



**Meeting Agenda**  
**Bar Harbor Planning Board**  
**Wednesday, January 4, 2023 at 4:00 PM**  
Council Chambers — Municipal Building — 93 Cottage Street

**I. CALL TO ORDER**

**II. ADOPTION OF THE AGENDA**

**III. EXCUSED ABSENCES**

**IV. PUBLIC COMMENT PERIOD**

The Planning Board allows up to 15 minutes of public comment on any subject not on the agenda nor on a pending application before the board, with a maximum of 3 minutes per person.

**V. APPROVAL OF MINUTES**

- a. December 7, 2022

**VI. REGULAR BUSINESS**

a. **Public Hearing — Draft Warrant**

**Article — LAND USE ORDINANCE**

**AMENDMENT — Double Setback Distances** — Shall an ordinance, dated December 8, 2022, and entitled “An amendment to remove the double setback distances” be enacted?

b. **Public Hearing — Draft Warrant Article — LAND USE ORDINANCE**

**AMENDMENT — Floor Area Ratio** — Shall an ordinance, dated December 8, 2022, and entitled “An amendment to remove the Floor Area Ratio requirement” be enacted?

c. **Public Hearing — Draft Warrant Article — LAND USE ORDINANCE**

**AMENDMENT — Conversion to Multifamily Use** — Shall an ordinance, dated December 8, 2022, and entitled “An amendment to remove the Conversion to Multifamily Use Requirements” be enacted?

d. **Public Hearing — Draft Warrant Article — LAND USE ORDINANCE**

**AMENDMENT — Underground Utilities** — Shall an ordinance, dated December 8, 2022, and entitled “An amendment to remove the requirement that all utilities be installed underground” be enacted?

**PLEASE NOTE**

- The Planning Board has adopted a Remote Participation Policy that allows it to use means of remote participation under certain circumstances.
- By 4:00 PM on Thursday, December 29, 2022, it will be determined if remote participation will be an option for the January 4, 2023 meeting. To find out if remote participation will be an option, and if it is an option how to join via Zoom, go to <https://www.barharbormaine.gov/282/Planning-Board> after 4:00 PM on December 29, 2022.
- All Planning Board meetings are also broadcast live on Spectrum channel 7 (in Bar Harbor), streamed online at [https://townhallstreams.com/towns/bar\\_harbor\\_me](https://townhallstreams.com/towns/bar_harbor_me), and archived on that website for later viewing after the meeting.
- Anyone with a disability wishing to attend this meeting and who may have questions about how to do so should contact Assistant Planner Steve Fuller at [sfuller@barharbormaine.gov](mailto:sfuller@barharbormaine.gov) or at 288-3329.

**e. Review of Project for Eligibility under Minor Site Plan Review**

**i. Hamilton Hill — lot line shift**

- **Property owner/applicant:** Scott Henggeler and Melisa Rowland
- **Property location:** Hamilton Hill Way
- **Zoning district:** Village Residential
- **Proposed project:** To shift a lot line in an approved subdivision

**VII. OTHER BUSINESS**

- a. Electronic submittals and Planning Board Rules of Procedure (bylaws) — Staff
- b. Comprehensive Plan Update — Elissa Chesler/staff

**VIII. BOARD MEMBER COMMENTS/SUGGESTIONS FOR THE NEXT AGENDA**

**IX. REVIEW OF PENDING PLANNING BOARD PROJECTS**

**X. ADJOURNMENT**