

Minutes
Bar Harbor Planning Board
Wednesday, January 2, 2019
Council Chambers- Municipal Building
93 Cottage Street
4:00 P.M.

I. CALL TO ORDER

The Chair called the meeting to order at 4:00 PM. Members present: Tom St. Germain, Chair; Basil Eleftheriou, Jr., Secretary; John Fitzpatrick, Member; Joseph Cough, Vice Chair; and Alf Anderson, Member.

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

II. ADOPTION OF THE AGENDA

Mr. Fitzpatrick moved to adopt the agenda as prepared. Mr. Anderson. seconded the motion and the Board voted 5-0 to approve the motion.

III. EXCUSED ABSENCES

There were none.

IV. PUBLIC COMMENT PERIOD

There was none.

V. APPROVAL OF MINUTES

a. December 19, 2018

Mr. Fitzpatrick moved to approve the minutes of the December 19, 2018 regular meeting as prepared. Mr. Eleftheriou, Jr. seconded the motion and the Board voted 5-0 to approve the motion.

VI. REGULAR BUSINESS

a. Solar System amendment

Mr. Josh Ehrlich and Mr. Ken Colburn introduced themselves and explained that they were happy to give a brief history of this request and provide any assistance that the Board might need.

Mr. Eleftheriou, Jr. asked where the draft language came from, specifically what communities. Mr. Ehrlich could not recall the specific municipalities but knew they were from Maine, New Hampshire, and Massachusetts. He also noted that ReVision Energy helped draft the language.

Mr. Fitzpatrick noted that this was a good start but he felt it was still very vague and needed more definitions and standards to address future technology. He also wanted the Board to review the dimensional standards and consider measures to protect visual vistas.

Mr. Eleftheriou, Jr. asked if they had spoken to Acadia National Park about any concerns they may have with potential visual impacts. Mr. Ehrlich said they spoke to the Park about a specific site for a solar farm but have not discussed overall visual impacts with them.

The Board thanked Mr. Ehrlich and Mr. Colburn and noted that they would work on this as time permitted, aiming at a November 2019 election.

- b. Continuation of Public Hearing: PUD-2017-02 – Planned Unit Development - Village**
Project Location: 25 West Street Extension, Bar Harbor tax Map 103, Lot 48 and 49
Applicant: BHAPTS, LLC
Application: The applicant is proposing to construct four new buildings with two dwelling units in each and to reconfigure the existing dwelling unit layout in the existing four buildings on the site.

Mr. Eleftheriou, Jr. moved to continue the application to the January 16, 2019 meeting. Mr. Cough seconded the motion and the Board voted 5-0 to approve the motion.

VII. OTHER BUSINESS

- a. Pending Applications**
- i. Jones Marsh PUD-O
 - ii. Hamilton Hill Subdivision
 - iii. White Spruce Road Subdivision

Staff explained that there were no updates on any of the pending applications.

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Mr. Anderson noted that he was purchasing a home outside of Bar Harbor and would not be eligible to serve on the Planning Board after January. He asked the Board if they were comfortable with him participating at the January 16, 2019 meeting, which would be his last. The consensus of the Board was they wanted him to be there.

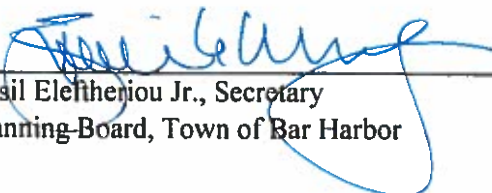
Staff reminded the Board that they had received a memo from the Town Manager asking for a joint meeting with the Town Council scheduled for February 13, 2019 to look at reducing minimum area per family and minimum lot sizes in certain areas of town served by town sewer and water. Mr. Eleftheriou, Jr. stated that he would be unable to attend that meeting.

Mr. Fitzpatrick asked Staff to get an update on the marijuana moratorium.

IX. ADJOURNMENT

Mr. Cough moved to adjourn at 4:54 PM. Mr. Anderson seconded the motion and the Board voted 5-0 to approve the motion.

Signed as approved:


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

1.16.19

Date