

**Minutes
Bar Harbor Planning Board
Wednesday, January 3, 2018
Council Chambers- Municipal Building
93 Cottage Street
6:00 P.M.**

I. CALL TO ORDER

The Chair called the meeting to order at 6:02 PM. Members present: Tom St. Germain, Chair; John Fitzpatrick, Member; Basil Eleftheriou, Jr., Secretary; and Joseph Cough, Vice Chair.

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

II. ADOPTION OF THE AGENDA

Mr. Cough moved to adopt the agenda as prepared. Mr. Eleftheriou, Jr. seconded the motion and the Board voted 4-0 to approve the motion.

III. EXCUSED ABSENCES

Mr. Anderson was an excused absence.

IV. PUBLIC COMMENT PERIOD

There was none.

V. APPROVAL OF MINUTES

December 20, 2017

Mr. Eleftheriou, Jr. moved to approve the minutes of the December 20, 2017 meeting as prepared. Mr. Fitzpatrick seconded the motion and the Board voted 4-0 to approve the motion.

VI. REGULAR BUSINESS

- a. Public Hearing: SP-2017-02 – Bar Harbor Masonic Building Association**
Project Location: 1378 State Highway 102, Bar Harbor Tax Map 227, Lot 011-000
Applicant: Bar Harbor Masonic Building Association
Application: The applicant is proposing to use the existing building for eleemosynary use.

The applicant gave an overview of the project.

The Chair opened the public hearing. No one spoke. The Chair closed the public hearing.

Mr. Fitzpatrick noted that he was satisfied with the additional documents that were supplied per his request at the previous meeting.

Mr. Fitzpatrick moved to approve the application as proposed and as outlined in the draft decision. Mr. Eleftheriou, Jr. seconded the motion and the Board voted 4-0 to approve the motion.

b. Dormitory Use Land Use Ordinance Amendment (Draft dated December 20, 2017)

The Chair read Mr. Anderson's email comments into the record in his absence.

Mr. Fitzpatrick expressed thoughts that he had given this amendment since the last meeting. He felt that the Board had gotten away from their original goal and they needed to refocus the intent of trying to incentivize hospitality uses to provide employee housing on their property and free up the housing stock in town. He suggested that there were three types of housing that the Board needed to consider separately; employee/dormitory type housing, work force housing, and boarding houses. Mr. St. Germain agreed and asked if the Board wanted to consider redefining the definition and focusing on the on site employee/dormitory housing first. The Board agreed.

Mr. Cough asked if this could prohibit multiple hotels or businesses from buying or building one property and sharing it as a large scale dormitory. He also suggested that the Board take the needs of the College of the Atlantic out of the discussion because they were already allowed to build dormitory housing accessory to the college.

Mr. Fitzpatrick encouraged the Board to think about what incentives the Board could offer to make the idea of building onsite dormitories attractive to a large business owner.

The Board agreed that each member would prepare and share some of their own proposed language to move forward in this new direction before the next meeting.

VII. OTHER BUSINESS

a. Pending Applications
(Bar Harbor Inn SP-2017-06)

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

There were none.

IX. ADJOURNMENT

Mr. Eleftheriou, Jr. moved to adjourn at 7:12 PM. Mr. Fitzpatrick seconded the motion and the Board voted 4-0 to approve the motion.

Signed as approved:



2-21-18

Tom St. Germain, Chair
Planning Board, Town of Bar Harbor

Date