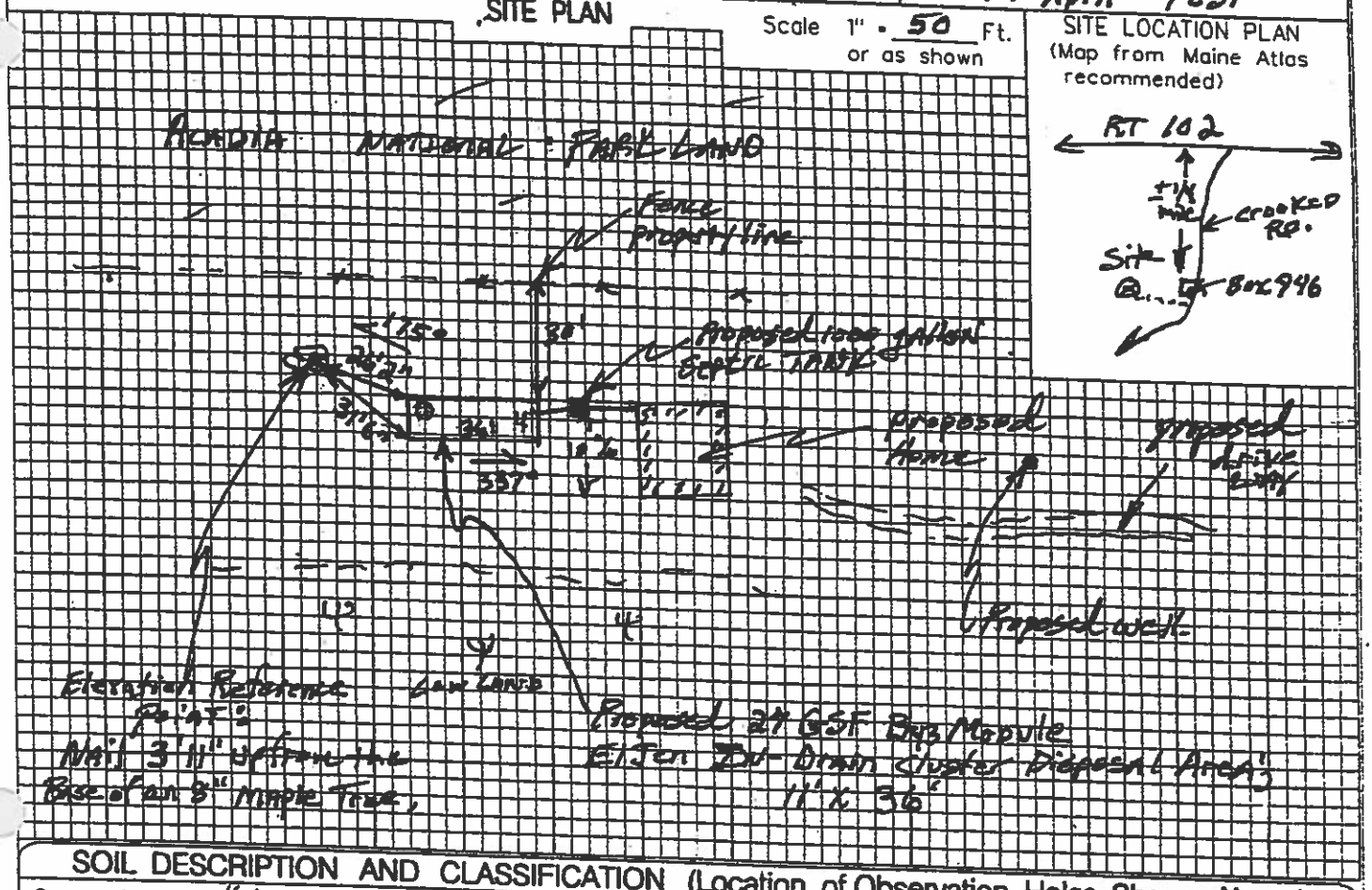
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation: Bar Harbor | Street, Road Subdivision: Crooked RD. | Owner's Name: Robert + April Post

SITE PLAN

Scale 1" = 50 Ft. or as shown



SITE LOCATION PLAN

(Map from Maine Atlas recommended)

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole #1 ☐ Test Pit ☒ Boring

2" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

	Texture	Consistency	Color	Mottling
0	Gravely Fine	Friable	Dark Yellowish Brown	None
10	Sandy		Strong Brown	
20	Loam		Yellowish Brown	Common Faint
30	↓	Firm	Light olive Brown	Common Distinct
40				
50				

Soil Classification	Slope	Limiting Factor	
3 (Profile) C (Condition)	10 %	15"	● Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring

_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

NOTE:

ALL PERMITS AND/OR NOTIFICATIONS REQUIRED PRIOR TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE OWNER.

Soil Classification	Slope	Limiting Factor	
Profile Condition	%	"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Robert A Vlay
Site Evaluator Signature

204 SE

6-10-18
Date

HHE-200 Rev 7/97

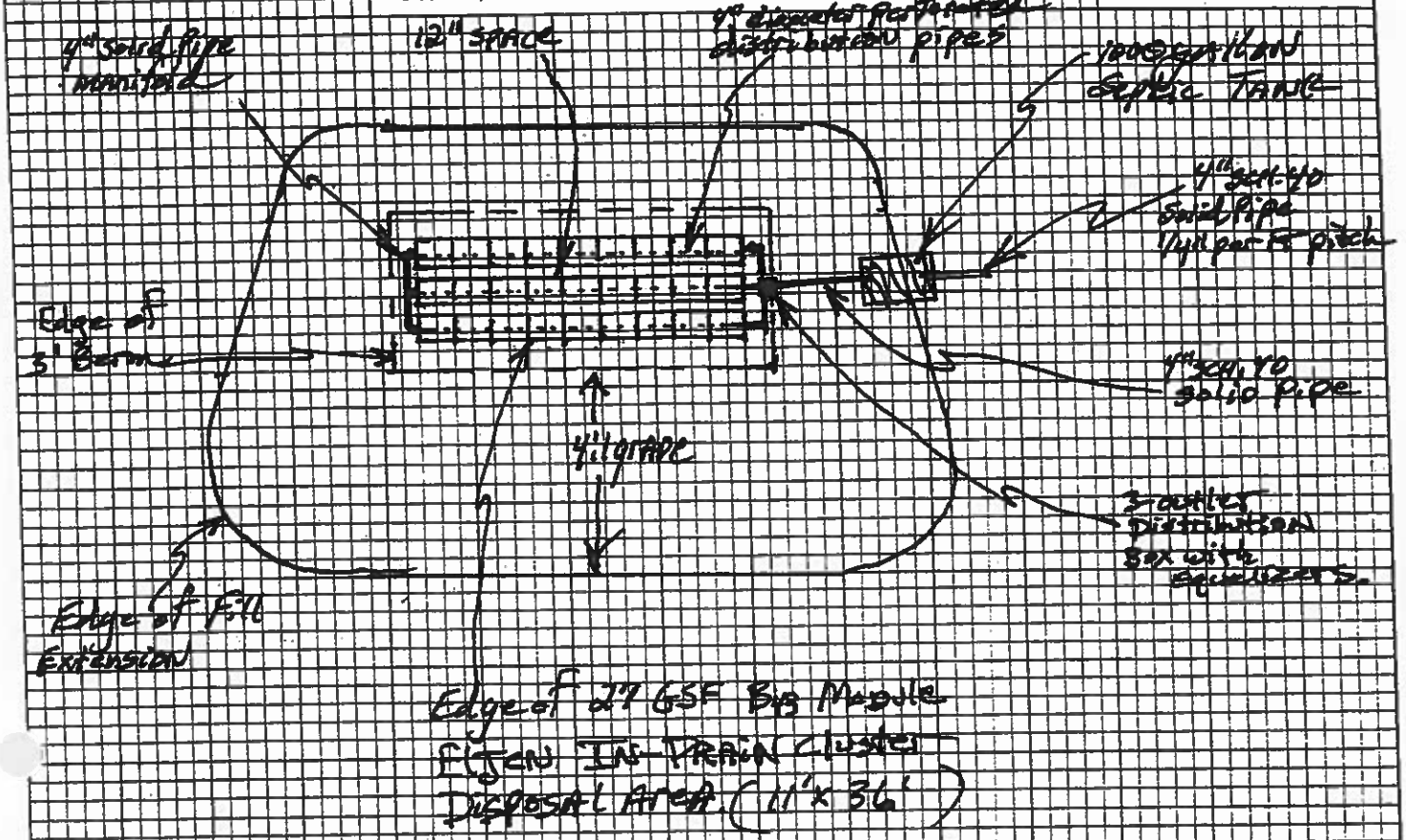
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation: Bar Harbor | Street, Road, Subdivision: Crooked Rd. | Owner's Name: Robert + April Post

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT
Depth of Fill (Upslope)	22"	Finished Grade Elevation	-36"	Location & Description NAil 3'11" up in 8" maple Tree.
Depth of Fill (Downslope)	36"	Top of Distribution Pipe ~~Proposed Grade~~	-47"	
		Bottom of Disposal Area	-58"	Reference Elevation: = 0"

DISPOSAL AREA CROSS SECTION

SCALE:
VERTICAL: 1" =
HORIZONTAL: 1" =

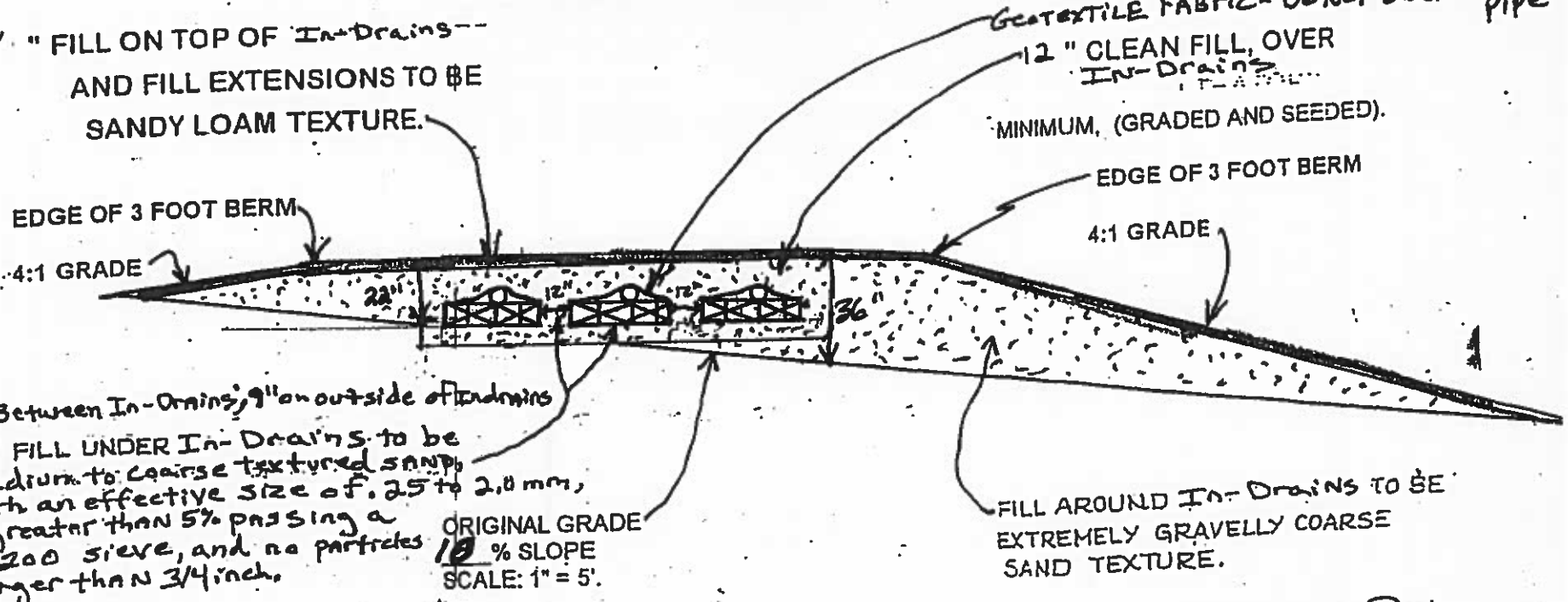
(SEE attached Cross Section)

Robert + Vicki — Site Evaluator Signature

204 — SE #

6-10-18 — Date

IN-DRAIN CROSS-SECTION



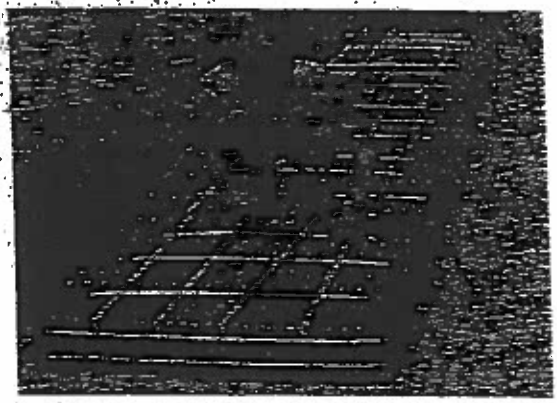
NOTES:

1. REMOVE VEGETATION AND SCARIFY ORIGINAL SOIL UNDER IN-DRAINS AND FILL EXTENSIONS.
2. BOTTOM OF In-Drains TO BE LEVEL WITH A MAXIMUM GRADE TOLERANCE OF 1" PER 100'.
3. PROVIDE FOR SURFACE DRAINAGE AWAY FROM In-Drain AREA.
4. FINISHED GRADE SHALL BE SEEDED AND MULCHED TO PREVENT EROSION.
5. MIX FILL TO BE USED UNDER In-Drains WITH TOP 4" OF ORIGINAL SOIL. and Fill Extensions.

OWNER: Robert + April Post
LOCATION: Crooked Rd. Bar Harbor
NUMBER OF In-Drains: 27
ELEVATIONS:
ELEVATION REFERENCE POINT: 0"
BOTTOM OF IN-DRAINS -58"
Top of Distribution pipes -47"
Finished Grade -36"
SITE EVALUATOR: Robert G. Vile Jr.
ROBERT G. VILE JR. # 204
DATE: 6-16-18

Trench and In-Ground Cluster Installation

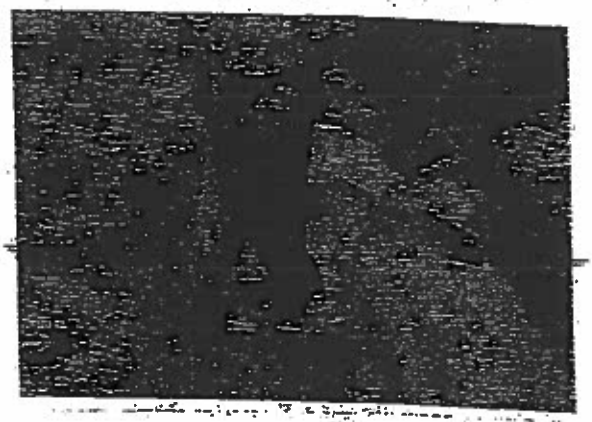
1. Prepare site according to local and state regulations. Do not install system on frozen or saturated ground.
2. Remove all organic soil and roots at disposal and fill erosion.
3. Scarify receiving layer to eliminate smearing.
4. Place 6" of 3 OT or state highway specification washed concrete sand or sand known to be "medium to coarse with an effective size of .25 to 2.0 min and no more than 5% passing a #200 sieve."
5. Avoiding footprints, place In-Drains with painted stripe facing up, end to end on sand in trench or bed. Caution: Spacer cores can have sharp edges.



6. Center 4" perforated distribution pipe over In-Drains. Use solid pipe over compacted sand from D-Box to In-Drains and to connect distribution lines at far end. Connect mid-points on rows over 40' long.
7. Secure pipe with one Eljen clamp per In-Drain. Slide clamp into upfacing core. Force through fabric into sand.

8. Install Eljen cover fabric over rows of In-Drains. Drape fabric straight down over pipe. Secure with hand shoveled sand. Don't block holes in perforated pipe.

9. Place 12" medium to coarse sand (see step #4) between rows and 6" min at the sides in trench or bed.
10. Complete backfill and loam to 12" min. over In-Drains. Fill should be clean, porous and devoid of large rocks. Use well graded sandy fill with a maximum 10% passing a #200 seive. Do not use wheeled equipment over a system. A light track machine may be used with caution, avoid crushing or shifting pipe assembly. Backfill in direction of perforated pipe.



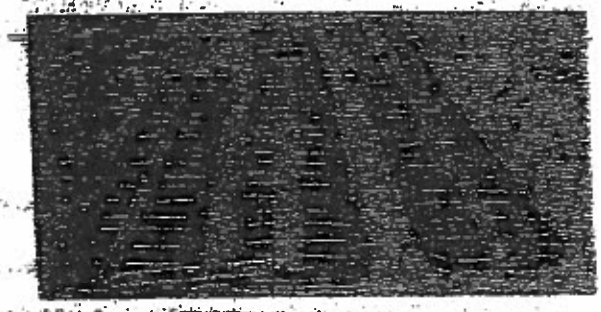
11. Divert surface runoff. Finish grade to prevent surface ponding. Seed loam and protect from erosion.

Raised or Fill Systems

1. Follow steps 1-5 for trench installation.
2. Compact fill, in max. 6" lifts, with a light tracked machine. Use clean soil free of organic material, clay, construction debris, stones larger than 6" and no more than 10% passing a #200 seive.
3. Provide 6" sand bed, per trench step #4, directly under the In-Drains.
4. Complete system per trench steps 5-12

Serial Distribution on Slopes

1. Site preparation is the same as for trench and fill systems. Groove receiving layer by raking or contour plowing at right angle to slope before placing fill or sand.
2. Install rows in In-Drains at design elevations.
3. Provide a well anchored D-Box with velocity reduction tee or baffle. D-Box serves as an inspection port.
4. Install a line of 4" perforated pipe on first row of In-Drains. Cap pipe at far end.
5. Place at least 10' of capped perforated overflow pipe at the far end and downhill side of the above pipe.
6. Connect overflow pipe to a line of perforated pipe on the next row of In-Drains with 2 elbows and a short length of solid pipe. Cap perforated pipe on opposite end.



7. Continue this procedure until the last row of In-Drains has an end capped line of perforated pipe.
8. Complete system per trench steps 8-12.

Pumped System

1. Prepare disposal site as described in the appropriate system configurations listed.
2. Provide as well anchored D-Box with a velocity reduction tee or baffle.
3. System assembly is the same as for gravity designs.
4. Pressure distribution does not result in reduced system size and is therefore not generally used for In-Drain disposal systems.

Design Manual Available

Effluent pretreatment offered by In-Drain technology generally allows substantial reductions in leach field size compared to conventional stone or chamber systems. Sizing formula conforms with code variations from state to state. Consult your area distributor for a state specific Design and Installation Manual.

Eljen Corporation
125 McKee Street
East Hartford, CT 06108
(860) 610-0426
(800) 444-1359
Fax (860) 610-0427

Distributed by:
Construction Consultants, Inc.
483 Roosevelt Trail
Windham, ME 04062
(207) 894-7141
Fax (207) 894-7143
www.indrain.com

MISCELLANEOUS PAYMENT RECPT#: 416155
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 07/17/19 TIME: 11:27
CLERK: mporter DEPT:
CUSTOMER#: 0

PARCEL: 227-099-001

CHG: SEPTIC SEPTIC SYSTEM P 449.00

AMOUNT PAID: 449.00

PAID BY: ROBERT & APRIL POST
PAYMENT METH: CREDIT CARD

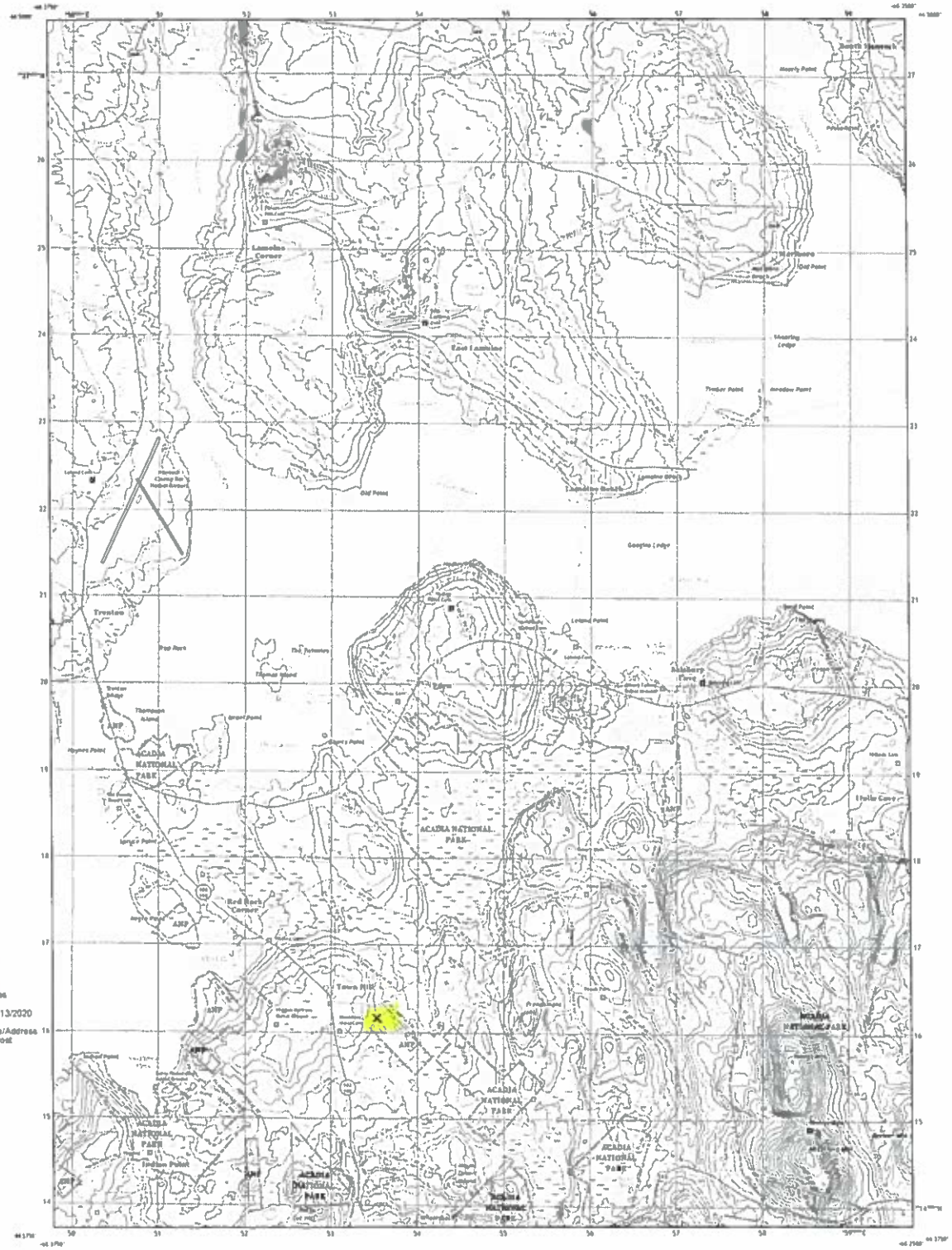
REFERENCE:

AMT TENDERED: 449.00
AMT APPLIED: 449.00
CHANGE: .00

USGS U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

US Topo

SALSBURY COVE QUADRANGLE
MAINE - HANCOCK COUNTY
7.5-MINUTE SERIES



8. Location Map

53-54 Down, 16-17 across

Plan Preparation Date 2/13/2020

Owner & Applicant Name/Address
Robert M. and April M. Post
946 Crooked Rd
Bar Harbor, ME 04609

Land Surveyor
Malcolm E. Harriman

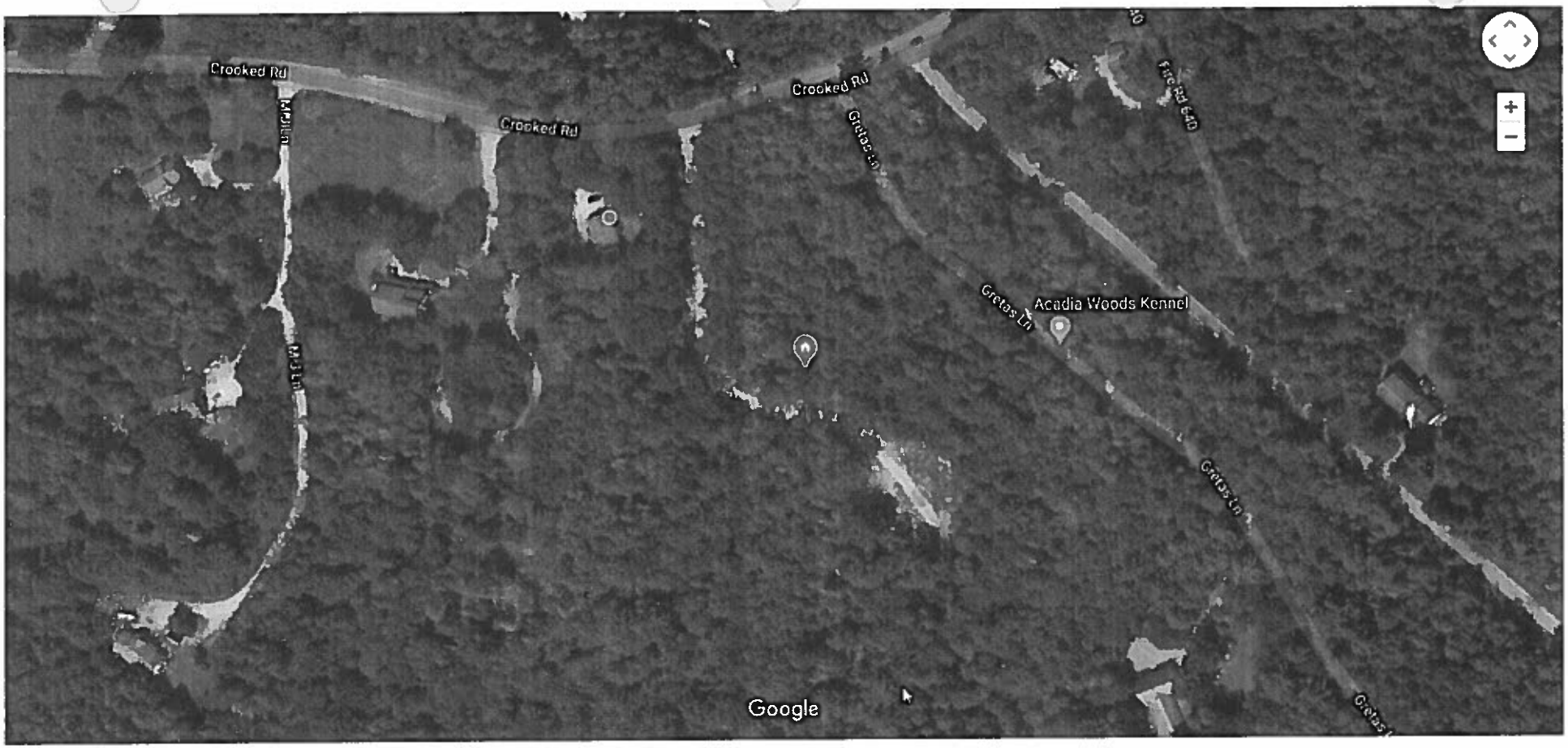
227-099-000

Produced by the United States Geological Survey

SCALE 1:24 000

ROAD CLASSIFICATION

SALSBURY COVE, ME
2018


Crooked Rd
Crooked Rd
Crooked Rd
Gretas Ln
Gretas Ln
Acadia Woods Kennel
Gretas Ln
Google

9.M.

Maine Geological Survey - Water Well Information System
Part 2 - Location/Ownership Section

Property owner: Robert + April Post
Mailing address: 946 Crooked Rd.
Bar Harbor, Me. 04609
Well location/street address:
940 Crooked Road
Bar Harbor Me. 04609
Tax map number: 299
Tax lot number: 099-001
Well driller: CARMEL WELL DRILLING 147789

Please use ball point pen and press hard; you are making two copies.

Maine Geological Survey - Water Well Information System
Part 1 - Well Information Section

Drilled for: JIM SCOTT - Robert + April Post
☑ Please check here if builder or developer
Mailing address: 946 CROOKED ROAD
BAR HARBOR Me. 04609
Well location/street address: 940 Crooked Road
Bar Harbor, Me. 04609
Tax map number: 299
Tax lot number: 099-001 147789

Date drilled: 10/23/2017 (month/day/year)

Circle one for each

Well type: Bedrock Gravel Other
Well use: Domestic Commercial Municipal Other
Well development: None Air Water surge Dry ice Blasting Hydrofracture
Other

☐ Check if a replacement well
Well depth: 265 Casing length: 20
Depth to bedrock: 2
Vein yields (GPM):

Depth	Yield

Total yield (GPM): 5
Comment:

Karl Rudnicki
Well driller registration number: WD00104

OWNER COPY

3. A/B

CLEARY LAW OFFICE, P.A.

with offices in Ellsworth and Bar Harbor

Richard C. Cleary, Esq.
20 Oak Street
Ellsworth, ME 04605
Phone: (207) 669-4599
Fax: (207) 669-8314
email: documents@clearylawoffices.com

January 29, 2019

Robert M. Post
April M. Post
946 Crooked Road
Bar Harbor, ME 04609

RE: Crooked Road, Bar Harbor

Dear Robert and April,

Please find enclosed your original recorded Quitclaim Deed with Covenant and a copy of the survey provided from Mac Harriman for the above mentioned property. If you have any questions, please do not hesitate to contact our office.

Best Regards,

Richard C. Cleary
Attorney at Law

RCC/eel
Enc.

BOOK: OR 6934 PAGE:33, # OF PGS: 2
01/23/2019 02:11:37 PM INSTR#: 2019000956
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID

Tx:4062371

QUITCLAIM DEED with COVENANT

ROBERT J. POST AND **LINDA C. POST**, with a mailing address of 6 Carillon Road, Brewster, New York 10509, for consideration paid, grant to **ROBERT M. POST** AND **APRIL M. POST**, with a mailing address of 946 Crooked Road, Bar Harbor, Maine 04609, with QUITCLAIM COVENANT, as joint tenants, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 16 day of January, 2019.

Charlotte Rogers
Witness

Robert J Post
ROBERT J. POST

Charlotte Rogers
Witness

Linda C Post
LINDA C. POST

STATE OF New York
COUNTY OF Putnam, ss. January 16, 2019

Personally appeared the above named, Robert J. Post and Linda C. Post, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

Notary Public

CHRISTOPHER FEEHAN
Notary Public, State of New York
Registration #01FE4895841
Qualified in Westchester and Putnam County
Commission Expires May 26,

Printed Name

5/26/2019
Commission Expiration

CHRISTOPHER FEEHAN

Exhibit A

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

Beginning at a 5/8" steel rebar set on the northeasterly sideline of land now or formerly of Robert Post and Linda Post (Book 2045, Page 153) and the southwesterly sideline of land now or formerly of Jennifer Fisk (Book 5356, Page 287). Said rebar being also S 31° 53' 50" E and 267.02' along said line from a steel pin found set at the northeast corner of aforesaid Post and the northwest corner of aforesaid Fisk;

thence S 31° 53' 50" E along land of Fisk (Book 5356, Page 287) a distance of 397.98' to a steel pin found;

thence S 58° 01' 20" W along land of Fisk (Book 5356, Page 287) a distance of 269.54' to a pin found set on the easterly sideline of United States of America;

thence N 31° 58' 40" W along line of United States of America a distance of 401.02' to a granite monument found set on south line of aforesaid Post;

thence N 58° 40' 00" E a distance of 15.00' to a point being the centerline intersection of a 30' right of way leading to the Crooked Road;

thence N 58° 40' 00" E a distance of 255.12' to the point of beginning, containing 2.47 acres.

Being a portion of the premises as conveyed in a deed from Patrick L. Clark to Robert Post and Linda Post dated October 21, 1992 and recorded in Book 2045, Page 153 at the Hancock County Registry of Deeds.

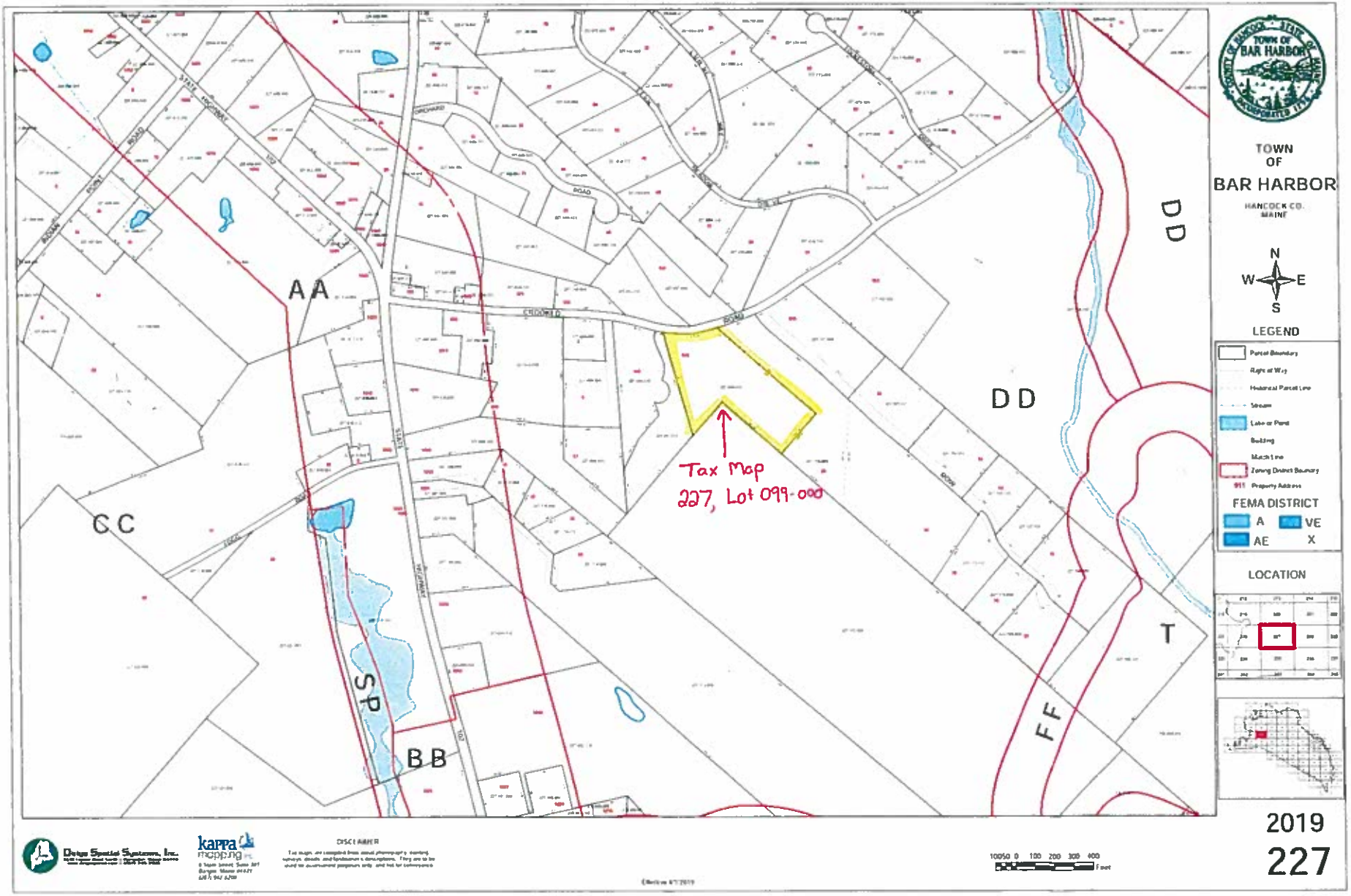
Being also a southeast portion of Lot 3 as depicted on a plan entitled "Clark Acres", Crooked Road - Town Hill, Bar Harbor, Maine, dated August 16, 1989 and recorded in Plan File 23, No. 30 at the said Registry of Deeds.

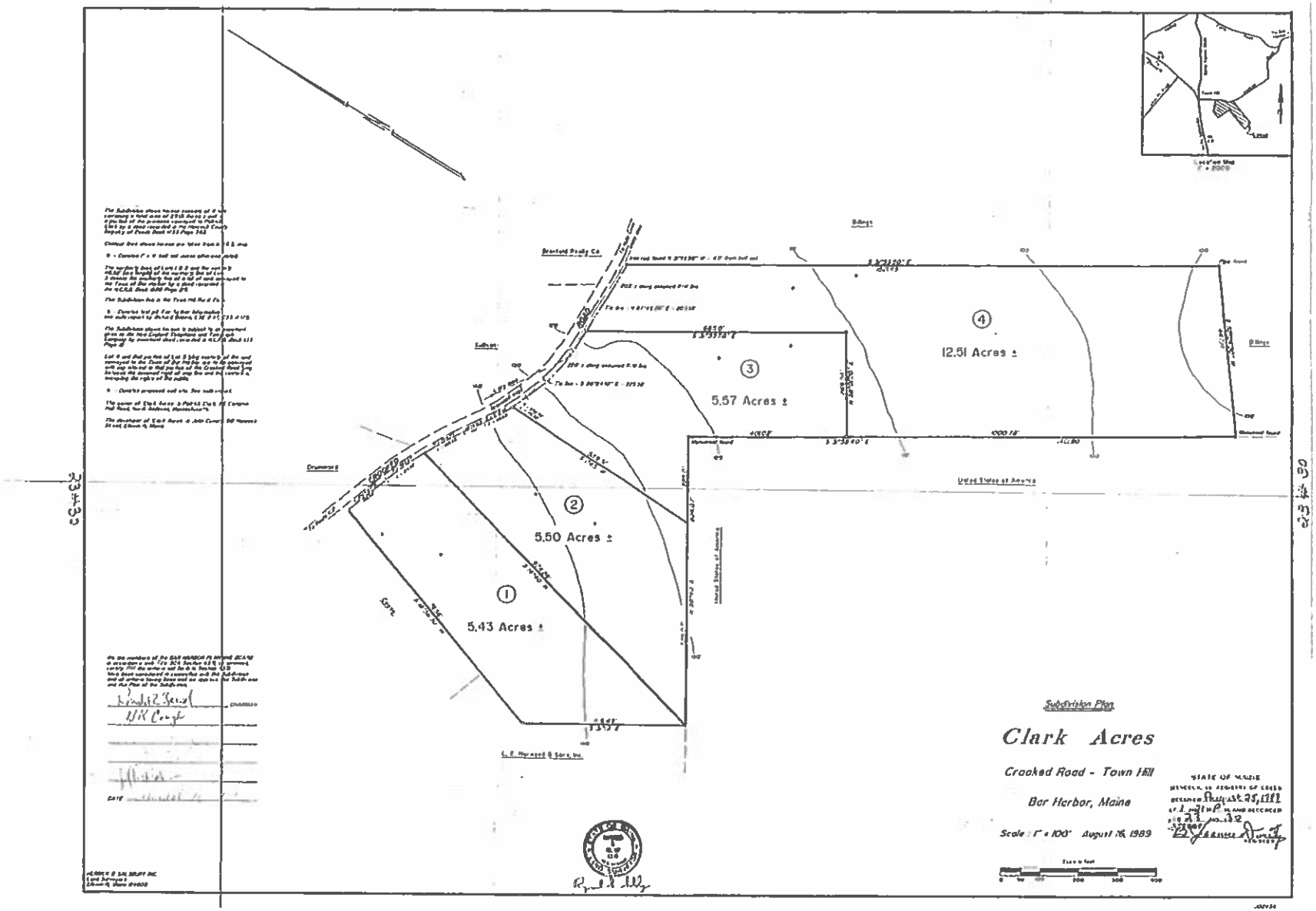
TOGETHER WITH a 30' right of way for all purposes of a way, including utility services and the transmission thereof, as defined in M.R.S.A. § 458 leading from the Crooked Road to the 2.47 acre lot hereinabove conveyed, the centerline of said 30' right of way is described as follows:

Beginning at a point on the southerly sideline of the Crooked Road, said point being westerly on the Crooked Road a distance of 76.99' from a steel pin found set on the southerly sideline of the Crooked Road and being the northeast corner of Robert Post and Linda Post (Book 2045, Page 153); thence S 05° 00' 00" E a distance of 68.34' to a point; thence S 00° 00' 00" E a distance of 60.00' to a point; thence S 27° 44' 45" W a distance of 76.61' to a point; thence S 12° 19' 25" W a distance of 86.01' to a point; thence S 08° 14' 57" E a distance of 33.97' to a point; thence S 45° 00' 00" E a distance of 50.00' to a point; thence S 31° 58' 40" E a distance of 15.00' to a point being on the north line of a 2.47 acre lot hereinabove conveyed, said point also being N 58° 40' 00" E and 15.00' from a granite monument being the northwest corner of said 2.47 acre lot.

(2)

Ret: Richard Cleary
L.O.

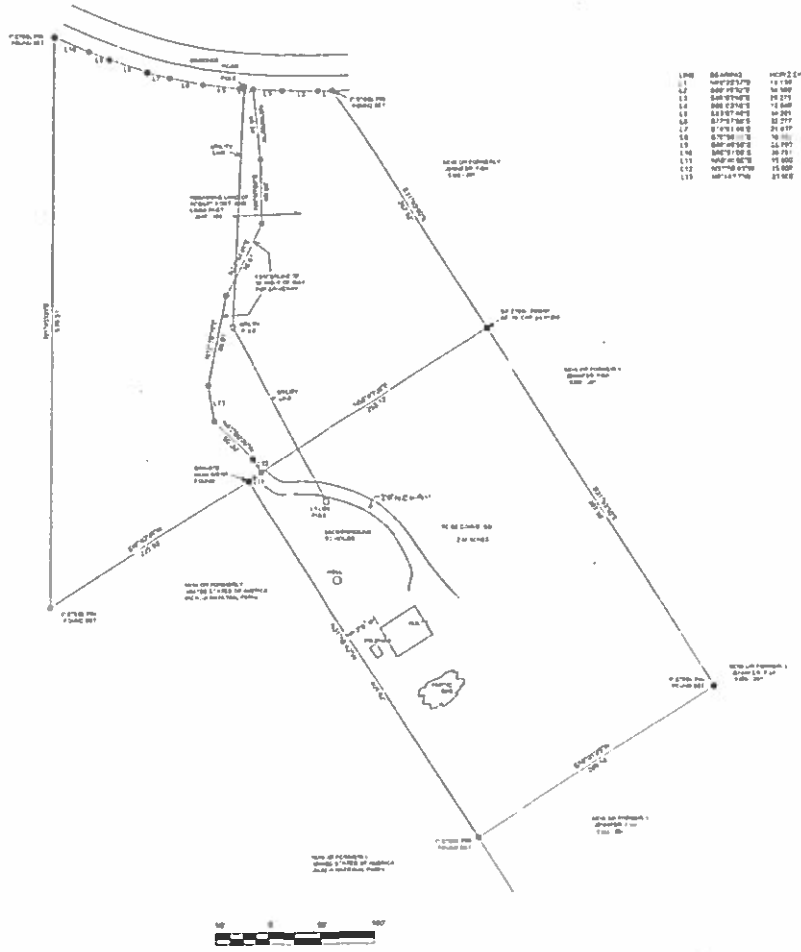

AA
CC
BB
SP
DD
DD
FF
T
Tax Map
227, Lot 099-000
TOWN
OF
BAR HARBOR
HANCOCK CO.
MAINE
N
W
E
S
LEGEND
Parcel Boundary
Right of Way
Historical Parcel Line
Stream
Lake or Pond
Building
Match Line
Zoning District Boundary
911 Property Address
FEMA DISTRICT
A
VE
AE
X
LOCATION
2019
227



Subdivision Plan
Clark Acres
Crooked Road - Town Hill
Bar Harbor, Maine
Scale: 1" = 100' August 16, 1989
STATE OF MAINE
1
5.43 Acres ±
2
5.50 Acres ±
3
5.57 Acres ±
4
12.51 Acres ±
Drummond
Edison
Billings
Brentford Realty Co.
L. E. Harwood & Sons, Inc.
United States of America

NOTE

NOTES AND SPECS



SITE PLAN
AND
PLAN OF SURVEY
FOR
ROBERT M. POST
AND
APRIL M. POST
A 2.47 ACRE LOT TO BE CONVEYED
AT

CRYSTAL
BAR HARBOR
HANCOCK
FEBRUARY 12

ROAD
MAINE
COUNTY
2026

MALCOLM E HARRIMAN