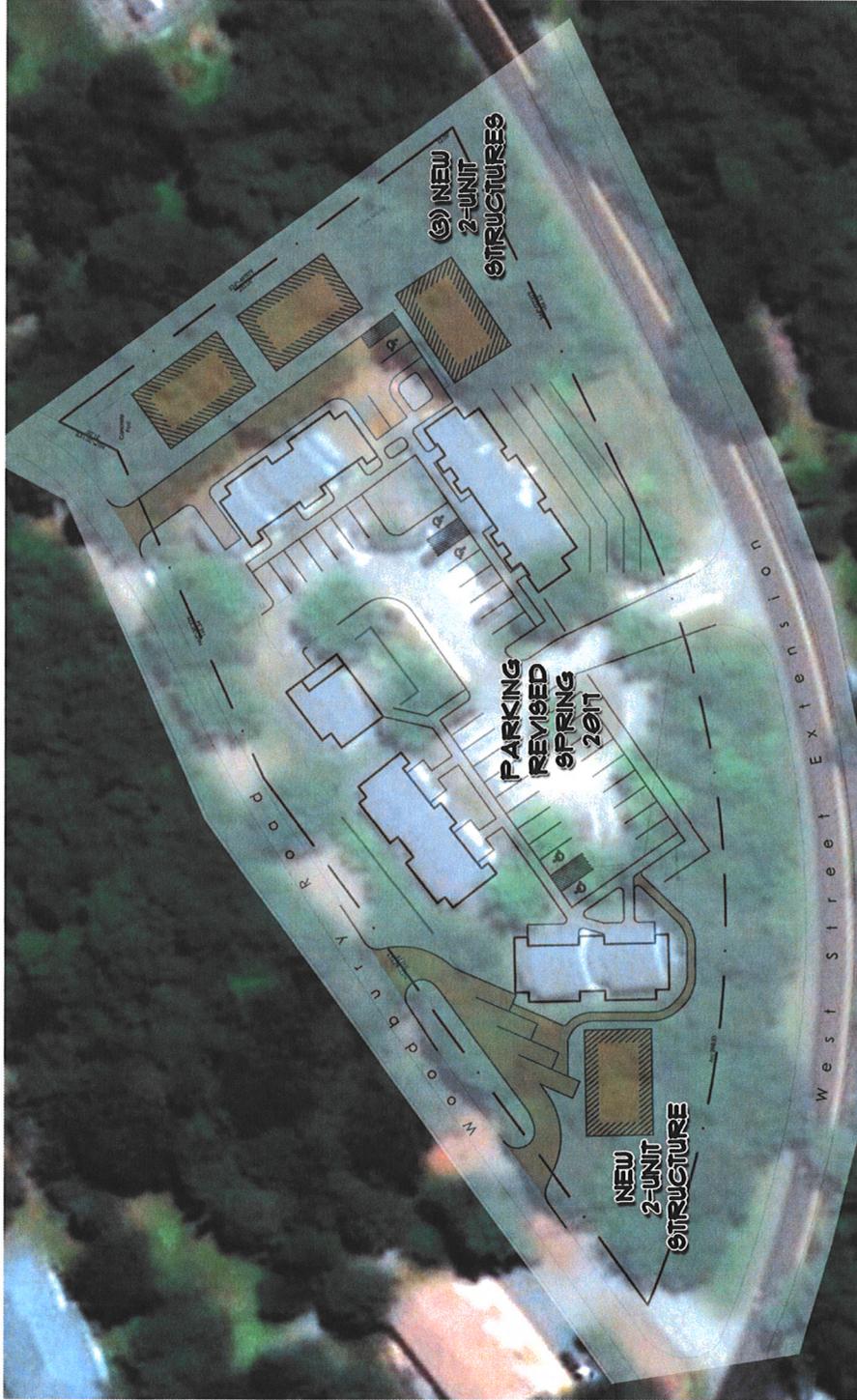


**EXHIBIT 1.0 – Sketch Plan**

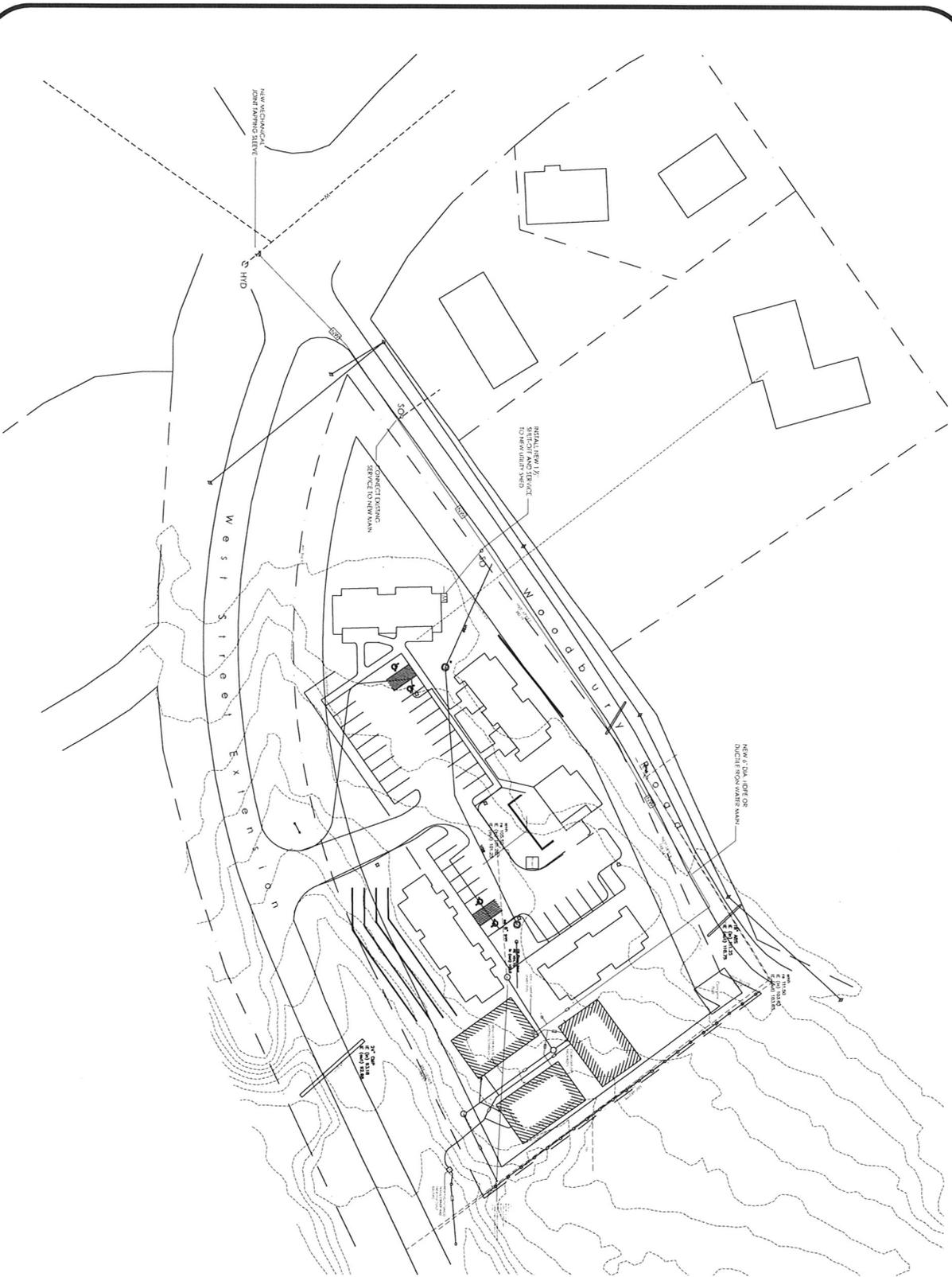
BHAPTS, LLC -PUD-2017-02

02.14.2018



BHAPTS  
EXHIBIT  
A

PO Box 120  
Hulls Cove ME 04644  
v 207.288-0006 f 207.288.060  
tmc.land.arch@gmail.com



General Notes

**BHAPTS  
EXHIBIT  
A-1**

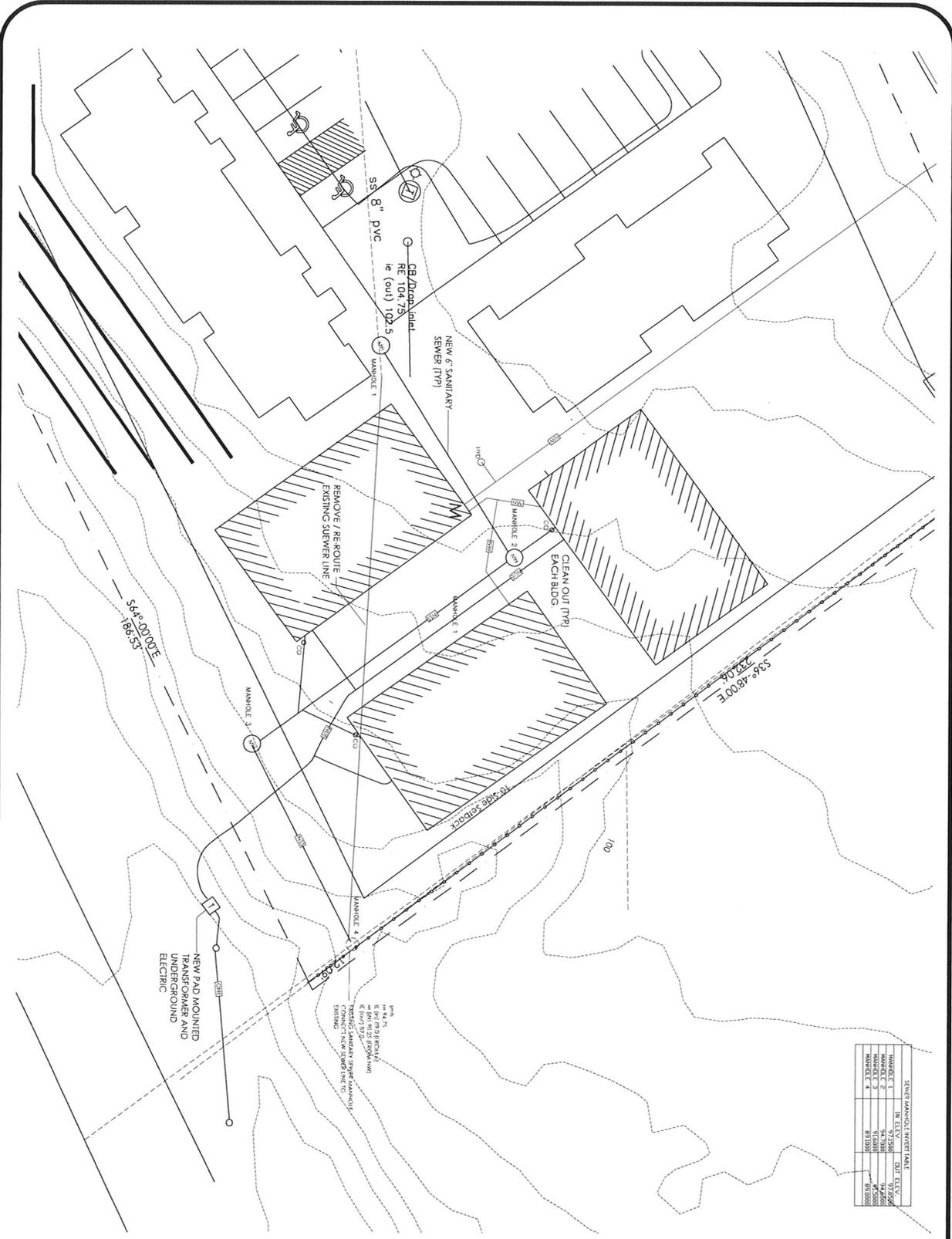
No.	Revisions/Issues	Date

**BHAPTS, LLC**  
1000 MARKET STREET BLDG 1  
PORTSMOUTH, NH 03801

**Andrew McCullough**  
Engineering Consultants  
53 Elmwood, ME  
207-667-6551  
mccullough@tydgroupinc.com

**UTILITY PLAN**  
Prepared For:  
**BHAPTS, LLC**  
25 WEST STREET EXT.  
Bor Harbor, Maine

Project No. 2800  
Date 4-23-19  
Scale 1"=30'  
**SP-1B**



SEWER MANHOLE INVERT TABLE			
MANHOLE #	IN. E.L.V.	OUT. E.L.V.	DIFF.
MANHOLE # 1	94.7500	94.7500	0.0000
MANHOLE # 2	94.7500	94.7500	0.0000
MANHOLE # 3	94.7500	94.7500	0.0000
MANHOLE # 4	94.7500	94.7500	0.0000

NOTE:  
 1. ALL NEW SEWER LINES SHALL BE 8" DIA. PVC WITH 2% SLOPE.  
 2. ALL EXISTING SEWER LINES SHALL BE 8" DIA. PVC WITH 2% SLOPE.  
 3. ALL NEW SEWER LINES SHALL BE CONNECTED TO THE EXISTING SEWER LINE TO THE STREET.

NEW PAD MOUNTED TRANSFORMER AND ELECTRICAL

No.	Revision/Issue	Date	General Notes

**Utility Provider and Address**

UTILITY P.U.  
 Prepared For  
 BHAPTS, LLC  
 25 WEST STREET  
 Bar Harbor, ME

**Project Number and Address**

2800  
 4/23/19  
 Scale: 1"=10'

**Prepared by and Address**

Andrew McCullough  
 Engineering Consultants  
 55 Elmwood Dr.  
 Ellsworth, ME  
 207-667-6551  
 mcmcc@engrty.com

**Client Name and Address**

BHAPTS, LLC  
 1000 MARKET STREET BLDG 1  
 PORTSMOUTH, NH 03801

**BHAPTS  
 EXHIBIT  
 A-2**

**Minutes  
Bar Harbor Planning Board  
Wednesday, March 21, 2018  
Council Chambers- Municipal Building  
93 Cottage Street  
6:00 P.M.**

**I. CALL TO ORDER**

*The Chair called the meeting to order at 6:01 PM. Members present: Tom St. Germain, Chair; 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. Mr. Fitzpatrick seconded the motion and the Board voted 4-0 to approve the motion.*

**III. EXCUSED ABSENCES**

*Mr. Fitzpatrick moved to excuse Mr. Elefheriou, Jr. Mr. Anderson seconded the motion and the Board voted 4-0 to approve the motion.*

**IV. PUBLIC COMMENT PERIOD**

*There was none.*

**V. APPROVAL OF MINUTES**

**March 7, 2018**

*Mr. Cough moved to approve the minutes of the March 7, 2018 meeting as prepared. Mr. Fitzpatrick seconded the motion and the Board voted 4-0 to approve the motion.*

**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:** BHAPts., 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.

*Mr. Cough disclosed that one of the applicant's representatives, Mr. Moore, was an agent on a project Mr. Cough was involved with. He further added that they also served together on the Acadian Football League.*

*Mr. Anderson moved that Mr. Cough did not have a conflict of interest. Mr. Fitzpatrick seconded the motion and the Board voted 3-0 to approve the motion with Mr. Cough abstaining.*

*Mr. Salvatore explained the project and stated that there was no net gain of number of units proposed. He added that he had seen the comments from the abutters and he said that there had never been any issues with the neighbors and they would continue to be good neighbors. He noted that there was a manager that lived on the property with his wife and children.*

*Mr. Fitzpatrick asked about lot coverage calculations. Mr. Salvatore didn't see them on the plans but said that they will be on the plan when they submit for completeness. Mr. Fitzpatrick also asked the applicant to show the area per family calculations. The base density was discussed and it was agreed that only 8 units were allowed so they were grandfathered.*

*The Chair asked if there was any public comment.*

*Donna Karlson spoke and stated that she lived in the neighborhood but was not a noticed abutter. She explained that she was also speaking on behalf of Betsy Mills who is an abutter and who has had issues with this property. She expressed concerns with the building being located closer to the Mills property line than the current buildings. She suggested a fence or other type of buffer might be considered. She asked if the access to the site from Woodbury Road was adequate and why additional parking was being proposed when there was an existing, large parking area.*

*Mr. Fitzpatrick moved to accept the waivers as requested. Mr. Cough seconded the motion and the Board voted 4-0 to approve the motion.*

**b. Public Hearing: LU-2018-01 - Zoning District Boundary Line Relocation**

**Project Location:** 1200 State Highway 3, Bar Harbor Tax Map 213, Lot 008-001

**Applicant:** Stewart Brecher for Downeast Horizons, Inc.

**Application:** The applicant is proposing to relocate the district boundary of the Town Hill Rural district to include all of Tax Map 213, Lot 008-001 which is currently in the Town Hill Residential and Town Hill Rural districts.

*Mr. Brecher explained the project and noted that there was no change in use and the plan was to add additional space to the existing building at some point in the future if the amendment were approved.*

*The Chair opened the public hearing. No one spoke. The Chair closed the public hearing.*

*Mr. Fitzpatrick asked what other uses would be allowed if the district were changed to Town Hill Rural. The Board reviewed Appendix C.*

*Mr. Anderson moved to recommend the request as submitted to the Town Council. Mr. Cough seconded the motion and the Board voted 4-0 to approve the motion.*

**c. Public Hearing: SP-2018-01 – Jack Russell's Steakhouse and Brewery**

**Project Location:** 102 Eden Street, Bar Harbor Tax Map 101, Lot 010-000

**Applicant:** G.F. Johnston & Associates for Jack Russell's Steakhouse and Brewery

**Application:** The applicant is proposing to change the use of the existing structure to a restaurant

*Mr. St. Germain recused himself.*

*Mr. Becker from GF Johnston introduced himself and explained the project.*

*The Chair opened the public hearing.*

*Austin spoke and identified himself as an employee of Jack Russell's Steakhouse and Brewery. He stated that he has been employed there for 16 years and supports the expansion of a thriving business which directly affects him and his family.*

*The Chair closed the public hearing.*

*Mr. Fitzpatrick asked about the 3" water service. Mr. Becker noted that he was waiting for a size determination from the State Fire Marshal and the installation will occur during the Route 3 construction. Mr. Fitzpatrick also noted that he has personally witnessed a runoff problem in front of the site but did not expect the applicant to correct the problem because it was clearly not being generated from his site. Mr. Becker did offer that DOT would be moving and lowering the catch basin in that area which should address the issue. Mr. Fitzpatrick suggested that full cutoff lights be used for the jelly jar lights.*

*The Board discussed the gross leasable area calculations and how the applicant determined them. They discussed whether or not the basement was included in the calculation based on the definition of gross leasable area.*

*The Board discussed the legality of spaces 1, 17, and 18 and agreed that it looked like space 1 was approved on an earlier site plan but did not see where 17 and 18 were legally permitted.*

*Mr. Cough asked for building plans for the addition/breezeway as they had not been submitted.*

*Mr. Fitzpatrick moved to table the application to the April 4, 2018 meeting if the applicant supplied proof that parking spaces 17 and 18 are legally existing, building plans for the breezeway/addition, and gross leasable area calculations for the entire building prior to the end of the day March 30, 2018. Mr. Anderson seconded the motion and the Board voted 3-0 to approve the motion.*

*Mr. St. Germain returned to the meeting.*

- d. Final recommendation – Statewide Timber Harvesting Provisions** - The Planning Board will make a recommendation as to whether the proposed amendment ought to be adopted or ought not to be adopted.

*Mr. Anderson moved to recommend the amendment ought to be adopted. Mr. Fitzpatrick seconded the motion and the Board voted 4-0 to approve the motion.*

- e. **Final recommendation – Integration of Appendix C and Neighborhood District Maps into Article III** - The Planning Board will make a recommendation as to whether the proposed amendment ought to be adopted or ought not to be adopted.

*Mr. Anderson moved to recommend the amendment ought to be adopted. Mr. Fitzpatrick seconded the motion and the Board voted 4-0 to approve the motion.*

- f. **Final recommendation – Shoreland Zoning Corrections Required by Maine Department of Environmental Protection** - The Planning Board will make a recommendation as to whether the proposed amendment ought to be adopted or ought not to be adopted.

*Mr. Anderson moved to recommend the amendment ought to be adopted. Mr. Fitzpatrick seconded the motion and the Board voted 4-0 to approve the motion.*

## VII. OTHER BUSINESS

- a. **Pending Applications (none)**

*There were no new pending applications.*

- b. **Regulating Vacation Rentals Course in Augusta 04/04/18**

*Mr. Fitzpatrick said that either he or Mr. Eleftheriou, Jr. would attend the training.*

*Mr. Anderson moved to change the time of the April 4, 2018 regular meeting to 7:00 PM to accommodate travel time from the course. Mr. Cough seconded the motion and the Board voted 4-0 to approve the motion.*

- c. **Dormitory**

*The Board agreed to discuss at the next meeting.*

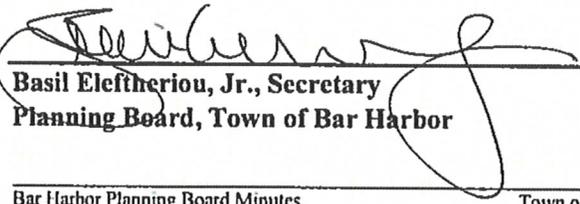
## VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

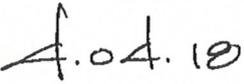
*There were none.*

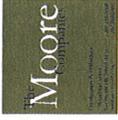
## IX. ADJOURNMENT

*Mr. Anderson moved to adjourn at 8:55 PM. Mr. Fitzpatrick seconded the motion and the Board voted 4-0 to approve the motion.*

**Signed as approved:**

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

  
Date



**BHAPTS LLC**  
 25 Wood Street Extension  
 Bar Harbor, ME



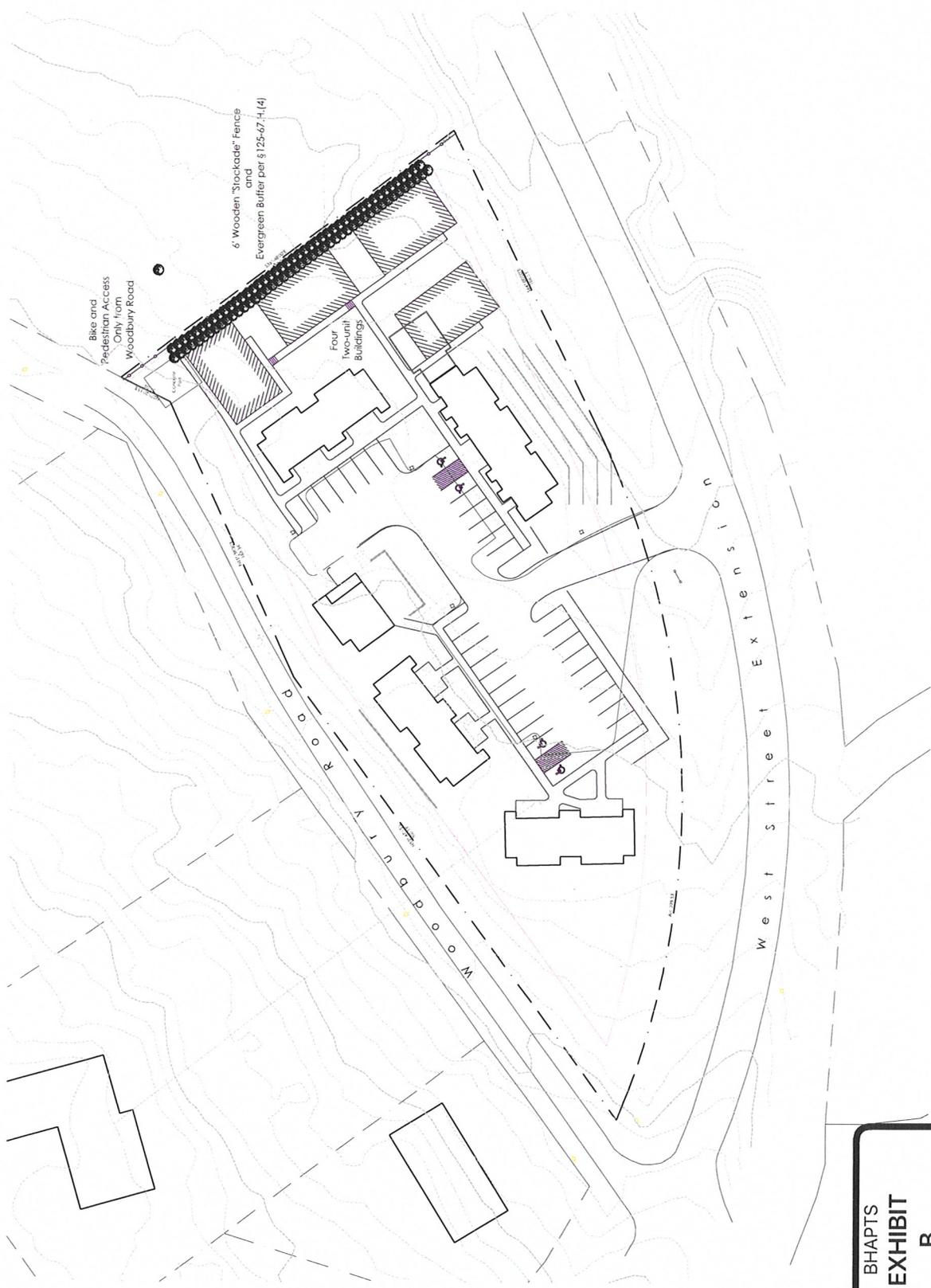
**Proposed Site Plan**  
 06.12.2018

Owner: LLC  
 100 Wood Street Bldg 1  
 Suite 300  
 Portsmouth, NH 03801

Lot is located in the Bar Harbor Village Residential District Map 103 Lot 048.

Summary of Proposed or Contingent Units (Residential Units)

Unit	Area (Square Feet)
100	100
101	100
102	100
103	100
104	100
105	100
106	100
107	100
108	100
109	100
110	100
111	100
112	100
113	100
114	100
115	100
116	100
117	100
118	100
119	100
120	100
121	100
122	100
123	100
124	100
125	100
126	100
127	100
128	100
129	100
130	100
131	100
132	100
133	100
134	100
135	100
136	100
137	100
138	100
139	100
140	100
141	100
142	100
143	100
144	100
145	100
146	100
147	100
148	100
149	100
150	100
151	100
152	100
153	100
154	100
155	100
156	100
157	100
158	100
159	100
160	100
161	100
162	100
163	100
164	100
165	100
166	100
167	100
168	100
169	100
170	100
171	100
172	100
173	100
174	100
175	100
176	100
177	100
178	100
179	100
180	100
181	100
182	100
183	100
184	100
185	100
186	100
187	100
188	100
189	100
190	100
191	100
192	100
193	100
194	100
195	100
196	100
197	100
198	100
199	100
200	100



**BHAPTS  
 EXHIBIT  
 B**

**Minutes  
Bar Harbor Planning Board  
Wednesday, June 20, 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; Alf Anderson, Member; 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. ADOPTION OF THE AGENDA**

*Mr. Cough moved to adopt the agenda as prepared. Mr. Fitzpatrick 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**

**June 6, 2018**

*Mr. Eleftheriou, Jr. moved to approve the minutes of the June 6, 2018 meeting as submitted. Mr. Anderson seconded the motion and the Board voted 3-0-2 to approve the motion, with Mr. Fitzpatrick and Mr. Cough abstaining.*

**VI. REGULAR BUSINESS**

- a. Continuation of 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:** BHAPts., 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.

*Mr. Perry Moore and Mr. Eben Salvatore represented the applicant. Mr. Moore explained the changes to the sketch plan that were a result of the site walk and neighborhood meeting held in April, after the initial sketch plan review meeting took place before the Board at their March 21, 2018 meeting. He noted that the building proposed to be located near the intersection of West*

*Street Extension and Woodbury Road was removed and relocated to the eastern property line. In addition, the proposed parking areas located off of Woodbury Road were removed. Mr. Moore stated that in addition to reviewing the revised sketch plan with the Board, he would also like to discuss the affordable housing criteria that are required by the Planned Unit Development ordinance. In addition, he explained that the revision to the sketch plan would result in the applicant requesting a modification to the distance between structures setback, which as part of a Planned Unit Development, the Planning Board has the discretion to modify.*

*Mr. St. Germain asked for clarification from Ms. Richards as to what the "base development density" or "the density allowed for a conventional subdivision application" would be for the subject property. Ms. Richards indicated that based on the assessing records the total land area for the property would be 1.54 acres (67,082.4 square feet), with a minimum area per family of 10,000 square feet, and that therefore the density allowed for a conventional subdivision application would be 6.7 units, rounded to 7 units. The property has sixteen units because it is a nonconforming lot that was developed prior to having the minimum area per family standard that currently exists. Ms. Richards noted that because it is a nonconforming lot that it is difficult to calculate how credits for additional units, which are allowed for as part of the Planned Unit Development ordinance, would be applied in this situation. Mr. Moore stated that a survey was conducted that demonstrates that the combined subject lots include more acreage than is found in the Town's assessing records.*

*Ms. Richards asked that the applicant clarify what they are proposing in terms of a modification to the Planned Unit Development affordable housing requirement. She explained that any modification to the requirements would need to be reviewed in accordance with Section 125-64 of the ordinance as well as with the purpose and intent of the Planned Unit Development section of the ordinance.*

*Mr. Fitzpatrick asked for an explanation on the history of how the current housing development on the subject lot was built. There was a discussion on the Planned Unit Development affordable housing requirement and how it could be applied to this property. Mr. Moore went through how the proposed development meets the purpose and intent of the Planned Unit Development ordinance. Mr. Cough referred the Board and the applicant to the Affordable Housing standards found in Section 125-69 R. and expressed his concern on how the applicant would be able to meet those standards. Mr. Salvatore asserted that the proposal would meet that section of the ordinance.*

*There was more discussion about the affordable housing requirement and how it could be applied to the application. It was determined that if the survey of the combined lots was accurate, that the base development density would be 9, that the maximum number of units that could be obtained with a Planned Unit Development would be 18 (double the base development density), and that 2 units would be required to be affordable (20% of the base development density). The applicant stated that they no longer believed they would need to request a modification to the affordable housing requirement and that they could meet the required amount of affordable housing units, of which they noted would be year-round units.*

*There was discussion about the setback requirement modification that the applicant may be inclined to request. Mr. St. Germain asserted that it would be helpful for the applicant to provide the Board with a lot coverage calculation, a depiction of scale of the proposed new structures to*

existing structures, and drawings of the buildings that show the proposed distances between the buildings. There was discussion about the possibility of combining the proposed buildings into a larger building or buildings. Mr. Fitzpatrick added that he would like to see a three-dimensional perspective of the proposed scale of the buildings. Ms. Richards indicated that she would confirm what the base development density is for this proposed project given that it is a nonconforming lot. She also noted that for a completeness review submission that the applicant would need to provide a draft agreement that would preserve the units as affordable over the long-term.

Mr. Cough addressed the Great American Neighborhood guidelines and if the proposed project was in line with these guidelines. Mr. Eleftherious, Jr. indicated that a three-dimensional rendering of the proposed project would be helpful for the Board's review.

Mr. St. Germain opened the Public Hearing and there was a reminder that, per the ordinance, "At the time of its review of a preapplication sketch plan, the Planning Board shall entertain brief public comment on the proposal for the limited purpose of informing the applicant of the nature of any public concerns about the project so that such concerns may be considered by the applicant in preparing his/her application."

Mr. Dennis Bracale came forward to express his concern on the proposed project and how it would impact an abutting historic property. He also noted concern for a potential wetland/stream near the property line of the property where the proposed new buildings would be placed. Mr. Bracale mentioned a letter that was submitted as public comment from Arthur Greif and it was confirmed that Board received this letter prior to the meeting. He expressed concern on the compatibility of the proposed development with the surrounding neighborhood.

Ms. Bobbi Avancena came forward to express that she is satisfied with the changes that the applicant made to the sketch plan in removing the building from the intersection of West Street Extension and Woodbury Road.

Ms. Elizabeth Mills, an abutter to the proposed project, came forward to express her concern with the noise level, particularly later at night, and littering from the existing development and the compatibility of the development with the surrounding residential neighborhood. She also voiced her concern on the proximity of the proposed development to her property, which is historic, and the amount of open space that would be taken away from those who live in the development with the construction of additional buildings. Ms. Mills asserted that she also has safety concerns that are associated with the existing development.

Ms. Carol Wade came forward to express her concern about the noise level from the existing development as well as putting increased traffic onto West Street Extension or Woodbury Road. She also expressed safety concerns.

Ms. Donna Karlson came forward to express concern on the compatibility of the proposed development with the surrounding neighborhood. She noted concern with the amount of people who stay at the existing development and the inability to regulate overnight guests. Ms. Karlson expressed safety concerns and concerns with ensuring that the affordable housing units are provided to year-round residents. She urged Ocean Properties and other employers to help with developing workforce housing amendments to the Land Use Ordinance. Ms. Karlson voiced

concern with the noise level from the existing and proposed development and its impact on abutting property owners. Ms. Karlson noted that a higher fence could be proposed, questioned the details of the vegetated buffer shown on the sketch plan, and indicated that the proposed distance between buildings setback would be "tight." She also expressed concern with the visual impact that the proposed development would have on the neighborhood and on abutters, particularly the abutting historic property. Ms. Karlson questioned how the proposed development would meet the purpose and intent of a Planned Unit Development.

Ms. Mary Jane Whitney came forward to express her concern with the proposed development and its impact on the abutting historic property.

Ms. Elizabeth Mills came forward again to state that she worked closely with Emera to design the substation near her property so that it was compatible with the visual characteristics of the surrounding area.

With no one further coming forward, Mr. St. Germain closed the Public Hearing.

Mr. Moore provided a summary of the previous discussion with the Board and described the submissions the applicant will provide for future submissions. He noted that he would like to come back before the Board as a continuation of the sketch plan review. It was noted that the Board could wait to have another site walk/neighborhood meeting until after the next rendition of the plan was submitted for the Board's consideration.

Mr. Fitzpatrick moved to continue the sketch plan review at a future meeting. Mr. Anderson seconded the motion and the Board voted 5-0 to approve the motion.

**b. Completeness Review: SP-2018-04 – Community Boat Ramp**

**Project Location:** 43 Lookout Road, Bar Harbor Tax Map 217, Lot 015-000

**Applicant:** Jeffrey H. Crafts, PE for John Cochran

**Application:** The applicant is proposing to construct a permanent 1,000 square foot boat ramp, of which approximately 500 square feet above the highest annual tide will be paved, and 500 below the highest annual tide will be made of precast concrete.

Mr. Jeffrey Crafts came forward to present the application. He provided a brief description of the proposed project. Mr. Crafts noted that part of the submission before the Board is a draft license agreement that would allow members of the public to use the proposed boat ramp. He also stated that he has complete applications for permits from the Army Corp of Engineers and Maine Department of Environmental Protection (DEP) for the proposed project. Mr. Crafts indicated that he should have a copy of the approved permits for the next meeting with the Board. It was determined that the list of waivers being requested did not need to be modified and that there was no lighting being proposed as part of this project. Mr. Fitzpatrick asserted that any approval would be conditioned on receiving the approved permits from the Army Corp of Engineers and the DEP. He also noted that the municipality listed on the site plan should be revised from Hulls Cove to Bar Harbor and that the lot lines and setbacks should be added to the site plan. Mr. Cough asked that existing and proposed conditions be distinguished from each other on the site plan.

*Mr. Fitzpatrick moved to accept the applicant's waiver requests. Mr. Cough seconded the motion and the Board voted 5-0 to approve the motion.*

*The Board determined to hold a special meeting on July 11, 2018 at 5:00 P.M. to hold a public hearing for this application and also to further discuss the proposed dormitory use land use ordinance amendment.*

*Mr. Cough moved to find the application complete subject to the approved Army Corp of Engineers and DEP permits being completed and submitted, lot lines and setbacks being added to the site plan, existing and proposed conditions being distinguished from each other on the site plan, and the name of the municipality being changed from Hulls Cove to Bar Harbor on the site plan, and that a public hearing be scheduled for July 11, 2018 at 5:00 P.M. Mr. Fitzpatrick seconded the motion and the Board voted 5-0 to approve the motion.*

## **VII. OTHER BUSINESS**

### **a. Schedule and Benchmarks for Proposed Dormitory Use Land Use Ordinance Amendment**

*Ms. Richards passed out a draft benchmark schedule for getting a proposed amendment on the June ballot and noted that she is working with the Town Clerk to update the schedule for the November election.*

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

*Ms. Richards provided the Board with a draft memo regarding comments on the Acadia National Park Transportation Plan. She explained that she provided the memo to the Council and that they had provided feedback on the memo at their meeting held on June 19, 2018. The Board provided Ms. Richards with their comments, which Ms. Richards will integrate into the memo along with the Council's additional comments.*

*There was a discussion about the Council's motion to wait on taking action on any adult-use marijuana policies at their June 19, 2018 meeting.*

*Mr. Fitzpatrick stated that the Island Housing Trust would be having a meeting on June 21, 2018 regarding their affordable housing study.*

*Mr. Eleftheriou, Jr. indicated that the Bar Harbor Historical Society purchased a property on Cottage Street to construct a new museum and that a museum is not currently an allowed use in the Downtown Village II zoning district. Ms. Richards stated that the Planning Department is aware of the situation and that they have discussed the process for requesting a land use amendment with members of the historical society and that they would be submitting an application with this request in the near future.*

## **IX. ADJOURNMENT**

*Mr. Anderson moved to adjourn at 8:28 PM. Mr. Fitzpatrick seconded the motion and the Board voted 5-0 to approve the motion.*

*Signed as approved:*

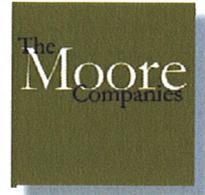


**Basil Eleftheriou, Jr., Secretary  
Planning Board, Town of Bar Harbor**

9.19.18  
**Date**

09.05.2018

Bar Harbor Planning Board  
c/o Planning Department  
Bar Harbor Town Offices  
93 Cottage Street  
Bar Harbor ME 04609



RE: BHAPTS, LLC PUD-V Application PUD-2017-02

Members of the Board,

Accompanying this letter is a drawing depicting two sections cut through the proposed building arrangement we reviewed at the last meeting in June. You had asked for some sense of how the buildings relate to each other and the existing streets. Note that there is a "scaley" of a 5'-9" tall person indicated on both sections to facilitate understanding how the space relates to the human scale.

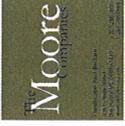
The Applicant would appreciate guidance from the Board regarding an acceptable variation of standard for setbacks as provided in the PUD standards.

Respectfully submitted on behalf of the Applicant,

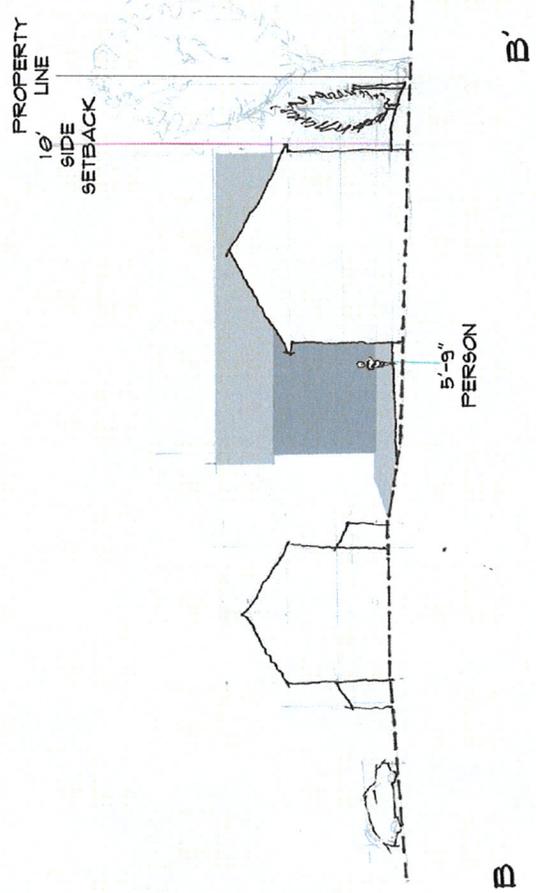
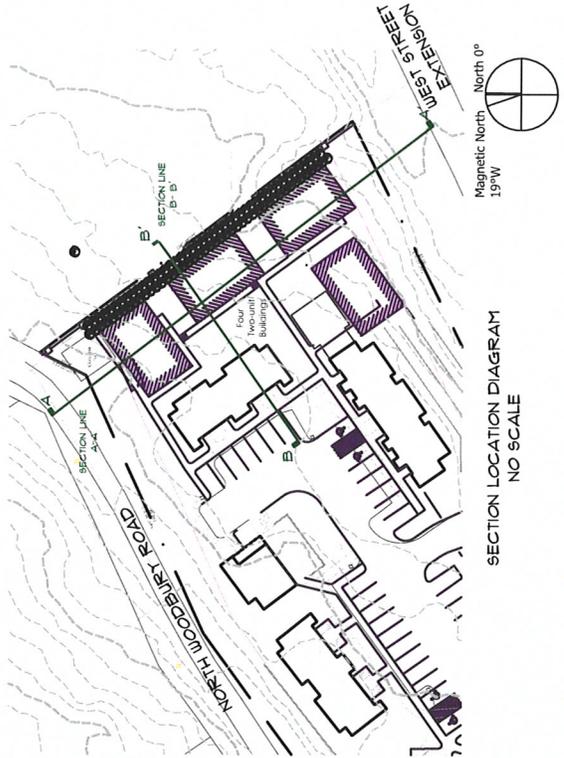
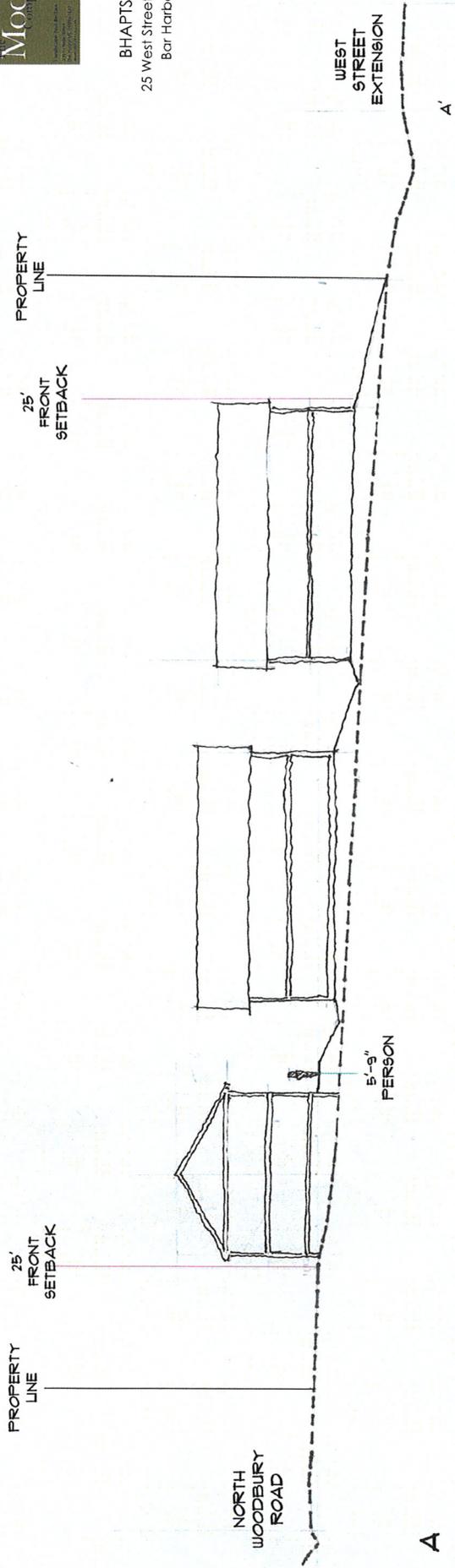
A handwritten signature in black ink, appearing to read "Perry N. Moore".

Perry N. Moore, ASLA \ CLARB  
Maine Licensed Landscape Architect 2699  
Pennsylvania Professional Landscape Architect 3255  
**Principal**  
**The Moore Companies**

BHAPTS  
EXHIBIT  
D



BHAPTS LLC  
25 West Street Extension  
Bar Harbor ME



Scale: 1"=20'  
0 5 10 15 20 25

Sections  
Proposed Building  
Relationships

09.05.2018

Owner:  
BHAPTS LLC  
1000 Market Street Bldg 1  
Suite 300  
Portsmouth NH 03801

Lots are Located in  
the Bar Harbor  
Village Residential  
District Map 103 Lot  
048.