

**Minutes
Bar Harbor Planning Board
Wednesday, February 6, 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; Joseph Cough, Vice Chair.

Also present: Angela Chamberlain, Code Enforcement Officer and 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 3-0 to approve the motion.

III. EXCUSED ABSENCES

Mr. Eleftheriou, Jr. moved to excuse Mr. Fitzpatrick. Mr. Cough seconded the motion and the Board voted 3-0 to approve the motion.

IV. PUBLIC COMMENT PERIOD

There was none.

V. APPROVAL OF MINUTES

a. January 16, 2019

Mr. Cough moved to approve the minutes of the January 16, 2019 regular meeting as prepared. Mr. Eleftheriou, Jr. seconded the motion and the Board voted 3-0 to approve the motion.

VI. REGULAR BUSINESS

a. Public Hearing : SP-2018-10 – Educational Institution

Project Location: 105 Eden Street, Bar Harbor Tax Map 101, Lots 005-000, 006-000, 007-000, 008-000, 009-000, 032-000, 033-000, 034-000, and 035-000.

Applicant: College of the Atlantic

Application: The applicant is proposing to replace and update some of the existing structures currently used for education purposes. The project includes the construction of two new buildings, upgrades to the existing stormwater treatment system, and improvements to driveways, parking, and paths.

Darron Collins, President of College of the Atlantic gave a brief presentation of the project and explained why it was needed and how it would address the needs of the college.

The Chair opened the public hearing.

Mr. Cornell Knight asked the applicant if the plans were still the same plans that the Fire Chief reviewed for his capacity statement. Mr. Hedefine stated that the plans were the original plans. The applicant had considered relocating the stabilized area provided for

fire and emergency access but after speaking with the Chief and hearing his concerns about the new location, they kept the plans as originally proposed.

There were no other comments. The Chair closed the public hearing.

Mr. Eleftheriou, Jr. expressed concerns with the fire hydrant locations. The applicant noted that that they would be working with the Fire Chief on placement.

Mr. Eleftheriou, Jr. moved to find the application complete. Mr. St. Germain seconded the motion and the Board voted 3-0 to approve the motion.

Mr. Eleftheriou, Jr. moved to approve application SP-2018-10 as proposed with the conditions that the applicant obtain approval from the State Fire Marshal and receive a capacity statement from the Public Works Director. The Board approves the request for phased construction as allowed in section 125-90 C. Phase I will be commenced in March of 2019, and completed by December 31, 2021. Phase II will be commenced in August of 2020 and completed by December 31, 2022. Mr. Cough seconded the motion and the Board voted 3-0 to approve the motion.

b. Completeness Review : SP-2019-01 – Ferry Terminal

Project Location: 121 Eden Street, Bar Harbor Tax Map 231, Lot 004-000

Applicant: Bay Ferries Limited

Application: The applicant is proposing to renovate the existing Ferry Terminal site to meet 2018 customs and border patrol standards and install new docking and loading ramps within the existing marine structure.

The applicant explained that the purpose of the project is to renovate the interior of the buildings, reinstall the ramp at the water that existed previously, and alter some of the access areas outside the building. Existing buildings have recently been demolished that were not in use anymore. Mr. Brochu added that Bay Ferries was only utilizing 2 acres of the site and the remainder of the 6 acres would be used by the Town of Bar Harbor.

The Board discussed the waiver requests.

Mr. Eleftheriou, Jr. moved to approve the waivers as requested with the addition of 3B., Purchase and Sale; 5C. Other Permits; 24C. Curriculum Vita of Each Professional Associated with the project; and 24D. Description of Similar Projects by Developer. Mr. Cough seconded the motion and the Board voted 3-0 to approve the motion.

Mr. Eleftheriou, Jr. moved to find the application incomplete but to hold a special meeting on February 27, 2019 if the applicant provides the following items on or before February 11, 2019: 8. USGS map; letters to the Inland Fisheries and Wildlife Program, The Critical Areas Program, and Maine Historic Preservation; information on existing and proposed lot coverage; lighting details, lighting specification sheets, and showing the radius of illumination on the plan. Items still missing from the application but which could be conditions of approval include; item 5A. DEP approval; 5B. Army Corps of Engineers approval; 6B. Public Works Capacity statement; 6C. Sewer Department Capacity Statement; 6E. Water Department Capacity Statement; 9BB. Location of Fire Hydrant shown on the plan; 18A. Fire Department Capacity statement; and 18B. State Fire Marshal approval. Mr. Cough seconded the motion and the Board voted 3-0 to approve the motion.

VII. OTHER BUSINESS

a. Dormitory amendment

The Board briefly discussed the workshop scheduled for February 13, 2019 and how this issue was tied to the other issues being discussed at that meeting.

Mike Roix spoke and stated that he was speaking on behalf of David Witham who supported these amendments but had some questions about some of the standards being proposed. He noted questions on the number of employees allowed and what might happen if there were less than some of the numbers as outlined in the language, he had questions about the cooking facility requirement, and densities.

The Board agreed to put this discussion back on the agenda for March 6, 2019 when the new Planner was in place and could take a look at the proposal.

b. Solar System Amendment

This amendment will also be placed on the March 6, 2019 agenda for discussion.

c. Rules of Procedure

Mr. Eleftheriou, Jr. moved to approve the amended rules with one additional change as proposed by Mr. St. Germain. Mr. Cough seconded the motion and the Board voted 3-0 to approve the motion.

d. Pending Applications

- i. Jones Marsh PUD-O
- ii. Hamilton Hill Subdivision
- iii. White Spruce Road Subdivision

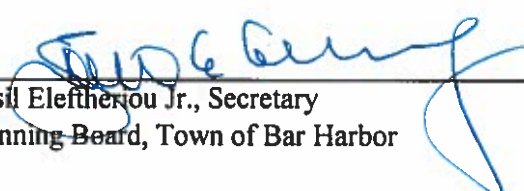
VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

There were none.

IX. ADJOURNMENT

Mr. Cough moved to adjourn at 5:40 PM. Mr. Eleftheriou, Jr. seconded the motion and the Board voted 3-0 to approve the motion.

Signed as approved:


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

2.20.19
Date