

Minutes
Bar Harbor Planning Board
Wednesday, September 5, 2018
Council Chambers- Municipal Building
93 Cottage Street
4:00 P.M.

I. CALL TO ORDER

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

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

II. ELECTION OF OFFICERS

Mr. Fitzpatrick moved to re-elect Tom St. Germain as Chair. Mr. Cough seconded the motion and the Board voted 4-0 to approve the motion.

Mr. St. Germain moved to nominate Joe Cough as Vice Chair. Mr. Fitzpatrick seconded the motion and the Board voted 4-0 to approve the motion.

Mr. Fitzpatrick moved to nominate Basil Eleftheriou, Jr. as Secretary. Mr. Cough seconded the motion and the Board voted 4-0 to approve the motion.

III. ADOPTION OF THE AGENDA

Mr. Cough moved to approve the agenda as submitted. Mr. Fitzpatrick seconded the motion and the Board voted 4-0 to approve the motion.

IV. EXCUSED ABSENCES

Alf Anderson was an excused absences.

V. PUBLIC COMMENT PERIOD

There was none.

VI. APPROVAL OF MINUTES

a. August 15, 2018

Mr. Cough moved to approve the minutes as submitted. Mr. Fitzpatrick seconded the motion and the Board voted 4-0 to approve the motion.

VII. REGULAR BUSINESS

- a. **Final recommendation – LU-2018-01 – Zoning District Boundary Line Relocation from Town Hill Residential to Town Hill Rural for Tax Map 213, Lot 008-001 (Downeast Horizons)**
 - i. The Planning Board will make a recommendation as to whether the proposed amendment ought to be adopted or ought not to be adopted.

Mr. Cough moved that the Planning Board recommends the adoption of the proposed amendment for the neighborhood district map change for Tax map 213, Lot 008-001 from the Town Hill Residential District to the Town Hill Rural District. Mr. Fitzpatrick seconded the motion and the Board voted 4-0 to approve the motion.

VIII. OTHER BUSINESS

- a. **Pending applications**
 - i. **Jones Marsh PUD-O**
 - ii. **Hamilton Hill Subdivision**
 - iii. **Acadia Apartments PUD-V**

Ms. Richards indicated that there are no updates on the Jones Marsh development or the Hamilton Hill subdivision, but that the Acadia Apartments development did submit materials for the continuation of the Sketch Plan review for that project. She added that the applicant for Acadia Apartments is seeking feedback on a modification to the building-to-building setback requirement.

- b. **Dormitory**

Ms. Richards provided an update on the proposed ordinance amendment. She noted that she was working on modifications to Chapter 190 on the municipal code that relates to vacation rental permitting so that this chapter would now also include permitting for the proposed dormitory uses and proposed rooming house. Ms. Richards explained that one of the modifications was changing the name of the chapter to “temporary housing registration and permitting” and noted that a definition for “temporary housing” would need to be developed. She also explained the need to flush through the proposed definitions to ensure they are clear and the proposed standards to ensure they are consistent with other standards in the ordinance. The Board and staff discussed a potential process for moving forward with the proposed ordinance, including holding numerous workshops in the next month. Mr. Eleftheriou, Jr. discussed the potential for the Board to begin working on other modifications to the land use standards that impact housing. Mr. Cough suggested going through each district to review the standards and propose changes. Mr. Fitzpatrick noted that he is reserved about making changes to the land use ordinance that would provide more opportunity to develop housing if there is not a process in place that would limit housing from becoming weekly rentals. There was a discussion on how weekly, vacation rentals could be limited while creating the potential for more density. The Board spoke about waiting for the pending Island Housing Trust report for more information and recommendations.

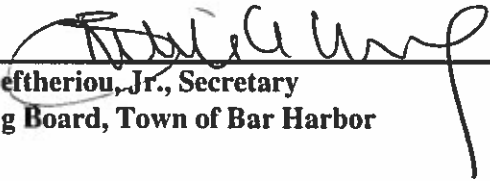
IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Mr. Fitzpatrick noted the need to make broad "housekeeping" changes to, as well as clarifications to definitions and standards within the land use ordinance. He indicated that he could provide a list to staff for reference.

X. ADJOURNMENT

Mr. Fitzpatrick moved to adjourn the meeting at 4:58 P.M. Mr. Eleftheriou, Jr. seconded the motion and the Board voted 4-0 in favor of the motion.

Signed as approved:



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

10.04.18

Date