

Minutes
Bar Harbor Planning Board
Wednesday, March 30, 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; Basil Eleftheriou, Jr., Secretary; John Fitzpatrick, Member and Joseph Cough, Member.

Also present: Robert Osborne, Planning Director and Angela Chamberlain, Code Enforcement Officer.

II. ADOPTION OF THE AGENDA

Mr. Cough moved to adopt the agenda as presented. Mr. Eleftheriou, Jr. seconded the motion and the Board voted five in favor and none against the motion.

III. EXCUSED ABSENCES

~~John Fitzpatrick and Basil Eleftheriou, Jr.~~ ^{None}

IV. APPROVAL OF THE MINUTES

a. March 16, 2016 Workshop Meeting and March 16, 2016 Regular Meeting

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. Public Hearing- Site Plan Application – 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 Coplon, Landscape Architect, along with Carla Haskell, Architect,, Jerilyn Bowers and Mark Hanscome from the MDI Biolab, and Eero Hedefine, Civil Engineer presented the application for the Site Plan review.

Mr. Hanscome described the project and the projected schedule: April demolition, May footings, June through February and occupancy in March, 2017.

Ms. Bowers spoke about the changing mission of the lab and the great need for this proposed building. She indicated that this lab provides tremendous opportunity for young people to get training in biological research.

Mr. Coplon discussed the location of the proposed new construction and the lot coverage, setback and parking requirements for the proposed plan. The building is located by Frenchman's Bay and replaces a smaller building that no longer serves the purpose. With the new construction coverage will be at 16.5%.

Ms. Haskell discussed the building with regard to its location on the lot as well as its occupancies and exterior design. She noted that the request is to build a portion of the building in the Shoreland Zone setback and that they wish to utilize the allowable one-time 30% expansion. It was noted that the fish shed would be removed as part of this project and that none of that building is in the setback or counted against the 30% calculation. It was also noted that the existing building has a deck that is projecting toward the water side of the building but that the new building would not be designed that way. Instead what is proposed is that the deck proposed is actually the roof of a portion of the first floor of the building. It was established that the building would meet both the floor area and volume calculation for the 30% expansion. The building would be on frost wall and slab with the exception of a pit for the proposed elevator.

Chair Rasmussen opened the public hearing and asked for comments.

Chris Peterson from College of the Atlantic spoke in support of the proposed project noting the great benefit that the program provides to the College's students and faculty

As no one else wished to speak Chair Rasmussen closed the public hearing but noted that it could be re-opened if there was a need to do so.

Mr. Fitzpatrick asked questions regarding the proposed lighting of the building. Mr. Coplon noted that there are there types of lights proposed and all are dark sky compliant. Mr. Fitzpatrick asked about vegetative screening for noise and Mr. Hanscom indicated that they propose to provide noise mitigation for HVAC.

Mr. Cough asked about the dormitories and their occupancy. It was answered that there were two, 16-bed dorms. A total of 32 occupants are possible.

Mr. Cough asked about the 800 sq. ft. deck on the proposed building as to if it is included in traffic generation numbers. It was answered no because the interior space of the building sets the traffic generation as per the Fire Marshal.

Mr. Cough asked questions to help evaluate what other alternatives were explored to avoid the need to build a portion of the proposed building in the shoreland setback. It was noted that there were several issues involved. Safety area between the building and the street was a key consideration. There is some ledge that was to be avoided if possible to limit the need for blasting. There was a conscious effort to limit site disturbance and tree clearing. And there was better grades between the street and the building as proposed rather than moving the building closer to the street. It was noted that there was a fulcrum point on the north east corner of the old building that was established for the new building because that location functioned well serving the noted considerations. It was noted that the proposed footprint of the building is approximately 3,600 sq. ft. in area. The new deck is within that footprint above the first floor level.

Mr. Cough asked questions to evaluate the overall parking requirements for the site. The discussion questioned if there is a full documentation in the application for the board to evaluate the parking requirements. Parking is based on one space per 1.5 employees plus spaces as necessary for visitors and customer parking.

Mr. Hanscom briefly described the use of each building on the campus. He indicated that the fish shed, gull shed, kidney shed pavilion and instrument shed are not occupied buildings. Most of the other buildings are occupied in some form but many are for low occupancy and relatively short periods of time. The Kingsley-Smith building, maintenance building and Morris-Davis building are year round buildings. The Auditorium is a large building with 150 seats located on the front of the campus but only utilized occasionally. He also noted the utilization of vans when students are on the campus and indicated that this greatly reduces the need for spaces because the van delivers the students 12 at a time.

Mr. St. Germain asked questions about the shoreland element of the application. It was established that there is an error in the application and the request is for 1,391 sq. ft. in floor area within the shoreland setback.

Mr. Cough indicated that the calculations for parking should be part of the application.

Mr. Hanscom noted that these buildings were approved previously by the Planning Board and the application currently is to replace an existing building with a marginally larger building with no new employees.

Mr. Fitzpatrick indicated that this use with multiple buildings and various programs does not work as well as a restaurant or store where the parking demand is well demonstrated nationally. For training and education the metric is not there.

Mr. St. Germain made a motion that the findings of the draft Planning Board Decision are correct and the application be approved with conditions.

The first condition is that applicant provide a revised exhibit 9 to show 1,391 sq. ft. floor area conforms to the one-time 30% expansion regulation. This would include a stamped document by a Professional Land Surveyor. The second condition is that the Fire Marshal permit is approved prior to issuance of a Building Permit. Mr. Fitzpatrick seconded the motion.

Mr. Cough objected to proceeding without documentation on the parking demand for the full campus.

The Board voted four in favor and one against the motion.

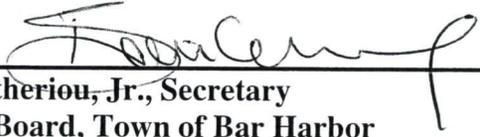
I. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

There were no comments.

II. ADJOURNMENT

Mr. Eleftheriou, Jr. moved to adjourn the meeting at 8:08 pm. Mr. St. Germain seconded the motion. The Board voted unanimously in favor of the motion to adjourn.

Signed as approved:



4.06.16

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

Date