

Minutes
Bar Harbor Board of Appeals
September 11, 2018
Council Chambers - Municipal Building
93 Cottage Street
7:00 PM

I. CALL TO ORDER

The Chair called the meeting to order at 7:00 PM. Members present: Ellen Dohmen, Chair; Michael Siklosi, Member; Robert Webber, Member; and Roger Samuel, Vice-Chair.

Also present: Janna Richards, Planning Director; Angela Chamberlain, Code Enforcement Officer; Catherine Leatherman, Administrative Assistant; and Dan Pileggi, Attorney for the Appeals Board.

II. ELECTION OF OFFICERS

Mr. Siklosi moved to nominate and re-elect Ms. Dohmen as Chair, Mr. Samuel as Vice-Chair, and Ms. Martin as Secretary. Mr. Webber seconded the motion and the Board voted 4-0 to approve the motion.

III. ADOPTION OF THE AGENDA

Mr. Samuel moved to adopt the agenda as submitted. Mr. Siklosi seconded the motion and the Board voted 4-0 to approve the motion.

IV. EXCUSED ABSENCES

Ms. Martin was an excused absence. Ms. Stevens-Rosa was an unexcused absence.

V. APPROVAL OF MINUTES

a. September 12, 2017

The Board did not have a quorum to act on the minutes from the September 12, 2017 meeting. Mr. Samuel noted that the minutes should be changed to reflect that Ms. Dohmen, the Chair, was an excused absence for the meeting and that Mr. Samuel was presiding Chair for the meeting in her absence. The Board noted that they would table acting on the minutes to the end of the meeting in the event that Ms. Stevens Rosa arrived.

b. June 18, 2018

Ms. Dohmen suggested several corrections to the minutes: (1) to change the misspelling of her last name; (2) to add that Ms. Dohmen made the suggestion to modify the September 12, 2017 minutes, but that the change did not take place as the Board did not have a quorum to act on the minutes; (3) to change the last sentence in the top paragraph on page 4 to read "Mr. Pileggi instructed the Appeals Board..."; (4) to hyphenate the word "stand-alone".

Mr. Webber moved approve the minutes as amended by Ms. Dohmen. Mr. Siklosi seconded the motion and the Board voted 3-0-1 to approve the motion with Mr. Samuel abstaining.

VI. REGULAR BUSINESS

a. **Public Hearing:** AB-2018-02 – Relocation of a Nonconforming Use

Applicant: Kampgrounds of America Inc.

Project Location: 1453 Route 102 in Town Hill, Bar Harbor, Maine 04609
Tax Map 219, Lots 38 & 43

Application: The applicant proposes to modify the existing layout of the Woodlands KOA campground, including modifications to camping sites (tent, RV, cabins), the bathhouse, roads and driveways, the access to the property, and parking.

Mr. Samuel Coplton of Coplton Associates represented the applicant. He provided a description of the proposed project and indicated the reason he was before the Appeals Board.

Ms. Dohmen noted that this was a fairly straightforward application and asked if the Board had any questions for Mr. Coplton. Ms. Dohmen asked if the applicant had received DOT approval for moving the newly proposed entrance to the property. Mr. Coplton stated that they had not yet discussed the proposed entrance with the DOT and that there was still potential that the entrance would not change from where it is currently located.

With no further questions from the Board, Ms. Dohmen opened the public hearing at 7:14pm.

Mr. Michael Archer came forward and stated that he was speaking for his wife, Polly Archer, who is the owner of a property abutting the campground. He expressed concern about the buffer between the property and the subject property. It was noted that it was more appropriate for this concern to be addressed during the site plan review meetings with the Planning Board and that this meeting was to discuss the appropriateness of relocating nonconforming uses.

Ms. Dohmen closed the public hearing at 7:23pm.

Mr. Siklosi moved that the Board of Appeals finds that the proposed new location and design are more appropriate with regard to location, character, and natural features. Mr. Samuel seconded the motion and the Board voted 4-0 to approve the motion.

Mr. Samuel moved that the Board of Appeals finds that the proposed new location and design are more appropriate with regard to fencing and screening. Mr. Siklosi seconded the motion and the Board voted 4-0 to approve the motion.

Mr. Siklosi moved that the Board of Appeals finds that the proposed new location and design are more appropriate with regard to landscaping and topography. Mr. Samuel seconded the motion and the Board voted 4-0 to approve the motion.

Mr. Webber moved that the Board of Appeals finds that the proposed new location and design are more appropriate with regard to traffic and access. Mr. Siklosi seconded the motion and the Board voted 4-0 to approve the motion.

Mr. Siklosi moved that the Board of Appeals finds that the proposed new location and design are not applicable in regard to signs and lighting. Mr. Samuel seconded the motion and the Board voted 4-0 to approve the motion.

Mr. Webber moved that the Board of Appeals finds that the proposed new location and design are more appropriate in regard to limiting a potential nuisance. Mr. Siklosi seconded the motion and the Board voted 4-0 to approve the motion.

Mr. Webber moved to approve the relocation of the nonconforming uses and structures as proposed by the applicant. Mr. Siklosi seconded the motion and the Board voted 4-0 to approve the motion.

VII. OTHER BUSINESS

There was none.

VIII. ADJOURNMENT

Mr. Samuel moved to adjourn the meeting at 7:28 PM. Ms. Siklosi seconded the motion and the Board voted 4-0 to approve the motion.



Ellen Dohmen, Chair

15 Oct 2018

Date