

**Minutes
Bar Harbor Planning Board
Wednesday, March 7, 2018
Council Chambers- Municipal Building
93 Cottage Street
6:00 P.M.**

I. CALL TO ORDER

The Chair called the meeting to order at 6:00 PM. Members present: Tom St. Germain, Chair; Basil Eleftheriou, Jr., Secretary; John Fitzpatrick, Member; Alf Anderson, Member; 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 and to table item VIa. to the March 21, 2018 meeting at the applicant's request. Mr. Fitzpatrick seconded the motion and the Board voted 5-0 to approve the motion.

III. EXCUSED ABSENCES

There were none.

IV. PUBLIC COMMENT PERIOD

Mr. Josh Ehrlich spoke on behalf of a Climate to Thrive and asked the Board if they would consider discussing a land use ordinance amendment to allow stand alone solar panels, not accessory to structures in rural districts. The Board agreed to discuss the request during their comment period at the end of the meeting.

V. APPROVAL OF MINUTES

February 21, 2018

Mr. Anderson moved to approve the minutes of the February 21, 2018 meeting as prepared. Mr. Cough seconded the motion and the Board voted 3-0-2 to approve the motion with Mr. Fitzpatrick and Mr. Eleftheriou, Jr. abstaining.

VI. REGULAR BUSINESS

- a. Sketch Plan Review: PUD-2017-02 Planned Unit Development - Village**
Project Location: 25 West Street Extension, Bar Harbor Tax Map 103, Lots 048-000 & 049-000
Applicant: BH Apts., LLC
Application: The applicant is proposing to construct four new buildings with two dwelling units in each and reconfigure the existing dwelling unit layout. The project will not result in any more units than the existing total of 16.

The item was tabled to the March 21, 2018 meeting.

- b. Completeness Review: SP-2017-07 – The Woods of Eden Tent Camping - Campground**
Project Location: Corner of Seabury Drive and Route 3, Bar Harbor Tax Map 207, Lot 032-000
Applicant: Nancy Sweeney for The Woods of Eden Tent Camping
Application: The applicant is proposing to operate a campground with eight tent platforms and tents.

The applicant explained the project as being upscale camping in tents on wooden platforms with bedrooms, a bathroom, and kitchen sink. She noted that cooking would be done outside on grills.

The Board reviewed and discussed the waiver requests. Mr. Eleftheriou, Jr. asked if there were any covenants on this property. The applicant stated that there were not. Mr. Eleftheriou, Jr. asked if the tents were going to have exterior lighting. The applicant said that there was and the Board requested additional information on the lighting.

Mr. Eleftheriou, Jr. moved to accept the waiver requests except item 6E. "Water Capacity Statement." Mr. Anderson seconded the motion and the Board voted 5-0 to approve the motion.

Mr. Eleftheriou, Jr. moved to find the application complete pending the receipt of items 9CC. "Fire/Emergency Equipment Site Access"; 3B. a copy of the SIGNED purchase and sale agreement; 21. "Lighting Plan" specifically, the manufacturers spec sheets and radius of intensity of illumination; a statement describing the number of trips per day to satisfy item 23A.; a statement describing the trash disposal plan for item 19.; and a explanation on what constitutes a engineered subsurface wastewater disposal system in the State plumbing code, all items must be submitted prior to the end of the day on March 16, 2018 to be considered for a public hearing on April 4, 2018. Mr. Fitzpatrick seconded the motion and the Board voted 5-0 to approve the motion.

The Chair asked if any member of the public wished to speak on this application.

Mr. John Kelly spoke and wanted to make sure the Board was aware that the fire pond in the subdivision was on private property and there were no rights of ways to anyone else in the subdivision to access it. He added that in the past, the Fire Chief had stated that Hamilton Pond would be used for water.

Ms. Ruth Calas spoke and expressed her concerns as a direct abutter with control of dogs and whether there would be fencing or clear borders to keep people on the campground property. She also asked who was in charge and who do neighbors contact if they have issues or concerns.

The Chair closed the public hearing.

VII. OTHER BUSINESS

a. Dormitory Use Land Use Ordinance Amendment

The Board agreed to keep this item on the agenda and to discuss when time permitted. The Board reviewed the suggestions from some operators of employee housing, and discussed amendments to the draft language and areas where the uses were appropriate.

b. Pending Applications

There were no new applications to report.

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

The Board discussed the request to consider and support an amendment to allow stand alone solar systems. The Board expressed a general consensus that they would support such an amendment. Mr. Ehrlich asked what the next steps were to start the process and the Board offered to work on this amendment as a Planning Board initiated amendment.

Mr. Cough moved to request that Staff look at ordinances in other communities in anticipation of a November warrant article. Mr. Fitzpatrick seconded the motion and the Board voted 5-0 to approve the motion.

Mr. Cough asked if there was any interest among the Board members to have a discussion regarding conditional uses to tighten up the ordinance to prevent a project such as the Mount Desert Street B&B from happening again. Mr. Anderson noted that he would be more comfortable looking at the definition of Bed and Breakfast because that's where he had concerns during the review of that project. Mr. Cough asked Staff to prepare draft language. Staff noted that this would be on a to-do list, this could not be committed to immediately because of other priorities.

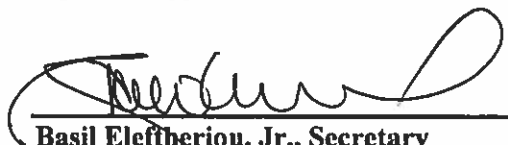
Mr. St. Germain asked the Board to note the latest Polco question regarding Lyme disease.

Mr. St. Germain asked if the Board had any interest in looking at the campground standards and definition which he noted was not very strict and loosely regulated. There were no concerns.

IX. ADJOURNMENT

Mr. Anderson moved to adjourn at 8:25 PM. Mr. Eleftheriou, Jr. 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

3-23-18
 Date