

**Minutes**  
**Bar Harbor Planning Board**  
**Wednesday, May 2, 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; John Fitzpatrick, Member; Basil Eleftheriou, Jr., Secretary; Alf Anderson, Member; and Joseph Cough, Vice Chair.*

*Also present: Janna Richards, Planning Director.*

**II. ADOPTION OF THE AGENDA**

*Mr. Cough moved to adopt the agenda as submitted. Mr. Anderson seconded the motion and the Board voted 5-0 to approve the motion.*

**III. EXCUSED ABSENCES**

*There were no excused absences.*

**IV. PUBLIC COMMENT PERIOD**

*There was none.*

**V. APPROVAL OF MINUTES**

**April 18, 2018**

*Mr. Cough moved to adopt the minutes from April 18, 2018 with one modification to include that Mr. St. Germain returned as Chair after representing himself for his application before the Board. Mr. Fitzpatrick seconded the motion and the Board voted 4-0-1 to approve the motion with Mr. Eleftheriou abstaining.*

**VI. OTHER BUSINESS**

**a. Workshop – Discussion of Proposed Dormitory Use Land Use Ordinance Amendment**

*The Board and the Planning Director reviewed the most recent draft of the proposed amendments to the Land Use Ordinance (dated March 7, 2018) that would define employee dormitory, rooming house, and workforce dormitory; provide a set a standards for these types of uses; and identify the zoning districts where they would be allowed.*

*There was a discussion on the proposed standards and it was noted that “employee dormitory” could be subject to the setbacks of the zoning district it was located within and that the setback could be vegetated (if the setback was not zero) to create buffering.*

*The Planning Director noted that there were several definitions, all pertaining to housing, that should be considered to be included in the proposed amendment. The Board recommended that the Planning Director draft the definitions and include them in the next version of the proposed amendment.*

*There was a discussion on the level of enforceability of some of the standards given that there is currently only one Code Enforcement Officer. A discussion was had between the Board, the Planning Director, and Donna Karlson, a member of the public who was present at the meeting, about developing a more comprehensive rental registration program with adjustments to the fee schedule to help increase Code Enforcement staff.*

*The Board reviewed the proposed changes to Appendix C that would allow employee dormitories, workforce dormitories, and rooming houses in certain zoning districts. The results of the Polco survey on dormitory uses in Bar Harbor was referred to. The Board agreed on nine zoning districts where one or more of the proposed uses could be allowed.*

*The Planning Director noted that she would include the proposed changes in an updated draft amendment for the Board's review.*

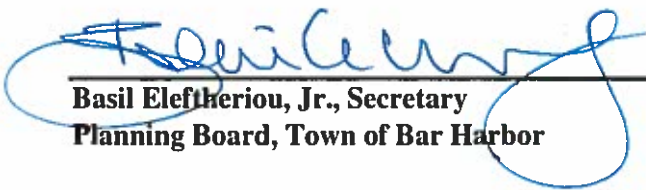
## **VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

*The Board discussed holding another workshop at the next scheduled meeting on May 16, 2018 as there were no applications submitted for review at that meeting. The workshop would focus on providing an update on the state's recently approved adult use marijuana legislation (LD 1719) and the regulatory options that municipalities may have in order to control adult use marijuana establishments within their jurisdiction.*

## **VIII. ADJOURNMENT**

*Mr. Fitzpatrick moved to adjourn at 8:26 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

5.22.18  
 Date