

**Minutes  
Bar Harbor Planning Board  
Wednesday, February 24, 2016  
Council Chambers – Municipal Building  
93 Cottage Street  
6:00 P.M.**

**I. CALL TO ORDER**

*The Chair called the meeting to order at 6:00 PM. Planning Board members present: Ivan Rasmussen, Chair; Tom St. Germain, Vice Chair and Joseph Cough, Member.*

*Also present: Robert Osborne, Planning Director.*

**II. ADOPTION OF THE AGENDA**

*Mr. Cough moved to adopt the agenda as presented. Mr. St. Germain seconded the motion and the Board voted three in favor and none against the motion.*

**III. EXCUSED ABSENCES**

*John Fitzpatrick and Basil Eleftheriou, Jr.*

**IV. APPROVAL OF THE MINUTES**

**a. February 3, 2016**

*Mr. St. Germain made a motion to approve the minutes as presented. Mr. Cough seconded the motion and the Board voted three in favor and none against the motion.*

**V. REGULAR BUSINESS**

- a. Completeness Review – SP-2016-01– Mount Desert Biological Laboratory**  
**Project Location:** Bio Lab Road, Bar Harbor Tax Map 208, Lot 003-000  
**Applicant:** Mount Desert Biological Laboratory  
**Application:** The applicant is proposing to demolish an existing building and construct a 6,720 sq. ft. training facility in a Marine Research district.

*Chair Rasmussen opened the item and asked for representatives of the lab to speak. Sam Coplton, along with Carla Haskell and Mark Hanscome represented the application for the completeness review. Mr. Hanscome described the project and Mr. Coplton provided details on the plans.*

*Chair Rasmussen went through the waiver requests with the applicant. There was some discussion about 9II (Parking location) but it was determined that no substantive change was proposed to parking. After a considerable amount of discussion Mr. St. Germain made a motion to accept the waiver request with the following conditions: Addition of waivers for 3B (Purchase and Sales Agreement) and 22 (Signs) and request for documents for 9HH (Lot coverage calculations) and 23 (Traffic impact). It was determined that the traffic information was already included in Exhibit 7. Mr. Cough seconded the motion which passed unanimously.*

Chair Rasmussen went through the completeness review with the Board. After some discussion Mr. St. Germain made a motion that the application was incomplete but that it would be set for public hearing for March 16, 2016 pending receipt of final items 9HH and 23 by February 29, 2016. Mr. Cough seconded the motion which was passed unanimously.

- b. Land Use Ordinance Amendments for Downtown Village I, Downtown Village II and Downtown Village Transitional Districts Use Amendments – Update.**—Article III Land Use Activities and Standards draft amendments in the form of draft warrants: Town Council Certification of Ordinances and set for Public Hearing

Planning Director, Bob Osborne stated that the Town Council has set the Land Use Ordinance amendments for final public hearing on March 1, 2016. He urged Planning Board members to attend.

- c. Land Use Ordinance Amendments for General Review Standards, Light and glare & Signs and advertising, Definitions and Design Review – Update.** —Article V Site Plan Review, Article XII Construction and Definitions and Article XIII Design Review draft amendments in the form of draft warrants. Town Council Certification of Ordinances and set for Public Hearing. Revised illustration for sign types.

Planning Director, Bob Osborne stated that the Town Council has set the Land Use Ordinance amendments for final public hearing on March 1, 2016. He urged Planning Board members to attend.

- d. Land Use Ordinance Discussion of Parking.**

Mr. Osborne provided the Board with a first draft of potential amended language for the LUO regarding parking. He noted that it was apparent that parking is generally regarded as an accessory use but that in several districts there was no language allowing accessory uses. He suggested some changes with accessory use in definition and in district language. He also noted that parking as a use is treated inconsistently in districts and suggested some changes.

- e. Land Use Ordinance Discussion of Housing.**

Mr. Osborne noted that the housing recommendations were not available for this meeting but would become available at a subsequent meeting.

## **I. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

Mr. St. Germain suggested that an effort should be done to merge Downtown Village I and II districts into one district and Gateway and Mount Desert districts into one district.

## **II. ADJOURNMENT**

Mr. Cough moved to adjourn the meeting at 7:30 pm. Mr. St. Germain seconded the motion. The Board voted unanimously in favor of the motion to adjourn.

*Signed as approved:*



3.30.16

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

**Date**