

**Minutes**  
**Bar Harbor Planning Board**  
**Wednesday, June 1, 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 and Joe Cough, Member.*

*Also present: Robert Osborne, Planning Director.*

**II. ADOPTION OF THE AGENDA**

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

**III. EXCUSED ABSENCES**

*John Fitzpatrick*

**IV. APPROVAL OF THE MINUTES**

**a. May 18, 2016**

*Mr. St. Germain made a motion to approve the minutes. Mr. Eleftheriou, Jr. seconded the motion and the Board voted four in favor and none against the motion.*

**I. REGULAR BUSINESS**

- a. **Land Use Ordinance – Draft Parking Amendments** - Article III Land Use Activities and Standards, Article V Site Plan Review, Article XII Construction and Definitions and Appendix C Table of Permitted Uses draft amendments in the form of draft warrants.

*The Board discussed what actions had been taken on these items since the Joint Council/Planning Board Workshop on May 24, 2016. Mr. Osborne indicated that the warrant articles reflect the changes that were determined at that meeting and reflected in the minutes to the meeting. There are five separate articles regarding parking garage use and one article that is the remainder of the proposed parking amendments to the Land Use Ordinance.*

*The Board discussed possible actions that could be taken on these items. Mr. Osborne indicated that Ed Bearor has reviewed the draft warrant articles and indicated that they could go forward for public hearing.*

**1...** **Draft Warrant Article a LAND USE ORDINANCE AMENDMENT – Parking –**  
Shall an Ordinance dated x, 2016 and entitled “An amendment to parking regulations in the Land Use Ordinance” be enacted?

(An amendment to add the terms parking garage and parking deck with definitions, to add language to the definition of accessory use, to add certain parking uses and accessory uses to certain districts, delete certain accessory parking uses from certain districts and adds provisions for greater utilization of off-site, off-street parking).

*Mr. Eleftheriou, Jr. made a motion that the Board set Article a, Land Use Ordinance Amendment for public hearing on July 6, 2016. Mr. St. Germain seconded the motion which was approved four in favor and none against.*

**2.** **Draft Warrant Article b LAND USE ORDINANCE AMENDMENT – Parking –**  
Shall an Ordinance dated x, 2016 and entitled “An amendment to restore parking garage use to the Bar Harbor Gateway district in the Land Use Ordinance” be enacted?

*Mr. Eleftheriou, Jr. made a motion that the Board set Article b, Land Use Ordinance Amendment for public hearing on July 6, 2016. Mr. St. Germain seconded the motion which was approved four in favor and none against.*

**3.** **Draft Warrant Article c LAND USE ORDINANCE AMENDMENT – Parking –**  
Shall an Ordinance dated x, 2016 and entitled “An amendment to restore parking garage use to the Downtown Village I district in the Land Use Ordinance” be enacted?

*Mr. Eleftheriou, Jr. made a motion that the Board set Article c, Land Use Ordinance Amendment for public hearing on July 6, 2016. Mr. St. Germain seconded the motion which was approved four in favor and none against.*

**4.** **Draft Warrant Article d LAND USE ORDINANCE AMENDMENT – Parking –**  
Shall an Ordinance dated x, 2016 and entitled “An amendment to restore parking garage use to the Downtown Village II district in the Land Use Ordinance” be enacted?

*Mr. Eleftheriou, Jr. made a motion that the Board set Article d, Land Use Ordinance Amendment for public hearing on July 6, 2016. Mr. St. Germain seconded the motion which was approved four in favor and none against.*

**5.** **Draft Warrant Article e LAND USE ORDINANCE AMENDMENT – Parking –**  
Shall an Ordinance dated x, 2016 and entitled “An amendment to add parking garage use to the Educational Institutional district and Scientific Research for Eleemosynary Purposes district in the Land Use Ordinance” be enacted?

*Mr. Eleftheriou, Jr. made a motion that the Board set Article e, Land Use Ordinance Amendment for public hearing on July 6, 2016. Mr. St. Germain seconded the motion which was approved four in favor and none against.*

**6. Draft Warrant Article f LAND USE ORDINANCE AMENDMENT – Parking –** Shall an Ordinance dated x, 2016 and entitled “An amendment to remove parking garage use from the Downtown Residential District and Town Hill Business District in the Land Use Ordinance” be enacted?

*Mr. Eleftheriou, Jr. made a motion that the Board set Article f, Land Use Ordinance Amendment for public hearing on July 6, 2016. Mr. St. Germain seconded the motion which was approved four in favor and none against.*

**b. Land Use Ordinance – Draft Commercial Waterborne Passenger Facility Amendments -** Article III Land Use Activities and Standards and Article XII Construction and Definitions draft amendments in the form of draft warrants.

*Mr. Osborne referred to the minutes of the Joint Council/Planning Board workshop to note that the consensus is to proceed with a new shoreland district for the ferry terminal site that will allow the needed flexibility to do the full range of uses a cruise ship operation would require. He indicated that the Board will continue to work on this item but that it will not be ready for the November ballot.*

**c. Land Use Ordinance – Draft Minimum Area Per Family Amendments -** Article III Land Use Activities and Standards draft amendments in the form of draft warrants.

*Mr. Osborne referred to the minutes of the Joint Council/Planning Board workshop to note that the discussion brought out a number of questions and concerns and will require more work. He indicated that the Board will continue to work on this item but that it will not be ready for the November ballot.*

**d. Land Use Ordinance – Draft Maximum Floor Area Ratio Amendments -** Article III Land Use Activities and Standards draft amendments in the form of draft warrants.

*Mr. Osborne referred to the minutes of the Joint Council/Planning Board workshop to note that the discussion brought out the need for a more complete set of amendments for housing. He indicated that the Board will continue to work on this item but that it will not be ready for the November ballot. He urged the Board to remain focused on the housing questions.*

## **V. OTHER BUSINESS**

*It was noted that there were no pending applications for Planning Board review.*

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

*It was noted that Tom St. Germain’s term is up this year and he indicated that he has not yet put in papers to continue on. It was noted that he would need to do so in the next week or so in order to continue uninterrupted.*

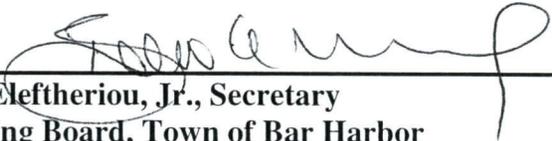
*It was suggested that the joint workshop was of great benefit to the moving along of the LUO amendments and that another workshop would be welcome when the time is right with new materials. A possible time could be when the shoreland zone amendment is closer to being ready.*

Mr. Cough asked if the Board could work on the ambiguity of the language governing loading berths and industrial uses. The Board indicated that they would be willing to have the Planner look at possible adjustments.

**VII. ADJOURNMENT**

Mr. Cough moved to adjourn the meeting at 6:45 pm. Mr. Eleftheriou, Jr. seconded the motion. The Board voted unanimously to adjourn.

*Signed as approved:*

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

7-20-16  
Date