

Minutes
Bar Harbor Planning Board
Wednesday, May 4, 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; Joe Cough, Member and John Fitzpatrick, Member.

Also present: Robert Osborne, Planning Director.

II. ADOPTION OF THE AGENDA

Mr. Cough moved to move the pending agenda items to the Other Business portion of the agenda. Mr. Eleftheriou, Jr. seconded the motion and the Board voted four in favor and none against the motion.

III. EXCUSED ABSENCES

None

IV. APPROVAL OF THE MINUTES

a. April 20, 2016 Workshop and April 20, 2016 Regular Meeting

Mr. Cough moved to approve both sets of minutes with the change in the location of the pending application item to Other Business. Mr. Eleftheriou, Jr. seconded the motion and the Board voted five in favor and none against the motion.

V. REGULAR BUSINESS

a. Land Use Ordinance Discussion of Definition for Commercial Waterborne Passenger Facility (Cruise Ship Operations) and inclusion of the use in the Bar Harbor Gateway and Shoreland General Development III districts.

The Board discussed a number of concerns regarding the proposed use of commercial waterborne passenger facility. They questioned how the current lotting and dimensional standards of the Bar Harbor Gateway and Shoreland General Development III districts impact the reuse/reconstruction of the facility. They questioned if the site should be in a zone to itself with language that better facilitates the reuse. They questioned if the noise and outdoor activity can be controlled properly. Included and not limited to language was questioned. Tourist related uses was questioned.

There was some discussion regarding the definition in that it uses a number of terms and some are defined and some are not. The term waterborne was discussed as not defined in the ordinance. Upon further discussion it was suggested that the passengers are waterborne in some portion of their trip.

Concern was expressed with phrases like “including but not limited to” and it is suggested that this be applied only to the phrase government related operations. It was discussed that a definition should be sufficient to preserve this needed mix of uses even if the district changes over time (and the definition should be transportable enough to be utilized in other districts).

The Board discussed the proposed Commercial Waterborne Passenger Facility use and suggested some changes as follows:

COMMERCIAL WATERBORNE PASSENGER FACILITY - A facility providing a ferry or cruise ship terminal for waterborne transportation; ferry and/or cruise terminal related operations, including, ~~but not limited to~~ bus, van, car and pedestrian land transportation; government related operations, including, but not limited to the United States Department of Homeland Security, including Customs and Border Protection; marina and marine uses; public access to pedestrian trails; temporary public uses such as open air events, and other outdoor activities as permitted by the Town Council; parking of cars, vans and buses; and, indoor tourist related uses, including ~~and not limited to~~, a welcoming center, restaurant(s), and related office spaces.

The Board requested that Staff provide a sketch plan that shows generally lot, buildings and paved areas and calculates the lot coverage as it now stands. The purpose of the effort to make a general analysis of the issues related to redevelopment of the ferry terminal site.

b. Land Use Ordinance Discussion of Parking.

The Board discussed the definitions for parking deck and parking garage. The question had to do with the language that they are public and require payment. The suggestion was that this is not the model for institutional structured parking where it may not be open to the general public or specifically for a fee. The Board discussed parking in the context of the draft amendments contained in the packet. There were concerns expressed regarding the mechanism to calculate parking requirements for complex institutional uses that have a range of activities and transportation modes. Parking decks were discussed as a tool to meet parking demands that would not be often utilized.

Dessa Dancy expressed some concern that the Downtown districts should be required to provide parking for all uses.

c. Land Use Ordinance Discussion of Housing.

The Board discussed housing in the context of the minimum lot area per dwelling unit requirements that are currently found in the ordinance. Some concern was expressed that the proposed changes do little to address the housing issues in the town such as the conversion of year round rentals to seasonal workforce housing. It was suggested that the dormitory style housing proposed by Mr. Witham is an important element in moving forward with meaningful changes in housing.

VI. OTHER BUSINESS

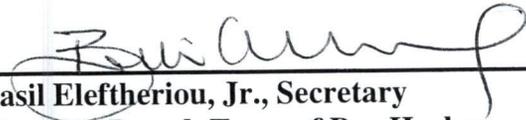
Mr. Cough discussed certain waivers for the Jackson Laboratory item.

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

VIII. ADJOURNMENT

Mr. Eleftheriou, Jr. moved to adjourn the meeting at 8:20 pm. Mr. Cough seconded the motion. The Board voted five in favor and none against the motion to adjourn.

Signed as approved:


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

6.01.16
Date