

**TRANSMITTAL DOCUMENT
FOR THE MARCH 12, 2019
PLANNING BOARD MEETING**

Issued 02-27-20	
ITEM	
Cover page with date	✓
Agenda	✓
Minutes for approval	✓
Staff Report	✓
Supporting Documents	
Completeness Review for SD- 2020-03 — Clark Acres Subdivision Revision	✓

Agenda
Bar Harbor Planning Board
Thursday, March 12, 2020 at 4:00 PM
Council Chambers - Municipal Building
93 Cottage Street

I. CALL TO ORDER

II. ADOPTION OF THE AGENDA

III. EXCUSED ABSENCES

IV. APPROVAL OF MINUTES

- a. February 28, 2020 meeting

V. PUBLIC COMMENT PERIOD

The Planning Board allows up to 15 minutes of public comment on any subject not on the agenda and not a pending application before the board, with a maximum of three minutes per person.

VI. REGULAR BUSINESS

a. Completeness Review for SD-2020-03 — Clark Acres Subdivision Revision

Project Location: Tax Map 227, Lot 099-000 and Lot 099-001. The two parcels together total 5.57 acres, according to town records (3.10 acres for 099-000, 2.47 acres for 099-001). All of the subject land is zoned as Town Hill Rural.

Applicants/Owners: April and Robert Post, 946 Crooked Road, Bar Harbor, ME 04609

Application: The applicant proposes an after-the-fact revision to the Clark Acres Subdivision (from 1989) on the Crooked Road. The applicant seeks to divide lot 227-099-000 into two lots, with the new lot (227-099-001) being 2.47 acres in size.

VII. ADJOURNMENT



Town of Bar Harbor Planning Department Staff Report

Subdivision Pre-Application for Completeness Review for SD-2020-03 — Clark Acres Subdivision Revision

Project Location: Tax Map 227, Lot 099-000 and Lot 099-001. The two parcels together total 5.57 acres, according to town records (3.10 acres for 099-000, 2.47 acres for 099-001). All of the subject land is zoned as Town Hill Rural.

Applicants/Owners: April and Robert Post, 946 Crooked Road, Bar Harbor, ME 04609

Application: The applicant proposes an after-the-fact revision to the Clark Acres Subdivision (from 1989) on the Crooked Road. The applicant seeks to divide lot 227-099-000 into two lots, with the new lot (227-099-001) being 2.47 acres in size.

Meeting Dates:

February 28, 2020: Sketch Plan Review
February 28, 2020: Site Visit
March 12, 2020: Completeness Review

Land Use District: Town Hill Rural

Permitted Use: Single family

Applicable Laws:

Bar Harbor Land Use Ordinance §125-66 Submission Requirements

Review Process:

1. Applicant presents application
2. Questions and comments from the board
3. Public comment period (optional)
4. Waiver requests
5. Review of Submission Requirements (125-66/checklist)

Staff Comments:

1. Letters from the Fire, Public Works, and Police departments will be submitted at the compliance meeting as there is no longer a request for waiver for these items.
2. The contour lines are on the original subdivision plan and there is no longer a request for waiver for this item.
3. In the package is a map from the Town's desktop GIS showing the approximate (it is not a wetland delineation) location of the wetland.
4. On Monday March 2, John Cullen from DEP met with the applicant on site. He called Ms. Gagnon after the meeting and informed her that the applicant did affect some wetland but it appears to be under the 4,300 SF threshold and therefore no permit is needed. Mr. Cullen will be sending an email to Ms. Gagnon pertaining to this matter, which will be provided at the compliance review meeting.
5. The applicant will be seeking a modification/waiver of standard at the compliance meeting for Nitrate Analysis. The lot is 2.47 acre (107,593.2 SF) in size. The lot is 2.7 times larger than the minimum lots size of 40,000 SF required in Town Hill Rural and 5.4 times greater than the state minimum lot size of 20,000 SF for septic system.

Proposed Motions:

1. **Move to grant the waivers requested by the applicant as listed in the checklist with the exception of capacity letters from the Fire, Public Works and Police departments, the contour lines and the wetlands, as such waivers will not unduly restrict the review process, as they are inapplicable, unnecessary or inappropriate for a complete review.**
2. **Move to find, per the Bar Harbor Land Use Ordinance 125-66, the application complete with the exception of capacity letters from the Fire, Public Works, Police departments that shall be submitted at the compliance review meeting and to schedule a public hearing on April 1, 2020.**

**Bar Harbor Planning Board
Special Meeting
Friday, February 28, 2020 — 10:00 AM
Council Chambers – Municipal Building
93 Cottage Street in Bar Harbor**

I. CALL TO ORDER

Chair Tom St. Germain called the meeting to order at 10:02 AM.

Call to order
at 10:02 AM

Members present were Chair St. Germain, Vice-chair Joe Cough and Member Erica Brooks. Secretary Basil Eleftheriou Jr. and Member John Fitzpatrick were absent.

Three board
members present

Town staff present were Planning Director Michele Gagnon and Assistant Planner Steve Fuller.

Two town staff
members present

II. ADOPTION OF THE AGENDA

Vice-chair Joe Cough made a motion to adopt the agenda, seconded by Member Erica Brooks. The motion then carried unanimously (3-0).

Agenda adopted
unanimously (3-0)

III. EXCUSED ABSENCES

Vice-chair Cough made a motion to excuse the absences of Mr. Eleftheriou and Mr. Fitzpatrick. Ms. Brooks seconded the motion, which then carried unanimously (3-0).

Board excuses
absences of B.
Eleftheriou and J.
Fitzpatrick

IV. PUBLIC COMMENT PERIOD

Chair St. Germain opened the public comment period, and as there were no members of the public in attendance, it was subsequently closed.

No members of the
public in attendance

V. REGULAR BUSINESS

a. Subdivision Pre-Application Sketch Plan Review for SD-2020-03 — Clark Acres Subdivision Revision

Project Location: Tax Map 227, Lot 099-000 and Lot 099-001. The two parcels together total 5.57 acres, according to town records (3.10 acres for 099-000, 2.47 acres for 099-001). All of the subject land is zoned as Town Hill Rural.

Applicants/Owners: April and Robert Post, 946 Crooked Road, Bar Harbor, ME 04609

Application: The applicant proposes an after-the-fact revision to the Clark Acres Subdivision (from 1989) on the Crooked Road. The applicant seeks to divide lot 227-099-000 into two lots, with the new lot (227-099-001) being 2.47 acres in size.

Pre-application
/sketch plan review
for SD-2020-03,
Clark Acres
Subdivision
Revision

Per §125-72 E of the Bar Harbor Land Use Ordinance, 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.

April and Robert Post were present to represent themselves. April explained the applicant was requesting to get approval from the board for the subdivision of the property in question.

Chair St. Germain asked what questions board members had. He offered his opinion that the checklist itself was complete, but asked why capacity statements from town departments (police, fire, public works) had been waived. He said the board generally asks for those documents and that they are relatively simple to get. Vice-chair Cough agreed that for consistency, it would be good to ask for and receive those statements. Planning Director Gagnon said Planning staff had marked those boxes for waivers. She said staff will work with those departments to get capacity statements.

Vice-chair Cough asked about the original subdivision plan and what is shown on there. Staff responded. Ms. Brooks said she had no specific concerns about the application overall.

Planning Director Gagnon addressed the context of the overall application. She said all relevant permits for this property (building, etc.) were issued by the town before it was discovered that there was an issue with subdivision. She said town staff failed to realize this property was part of a subdivision. That fact was discovered by a title attorney at the time of closing. She said the applicant is now waiting to receive subdivision approval before moving into the building.

Planning Director Gagnon then spoke about wetlands and wetlands delineation. She noted the applicant previously met with Jon Cullen of the Maine Department of Environmental Protection. She said she is working to get him to sign off on this property as not having a violation with regard to wetlands.

Vice-chair Cough said he saw no reason to waive 9 K and 9 L on the checklist, as that information has already been provided.

Planning Director Gagnon noted the applicant is seeking a waiver from the underground power requirement, as overhead power lines have already been installed.

Chair St. Germain said he did not have any problem with this particular request. He noted, however, that the board has seen several requests for this same waiver recently. He said perhaps the board should take a look at the larger issue, within the ordinance, given that the town has identified housing as an important issue.

Vice-chair Cough noted that the underground power request is a "huge expense"

April and Robert Post present

Chair St. Germain asks for capacity statements not to be waived

Planning Director Gagnon gives explanation of this application's history

Discussion of wetlands and Jon Cullen from MDEP

9K and 9L do not need waivers

Request for waiver for underground power requirement

Chair St. Germain notes issue may need a larger discussion, due to multiple requests recently

for developers. He noted his brother works for Central Maine Power, and said that one option would be to go overhead along a road and then have pad-mounted transformers to bring the power underground to the house from the road (but keep it overhead for the length of the road).

Vice-chair Cough shares his thoughts

Planning Director said she believes the requirement originally stems from visual concerns. There was discussion about how underground power relates to issues including street lights and water and sewer lines.

More discussion on underground power standard in LUO

There was discussion about when the board might address this, and Planning Director Gagnon suggested the earliest time would be in June of 2021.

There was discussion of when this waiver request, and others from the applicant, would be addressed. Planning Director Gagnon spoke to this subject, and said waiver requests are generally addressed in an advisory way at sketch plan stage.

Discussion of when to address waiver requirements

Chair St. Germain opened a public comment period at 10:17 AM. As there was no one from the public present, the public comment period was then closed.

No one here for public comment

Chair St. Germain recapped for the applicant what the board had stated with regard to their waiver requests.

Assistant Planner Steve Fuller spoke and asked that the board formalize the site visit set to take place immediately after the meeting. He noted that the site visit time and location was advertised in advance of the meeting, after checking with board members and the applicant to ensure their availability. He said staff has been working to strike a balance between expediting the process for the applicant while working within the requirements of the ordinance (which has been done).

Assistant Planner Fuller explains how site visit schedule was done, asks for board vote

IX. ADJOURNMENT

Vice-chair Cough moved to adjourn the meeting, and conduct a site visit immediately following it at 946 Crooked Road as advertised. Ms. Brooks seconded the motion and it carried unanimously (3-0).

Adjourn the meeting at 10:20 AM and proceed to site visit at 946 Crooked Road: Unanimous (3-0)

Vice-chair Cough noted he would not be attending the site visit as he was not feeling well. Board members, staff and the applicant thanked him for attending in order to ensure a quorum for this meeting.

Minutes approved by the Bar Harbor Planning Board on March 12, 2020:

Date Basil Eleftheriou Jr., Secretary, Bar Harbor Planning Board



Town of Bar Harbor Planning & Code Department

Michele Gagnon, *Planning Director* Angela Chamberlain, *Code Enforcement Officer*
Steve Fuller, *Assistant Planner* Patrick Lessard, *Deputy Code Enforcement Officer*
Tammy Desjardin, *Administrative Assistant*

NOTICE OF A SITE VISIT TOWN OF BAR HARBOR — PLANNING BOARD REVISION OF CLARK ACRES SUBDIVISION (SD-2020-03)

Name of Project: Revision of Clark Acres Subdivision (Application: SD-2020-03)

Owner/Applicant: April and Robert Post, 946 Crooked Road, Bar Harbor, ME 04609

Project Location: Bar Harbor Tax Map 227, Parcels 099-000 and 099-001. The two parcels together total 5.57 acres, according to town tax records (3.10 acres for 099-000 and 2.47 acres for 099-001). All of the subject land is zoned as Town Hill Rural.

Application: The project consists of an after-the-fact revision to the Clark Acres Subdivision (from 1989) on the Crooked Road. The applicant seeks to divide lot 227-099-000 into two lots, with the new lot (227-099-001) being 2.47 acres in size.

Under the authority in Article VI (Subdivision Review), specifically §125-72 E.(1)(a), of the Bar Harbor Land Use Ordinance, the Planning Board is required to conduct a site visit for the above-referenced project. This will take place on Friday, February 28, 2020, at 10:45 AM (please see details below). This notice is being sent to abutters within 300 feet of the subject parcels.

Site Visit Information

Date: Friday, February 28, 2020

Time: 10:45 AM

Location: 946 Crooked Road, Bar Harbor

The purpose of a site visit is for the Planning Board to acquaint themselves with the proposed project. While it is a public meeting, the Planning Board conducts no deliberations and does not take any action on a project. The site visit is open to members of the public. The public is there to listen to the applicant and/or applicant's representative describe to the Planning Board members various features (present and proposed) on the site. Board members may ask questions of, or make comments to, the applicant. Public comment will only be taken at the discretion of the board chairman.

Staff contact:

Steve Fuller, Assistant Planner

sfuller@barharbormaine.gov — (207) 288-3329

Planning Department – Municipal Building — 93 Cottage Street, Bar Harbor

Site visit notes for SD-2020-03, Clark Acres Subdivision Revision

Date: Friday, February 28, 2020

Location: 940 Crooked Road, Bar Harbor

Attendance: Applicants: April and Robert Post

Planning Board: Chairman Tom St. Germain and member Erica Brooks

Town staff: Planning Director Michele Gagnon and Assistant Planner Steve Fuller

Members of the public: Perry Moore

Notes

Chair St. Germain opened the site visit at 10:41 AM. There was a discussion about wetlands, and Robert Post explained how the building and septic system had been located after consultation with Jon Cullen from the Maine Department of Environmental Protection and with a septic site designer, respectively. The location of the well was also noted.

Perry Moore joined in the site visit with Jake and Elwood, his two dogs, at 10:44 AM. He called the board's attention to §125-67 K. (8), Nitrate analysis, in the Bar Harbor Land Use Ordinance. Mr. Moore said his concern was that the applicant do the calculations described in that section in order to make sure that the minimum lot size is correct.

That section of the ordinance states, in part, that "... the Board shall require lot sizes larger than the minimum lot size required by this chapter where soil conditions warrant the additional dilution potential to meet groundwater quality standards identified above."

Planning Director Gagnon asked if this requirement had been missed for other subdivisions. Mr. Moore said it likely had, and added that he is one of the few people who is aware of it.

Mr. Moore said he has encountered trouble with this requirement on other subdivisions. He said if lot sizes need to be changed in this case because of the nitrate analysis requirement, now is the time to do it. Mr. Moore said that his opinion is based on his experience with other subdivisions in the area.

With no further discussion, the site visit was concluded at 10:49 AM.

Notes prepared by Assistant Planner Steve Fuller on 2/28/2020

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page # 40.1	Exhibit Waiver (W) PRE APP App PB W	Comments	Applicant to describe reasons why waiver should be granted §125-63
C Other (DOT, Design Review Board, Appeals Board)					

6. STATEMENTS OF CAPACITY & DESIGN 125-66 F STAFF PROVIDED

A	Police	40.1	W		
B	Public Works - Solid Waste; Storm Water; Street, and Recreation	40.1	W		
C	Sewer	40.1	W		
D	Schools & Busing	40.1	W		
E	Water	40.1	W		

7. DESIGN PLANS 125-66 G

A	Public Water Supply	40.1	W		
B	Central Private Water Supply	40.1	W		
C	Individual Wells	40.2	E		Show location on plan
D	Fire/dry Hydrants and Ponds	40.2	W		
E	Public Sewer	40.2	W		
F	Central Subsurface Wastewater System	40.2	E		Provide HHE form
G	Shared Subsurface Wastewater System	41	W		
H	Stormwater Disposal System	41	W		
I	All other utilities (such as gas, electricity, and cable)	41	W		

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #:	Owner:	Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	PB		
SP-2020-03	April and Robert Post					
Applicant Name: Same						
Applicant Rep/Consultant: Mac Harriman						
7.1 DESIGN APPROVAL by State & Local Agencies 125-66 H						
A	Central Water Supply (DHHS)	41	W			
B	Individual Wells (DHHS)	41	W			
C	Central Subsurface Sewage Disposal (DHHS)	41	W			
D	Waste Water Discharge (DEP)	41	W			
E	Approval by DOT	41	W			

MAPS & PLANS 125-66 J. (2)

8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)

Magnetic North	41	E	
Plan Preparation Date	41	E	
Graphic Scale	41	E	
Owner & Applicant Name/Address	41	E	
Designer, Surveyor, Engineer	41	E	
Name of each Municipality in which the development is located	41	E	
Tax Map & Lot Number(s) and Land Use District	41	E	

9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J

Magnetic North	41	E	
Plan Preparation Date	41	E	
Graphic Scale	41	E	

From: Perry N Moore <perrynm912@gmail.com>
Sent: Friday, February 28, 2020 10:05 AM
To: Steve Fuller <sfuller@barharbormail.org>
Subject: RE: SD 2020-003 Crooked Rd

Okay, I found the paperwork.

I'll send something out before completeness, but it would help if you would let the Board know my concern is solely related to 125.67.K.(8). I handled the subdivision of land next to this and it was a factor. It is a simple calculation based on soil type determine minimum lot size.

I support this project and want to make sure the Post's get a solid approval. The lot layout might need to be adjusted since the soils in this area are pretty shallow.

Thanks,

Perry

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

	Application #: SP-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman	Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	PB		
	Owner & Applicant Name/Address	41	E			
	Designer, Surveyor, Engineer	41	E			
	Name of each Municipality in which the development is located	41	E			
A	Abutting Property owners with Book/Page References	41	E			
B	Tax Map & Lot Number(s)	41	E			
C	Land Use District(s)	41	E			
D	Lot Line Dimensions (metes & bounds)	41	E			
E	Lot Size in Square Feet	41	E			
F	Locations of Lot Monumentations	41	E			
G	Total Proposed Development Acreage	41	W			
H	Remaining Undeveloped Land Retained	42	W		None proposed	
I	Lot Numbers	42	E			
J	Lots Developed/Sold within Past 5 Years	42	E			
K	Subdivisions within 200 ft. With Owners Names	42	W			
L	Existing/Proposed Contours @ 5 or 10 ft. Intervals	42	W			
M	Items within 200 feet of the subject property:	42	E		Aerial	
	Buildings & Structures	42	E			
	Streets (W/names)	42	E			

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

	Application #: SP-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman	Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	PB		
	Sidewalks	42	E			
	Easements	42	E			
	Driveways, Entrances, Exits	42	E			
N	Location of Existing & Proposed Buildings/Structures On Site	42	E			
O	Distance between Proposed Buildings/Structures On Site	42	E			
P	Utilities Locations - Existing/Proposed	42	E		Asking for waiver for underground power	
Q	Sign Locations - Existing/Proposed	42	W			
R	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers	42	E		Provide documentation of conversation/meeting w/ DEP J. Cullen	
S	Stone Walls, Graveyards, and Fences	43	W			
T	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)	43	W			
U	Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)	43	W			
V	Historic & Archaeological Site Locations	43	W			
W	Wetlands & Waterbody Locations within 250' (regardless of size)	43	E		Show location of wetland	
X	Shoreline	43	W			
Y	100 Year Flood Elevation	43	W			
Z	Portions of the Site Subject to Routine Flood/Standing Water	43	W			
AA	Lot Lines and Water bodies Setbacks	43	E		Show setbacks on plan	

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	PB		
BB	Fire Hydrants & Fire Ponds Existing/Proposed	43	W			
CC	Fire/Emergency Equipment Site Access	43	W			
DD	Easements/Access to Water Bodies Existing/Proposed	43	W			
EE	Access Locations to Adjacent Undeveloped Land	43	W			
FF	Recreation/Open Space Land Existing/Proposed	43	W			
GG	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations	43	W			
HH	Lot Coverage Calculations - Existing/Proposed	43	E		In sf feet and in acres	
II	Parking Locations with Dimension, Angles, Radii, etc.	44	W			
JJ	Soil Test Pit Location	44	W		Applicant has HHE 200 form and the septic system is installed	
10.	MEDIUM INTENSITY SOIL SURVEY – 125-66 J.(15)	42	W			
11. LANDSCAPING, BUFFERING & SCREENING PLAN 125- 66 J (22)						
A	Botanical & Common Names	42	W			
B	Plant Locations & Size	42	W			
C	Installation Schedule	42	W			

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

	Application #: SP-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman	Page #	Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	PB		
D	Maintenance Plan	42	W			
E	Vegetation Clearing Limits	42	W			
F	Tree (8+" d.b.h.) Locations	43	W			
12. STREET, SIDEWALK & ACCESS PLAN 125-66 J (44)						
<i>Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals</i>						
A	Drainage Scheme at all Intersections Existing/Proposed	44	W			
B	Intersections of Proposed Streets with Existing Streets	44	W			
C	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	44	W			
D	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	44	W			
E	Horizontal & Vertical Curve Data	44	W			
F	Intersections - Turning Radii	44	W			
G	Centerline Grade	44	W			
H	Bearing, Distance, Tangent, Radii for All Street Lines	44	W			
I	Location, Dimension, Grade, Radii of Accel and Decel Lanes	44	W			
J	Design Details for Street Improvements	44	W			
K	Travel Direction	44	W			
L	Crosswalk Locations	44	W			
M	Street Names	44	W			

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

	Application #	Page #	Exhibit Waiver (W)	Comments	Applicant to describe reasons why waiver should be granted §125-63
N	Subdivision Name	44	PRE APP APP		
<p>13. E-911 125-66 K</p>					
A	Street Name Certification by Addressing Office	45	W		
<p>14. PHOTOGRAPHS 125-66 L (All pictures must be labeled with a description)</p>					
A	Town's Aerial Photograph	45	E		
B	Pictorial of Site from Public Ways, Site Location/N,S,E,W	45	E		
	Existing Improvements within 200'	45	E		
	Existing Vegetation within 200'	45	E		
	Other Physical and Natural Features within 200'	45	E		
<p>15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M</p>					
A	HHE 200 Forms	46	E		
<p>16. GROUNDWATER - to be extracted 125-66 N</p>					
A	Use Assessment - Daily, Monthly, & Annual Rate	46	W		
B	Hydrogeological Impact Study I	46	W		
<p>17. EROSION & SEDIMENTATION PLAN 125-66 O</p>					

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

A	Application #	Page #	Exhibit Waiver (W) PRE APP App PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
	SP-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman				
A	Erosion & Sedimentation Control Plan	46.1	W		
18. FIRE PROTECTION 125-66 P					
A	Statement from Bar Harbor Fire Chief (STAFF PROVIDED)		W		
B	State Fire Marshall's Office Preliminary Approval	46.1	W		
19. SOLID & HAZARDOUS WASTE 125-66 Q					
A	Description, Amount and Nature Of Solid and/or Hazardous Waste	47	W		
	Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes	47	W		
	Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes	47	W		
	Method of Transport, Storage, Disposal and Material Handling	47	W		
20. BUILDING PLANS & ELEVATIONS 125-66R					
A	Floor Plans for All Levels of All Structures	47	W		
B	All Elevations Indicating Height and Proposed Exterior Materials and Colors	47	W		
C	Proposed Use of All Floors	47	W		
D	Seating Capacity - Restaurants only	47	W		

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman		Exhibit Waiver (W)		Comments	Applicant to describe reasons why waiver should be granted §125-63
Page #	PRE APP	APP	PB		
21. LIGHTING PLAN 125-66 S					
A	Exterior Lighting Details Existing & Proposed	47	W		
B	Types of Fixture with Manufacturer' Specifications Sheets	48	W		
C	Radius of Intensity of Illumination	48	W		
22. SIGNS 125-66 T					
A	Design Details Existing & Proposed	48	W		
23. TRAFFIC IMPACT 125-66 U					
A	Trip Estimates - Amount & Type - Day & Peak Hours	48	W		Per ITE, under 10 trips per day
B	Engineering Impact Analysis	48	W		
24. TECHNICAL & FINANCIAL CAPACITY 125-66 V					
A	Cost Estimate	48	W		
B	Financing Arrangements	48	W		
C	Curriculum Vita of Each Professional Assoc With Project	48	W		
D	Descriptions of Similar Project by Developer	48	W		
25. BUSINESS OPERATIONS 125-66 W					
A	Operating Statement & Mitigation Plan	48	W		

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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			PRE APP	PB		
B	Employment & Operation Hours Projections	48	W			
C	Operator Information (if not owner)	49	W			
26. MINING 125-66 X						
A	D.E.P. Permit where Applicable	49	W			
B	Extraction Plan	49	W			
C	Restoration Plan	49	W			
D	Performance Guarantee for Restoration Plan	49	W			
E	Washing Operation Plans	49	W			
F	Evidence of Insurance	49	W			

Notes:

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman	Page #	Exhibit Waiver (W) PRE APP APP PB	Comments Zone: Town Hill Rural Map/Lot: 227-099-000 Lot Size: 5.5± acres Permitted Use in Zone: Single family Date/Time Pre-App: Jan 31, 2020 @ 11:00 AM Department Official: MG and PL	Applicant to describe reasons why waiver should be granted §125-63
Project Description: After the fact subdivision. The project consists in a revision to the 1989 Clark Acres Subdivision. The applicant seeks to divide lot 227-099-000 (5.5± acres) on the Crooked Road into two lots. The new lot (227-099-001) will be 2.47± acres.				

1. SITE PLAN APPLICATION 125-66 a

A	Checklist	39	E	
B	Property Owner's Name/Address	39	E	
C	Applicant's Name/Address	39	E	
D	Project Representatives Name/Address	39	E	
E	Abutters Name & Address within 300 ft. of Property Lines	40	E	
F	Indication of Registered Farmland within 150 ft. (STAFF PROVIDED)	40	W	No Farmland in BH
G	Description of Proposed Use	40	E	
H	Written Authorization for Town Official Access	40	E	
I	Explain how project meets standards	40	E	The project meets the applicable standards: §126-67 General Standards - B. lot standards, I. water supply; N. sewage disposal; §126-69 Special Standards - N. subdivision

2. FEES PAID - Copy of Receipt 125-66 B

A	Administrative Fee	40	E	
---	--------------------	----	---	--

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-2020-03 Owner: April and Robert Post Applicant Name: Same Applicant Rep/Consultant: Mac Harriman	Page #	Exhibit Waiver (W) PRE APP App PB	Comments	Applicant to describe reasons why waiver should be granted §125-63
B Evidence of Ordinance & Reg. Compliance	40	E	Provided by CEO	

3. TITLE and INTEREST 125-66 C

A/B	Current Deed <u>OR</u> Purchase and Sale Agreement	40	E		Deed
C	Easements, Deed Restriction, R.O.W's, etc.	40	E		If any

4. LEGAL DOCUMENTS 125-66 D

A	Proposed Easements, Covenants, Agreements, etc.	40	E		Road ROW
B	Proposed Deed for Roads or Other Property to be Dedicated	40.1	W		
C	Proposed Performance and Plant Maintenance Guarantees	40.1	W		
D	For condominiums proposed declaration, By Laws, etc.	40.1	W		
E	Site Restoration Guarantee (if required)	40.1	W		

5. PERMITS 125-66 E

A	Army Corps of Engineers	40.1	W		
B	Maine D.E.P.	40.1	W		

Planning Board Application Checklist

Application # SD - 2020 - 03 Project Name POST

Preapplication meeting date: _____

Application Type:

Application Received: Date Nov 31, 2020 fee \$ 1141 Paid

10 Copies of application received.

Application date stamped

Application copied to:

Planning Board Master/Planning Director CEO Public others

1 Planning Board Completeness Notice - Date of Meeting

a. Completeness Notice to abutters 300' * (see attached notice). Date mailed _____
* Note if proposed development is within 500' of a town line a copy of the notice must go to the Town Clerk or Chairperson of adjacent Town.

Completeness Notice copied to:
 Applicant/Representative Master/Planning Director CEO Public

Agenda posted to Bulletin Boards (attached), date posted _____

b. Agenda(s) for meeting (attached) _____, _____, _____, _____

Found Complete by Planning Board on Date _____

c. Minutes for completeness meeting (attached) _____, _____, _____, _____

2 Planning Board Public Hearing - Date of Meeting

a. Notice posted on bulletin boards (see attached) Date posted _____

b. Notice to abutters 300' (see attached). Date mailed _____
* Note if proposed development is within 500' of a town line a copy of the notice must go to the Town Clerk or Chairperson of adjacent Town as well.

c. Notice to paper (see attached tear sheets)
Dates in paper: _____, _____, _____, _____

d. Agenda(s) for meeting (attached) _____, _____, _____, _____

e. Minutes for meeting (attached) _____, _____, _____, _____

3 Planning Board Decision

Approved - Date _____

Denied - Date _____

a. Decision (copy attached)



(1)

BAR HARBOR PLANNING BOARD
APPLICATION FOR SUBDIVISION

(as described by Article VI of the Bar Harbor Land Use Ordinance)

APPLICATION # 50-2020-03 DATE 2/13/2020
FEE \$ 475 MAP 227 LOT 099-000 USE Residential

SUBDIVISION SKETCH PLAN

APPLICANT :

Name Robert and April Post
Address 946 Crooked Rd
Bar Harbor, ME 04609
Telephone (207) 801.8882
Email april.post@yahoo.com

OWNER :

Name Robert and April Post
Address 946 Crooked Rd
Bar Harbor, ME 04609
Telephone (207) 801.8882
Email april.post@yahoo.com

PROJECT REPRESENTATIVES:

Name Malcolm E. Harriman
Address P.O. Box 96
Hancock, ME 04640
Telephone (207) 263.6311
Email mehsmc@wvssisp.com



BAR HARBOR PLANNING BOARD
APPLICATION FOR SUBDIVISION

(as described by Article VI of the Bar Harbor Land Use Ordinance)

Please provide a complete written summary that accurately describes the project for which you seek approval (attach additional pages if necessary):

After the fact subdivision. The project is a revision to the 1989 Clark Acres subdivision. The applicator seeks to divide tax map/lot 227-099-000 (5.5± acres) off the Crockett Rd, into two lots. The new lot will be 2.47± acres.

CERTIFICATION:

This application and all information submitted are true and correct to the best of our knowledge. If approval is granted, all work executed shall be performed in strict conformance with the approved application, conditions imposed by the Bar Harbor Planning Board and the Bar Harbor Land Use Ordinance. Permission is hereby granted to the Bar Harbor Code Enforcement Officer, or his/her designee, to enter and have access to the subject property at all times during and immediately upon completion of construction to ensure compliance with the approved application and the Bar Harbor Land Use Ordinance. Failure to grant such access shall result in the immediate issuance of a stop work order.

It is understood that no application shall be deemed pending until and unless it has been certified as complete by the Bar Harbor Planning Board, that the Planning Board shall not conduct substantive review, a review of the application to determine whether it complies with the standards set forth in the Bar Harbor Land Use Ordinance, until the application has been deemed complete. It is further understood that neither the submission or review of, nor public comments about a pre-application sketch plan, nor the conduct of a site inspection shall be construed to be a substantive review of the proposed development.

[Signature]

Applicant

2/13/20

Date

[Signature]

Owner

2/13/20

Date

I, Robert and April Post on February 13, 2020 hereby give Malcolm E. Harriman authorization to represent us in the issue of the 1989 Clark Acres Subdivision.

SD 2020-03
Post

RECEIVED

MAR 92 2020

TOWN OF BAR HARBOR
PLANNING CODE ENFORCEMENT

MISCELLANEOUS PAYMENT RECPTH: 434675
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 03/02/20 TIME: 06:46
CLERK: jlrictor DEPT:
CUSTOMER#: 0

PARCEL: 227-099-001

CHG: PLSUBR PLANNING SUB DI 1141.00

AMOUNT PAID: 1141.00

PAID BY: POST, APRIL
PAYMENT METH: CHECK
1149

REFERENCE:

AMT TENDERED: 1141.00
AMT APPLIED: 1141.00
CHANGE: .00

TOWN OF BAR HARBOR
Code Enforcement Division

POST



93 Cottage Street, Suite I

Bar Harbor, Maine 04609-1400

Tele. 207-288-3329

Fax 207-288-3032

E-Mail: ceo@barharbormaine.gov

Angela M Chamberlain

Code Enforcement Officer
Plumbing Inspector
Electrical Inspector
Building Inspector

MEMORANDUM:

To: SD-2020-03 File

From: Angela M Chamberlain, Code Enforcement Officer *AC*

Date: March 2, 2020

Subject: Ordinance & Regulation Compliance

~~~~~

This letter will confirm that after reviewing our violation files and the plans submitted, it appears that there is an outstanding violation of the Bar Harbor Land Use Ordinance at the property located at Bar Harbor Tax Map 227, Lot 099-001. However, approval of this split from the 1989 subdivision plan as shown in application SD-2020-03 will correct the violation.



**CLEARY LAW OFFICE, P.A.**

*with offices in Ellsworth and Bar Harbor*

---

**Richard C. Cleary, Esq.**

20 Oak Street

Ellsworth, ME 04605

Phone: (207) 669-4599

Fax: (207) 669-8314

email: [documents@clearylwoffices.com](mailto:documents@clearylwoffices.com)

January 29, 2019

Robert M. Post

April M. Post

946 Crooked Road

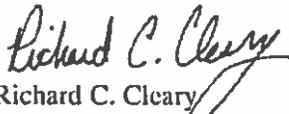
Bar Harbor, ME 04609

**RE: Crooked Road, Bar Harbor**

Dear Robert and April,

Please find enclosed your original recorded Quitclaim Deed with Covenant and a copy of the survey provided from Mac Harriman for the above mentioned property. If you have any questions, please do not hesitate to contact our office.

Best Regards,

  
Richard C. Cleary  
Attorney at Law

RCC/eel

Enc.

**QUITCLAIM DEED with COVENANT**

ROBERT J. POST AND LINDA C. POST, with a mailing address of 6 Carillon Road, Brewster, New York 10509, for consideration paid, grant to ROBERT M. POST AND APRIL M. POST, with a mailing address of 946 Crooked Road, Bar Harbor, Maine 04609, with QUITCLAIM COVENANT, as joint tenants, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 16 day of January, 2019.

Charlotte Rogers  
Witness

Charlotte Rogers  
Witness

Robert J Post  
ROBERT J. POST

Linda C Post  
LINDA C. POST

STATE OF NEW YORK  
COUNTY OF PUTNAM, ss.

January 16, 2019

Personally appeared the above named, Robert J. Post and Linda C. Post, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

Christopher Feehan  
Notary Public

|                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHRISTOPHER FEEHAN<br>Notary Public, State of New York<br>Registration #01FE4895841<br>Qualified in Westchester and Putnam County<br>Commission Expires May 26, _____ |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Printed Name  
5/26/2019  
Commission Expiration

CHRISTOPHER FEEHAN

Exhibit A

A certain lot or parcel of land, together with any improvements thereon, situated Bar Harbor, Hancock County, Maine, bounded and described as follows:

Beginning at a 5/8" steel rebar set on the northeasterly sideline of land now or formerly of Robert Post and Linda Post (Book 2045, Page 153) and the southwesterly sideline of land now or formerly of Jennifer Fisk (Book 5356, Page 287). Said rebar being also S 31° 53' 50" E and 267.02' along said line from a steel pin found set at the northeast corner of aforesaid Post and the northwest corner of aforesaid Fisk;

thence S 31° 53' 50" E along land of Fisk (Book 5356, Page 287) a distance of 397.98' to a steel pin found;

thence S 58° 01' 20" W along land of Fisk (Book 5356, Page 287) a distance of 269.54' to a pin found set on the easterly sideline of United States of America;

thence N 31° 58' 40" W along line of United States of America a distance of 401.02' to a granite monument found set on south line of aforesaid Post;

thence N 58° 40' 00" E a distance of 15.00' to a point being the centerline intersection of a 30' right of way leading to the Crooked Road;

thence N 58° 40' 00" E a distance of 255.12' to the point of beginning, containing 2.47 acres.

Being a portion of the premises as conveyed in a deed from Patrick L. Clark to Robert Post and Linda Post dated October 21, 1992 and recorded in Book 2045, Page 153 at the Hancock County Registry of Deeds.

Being also a southeast portion of Lot 3 as depicted on a plan entitled "Clark Acres", Crooked Road - Town Hill, Bar Harbor, Maine, dated August 16, 1989 and recorded in Plan File 23, No. 30 at the said Registry of Deeds.

TOGETHER WITH a 30' right of way for all purposes of a way, including utility services and the transmission thereof, as defined in M.R.S.A. § 458 leading from the Crooked Road to the 2.47 acre lot hereinabove conveyed, the centerline of said 30' right of way is described as follows:

Beginning at a point on the southerly sideline of the Crooked Road, said point being westerly on the Crooked Road a distance of 76.99' from a steel pin found set on the southerly sideline of the Crooked Road and being the northeast corner of Robert Post and Linda Post (Book 2045, Page 153); thence S 05° 00' 00" E a distance of 68.34' to a point; thence S 00° 00' 00" E a distance of 60.00' to a point; thence S 27° 44' 45" W a distance of 76.61' to a point; thence S 12° 19' 25" W a distance of 86.01' to a point; thence S 08° 14' 57" E a distance of 33.97' to a point; thence S 45° 00' 00" E a distance of 50.00' to a point; thence S 31° 58' 40" E a distance of 15.00' to a point being on the north line of a 2.47 acre lot hereinabove conveyed, said point also being N 58° 40' 00" E and 15.00' from a granite monument being the northwest corner of said 2.47 acre lot.

(2)

Ret: Richard Cleary  
L.D.



Crooked Rd toward M J Ln and Town Hill Business

Crooked Rd, toward Gretas Ln



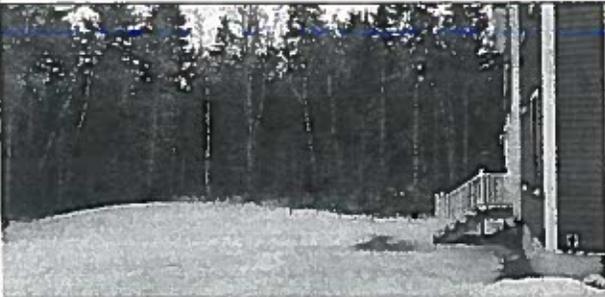
Pic taken from Crooked Rd, looking down driveway

Further down the driveway showing the curve of drive



Head of driveway towards property opening

Propane tank and back of house



Property on other side of the house, septic is right in front of picture

To the left of last picture



Towards driveway from Frost wall platform

To the left at the front of the Frost wall platform. Well is on the left

14.B.

|                                                                                                                                                                                                                                                                                                                                      |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                    |                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>PROPERTY LOCATION</b>                                                                                                                                                                                                                                                                                                             |                                                                                                | <b>&gt;&gt; CAUTION: LPI APPROVAL REQUIRED &lt;&lt;</b>                                                                                                                                                                                                                                                                                                                                            |                                            |
| City, Town, or Plantation                                                                                                                                                                                                                                                                                                            | Bar Harbor                                                                                     | Town/City                                                                                                                                                                                                                                                                                                                                                                                          | Bar Harbor Permit # 5294                   |
| Street or Road                                                                                                                                                                                                                                                                                                                       | Crooked Rd.                                                                                    | Date Permit Issued                                                                                                                                                                                                                                                                                                                                                                                 | 7/17/19 Fee: \$ 449 Double Fee Charged [ ] |
| Subdivision, Lot #                                                                                                                                                                                                                                                                                                                   |                                                                                                | <i>[Signature]</i><br>Local Plumbing Inspector Signature L.P.I. # 1000                                                                                                                                                                                                                                                                                                                             |                                            |
| <b>OWNER/APPLICANT INFORMATION</b>                                                                                                                                                                                                                                                                                                   |                                                                                                | <input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State<br>The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules. |                                            |
| Name (last, first, MI)                                                                                                                                                                                                                                                                                                               | Post Robert April <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant | Municipal Tax Map #                                                                                                                                                                                                                                                                                                                                                                                | 927 Lot# 99-1                              |
| Mailing Address of Owner/Applicant                                                                                                                                                                                                                                                                                                   | 946 Crooked Rd.<br>Bar Harbor, Me. 04609                                                       | <b>CAUTION: INSPECTION REQUIRED</b><br>I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. <u>7/29/19</u><br>(1st date approved) <u>9/3/19</u><br><i>[Signature]</i><br>Local Plumbing Inspector Signature (2nd date approved)                                                                          |                                            |
| Daytime Tel #                                                                                                                                                                                                                                                                                                                        | 207-801-8882                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                    |                                            |
| <b>OWNER OR APPLICANT STATEMENT</b><br>I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any fabrication is reason for the Department and/or Local Plumbing Inspector to deny a Permit.<br><i>[Signature]</i> <u>7/17/19</u><br>Signature of Owner or Applicant Date |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                    |                                            |

| PERMIT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TYPE OF APPLICATION</b><br><input checked="" type="checkbox"/> 1. First Time System<br><input type="checkbox"/> 2. Replacement System<br>Type replaced: _____<br>Year installed: _____<br><input type="checkbox"/> 3. Expanded System<br><input type="checkbox"/> a. <25% Expansion<br><input type="checkbox"/> b. >25% Expansion<br><input type="checkbox"/> 4. Experimental System<br><input type="checkbox"/> 5. Seasonal Conversion | <b>THIS APPLICATION REQUIRES</b><br><input checked="" type="checkbox"/> 1. No Rule Variance<br><input type="checkbox"/> 2. First Time System Variance<br><input type="checkbox"/> a. Local Plumbing Inspector Approval<br><input type="checkbox"/> b. State & Local Plumbing Inspector Approval<br><input type="checkbox"/> 3. Replacement System Variance<br><input type="checkbox"/> a. Local Plumbing Inspector Approval<br><input type="checkbox"/> b. State & Local Plumbing Inspector Approval<br><input type="checkbox"/> 4. Minimum Lot Size Variance<br><input type="checkbox"/> 5. Seasonal Conversion Permit | <b>DISPOSAL SYSTEM COMPONENTS</b><br><input checked="" type="checkbox"/> 1. Complete Non-engineered System<br><input type="checkbox"/> 2. Primitive System (graywater & alt. toilet)<br><input type="checkbox"/> 3. Alternative Toilet, specify: _____<br><input type="checkbox"/> 4. Non-engineered Treatment Tank (only)<br><input type="checkbox"/> 5. Holding Tank, _____ gallons<br><input type="checkbox"/> 6. Non-engineered Disposal Field (only)<br><input type="checkbox"/> 7. Separated Laundry System<br><input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more)<br><input type="checkbox"/> 9. Engineered Treatment Tank (only)<br><input type="checkbox"/> 10. Engineered Disposal Field (only)<br><input type="checkbox"/> 11. Pre-treatment, specify: _____<br><input type="checkbox"/> 12. Miscellaneous Components | <b>SIZE OF PROPERTY</b><br><u>+ 2</u> <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES<br><b>SHORELAND ZONING</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <b>DISPOSAL SYSTEM TO SERVE</b><br><input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>4</u><br><input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____<br><input type="checkbox"/> 3. Other: _____ (specify)<br>Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>TYPE OF WATER SUPPLY</b><br><input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private<br><input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                    |

| DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TREATMENT TANK</b><br><input checked="" type="checkbox"/> 1. Concrete<br><input type="checkbox"/> a. Regular <u>OR</u><br><input type="checkbox"/> b. Low Profile<br><input type="checkbox"/> 2. Plastic<br><input type="checkbox"/> 3. Other: _____<br>CAPACITY: <u>1000</u> GAL | <b>DISPOSAL FIELD TYPE &amp; SIZE</b><br><input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench<br><input checked="" type="checkbox"/> 3. Proprietary Device<br><input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear<br><input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load<br><input type="checkbox"/> 4. Other: _____<br>SIZE: <u>1296</u> sq. ft. <input type="checkbox"/> lin. ft. | <b>GARBAGE DISPOSAL UNIT</b><br><input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe<br>If Yes or Maybe, specify one below:<br><input type="checkbox"/> a. multi-compartment tank<br><input type="checkbox"/> b. _____ tanks in series<br><input type="checkbox"/> c. increase in tank capacity<br><input type="checkbox"/> d. Filter on Tank Outlet | <b>DESIGN FLOW</b><br><u>360</u> gallons per day<br>BASED ON:<br><input checked="" type="checkbox"/> 1. Table 4A (dwelling-unit(s))<br><input type="checkbox"/> 2. Table 4C (other facilities)<br>SHOW CALCULATIONS for other facilities<br><input type="checkbox"/> 3. Section 4G (meter readings)<br>ATTACH WATER METER DATA |
| <b>SOIL DATA &amp; DESIGN CLASS</b><br>PROFILE CONDITION <u>31C</u><br>at Observation Hole # <u>1</u><br>Depth <u>15'</u><br>of Most Limiting Soil Factor                                                                                                                            | <b>DISPOSAL FIELD SIZING</b><br><input type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd<br><input checked="" type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd<br><input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd<br><input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd                                                                                                                                                                                 | <b>EFFLUENT/JECTOR PUMP</b><br><input type="checkbox"/> 1. Not Required<br><input checked="" type="checkbox"/> 2. May Be Required<br><input type="checkbox"/> 3. Required<br>Specify only for engineered systems:<br>DOSE: _____ gallons                                                                                                                                                                    | <b>LATITUDE AND LONGITUDE</b><br>at center of disposal area<br>Lat. <u>44</u> d <u>23</u> m <u>37.7</u> s<br>Lon. <u>068</u> d <u>19</u> m <u>39.0</u> s<br>if g.p.s. state margin of error: <u>±26'</u>                                                                                                                       |

| SITE EVALUATOR STATEMENT                                                                                                                                                                                                                                          |                                     |                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------|
| I certify that on <u>6-8-18</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241). |                                     |                                                             |
| <i>[Signature]</i><br>Site Evaluator Signature                                                                                                                                                                                                                    | <u>204</u><br>SE #                  | <u>6-10-18</u><br>Date                                      |
| <u>Robert G. Vile Jr.</u><br>Site Evaluator Name Printed                                                                                                                                                                                                          | <u>234-2451</u><br>Telephone Number | <u>robertvilesoilconsultant@gmail.com</u><br>E-mail Address |

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.  
 Page 1 of 3  
 HHE-200 Rev. 08/2011

Design Plans 7.F., 15.A.

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation  
**Bar Harbor**

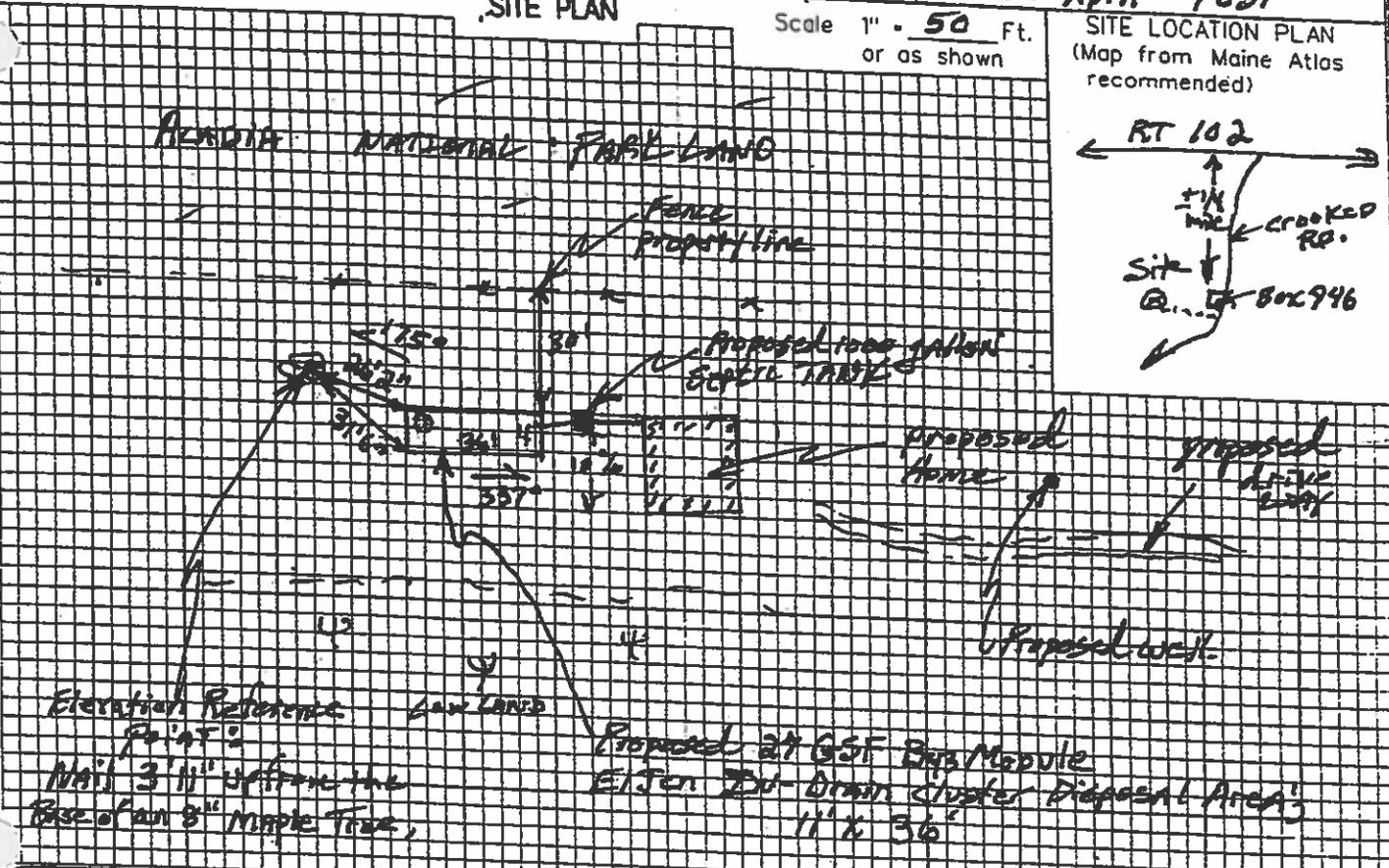
Street, Road Subdivision  
**Crooked Rd.**

Owner's Name  
**Robert + April Post**

## SITE PLAN

Scale 1" = 50 Ft.  
or as shown

SITE LOCATION PLAN  
(Map from Maine Atlas recommended)



## SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole #1  Test Pit  Boring  
2" Depth of Organic Horizon Above Mineral Soil

| Texture          | Consistency | Color                      | Mottling           |
|------------------|-------------|----------------------------|--------------------|
| gravelly<br>Fine | Friable     | Dark<br>Yellowish<br>Brown | None               |
| SANDY            |             | Strong<br>Brown            |                    |
| Loam             | Firm        | Yellowish<br>Brown         | Common<br>Faint    |
|                  |             | Light<br>olive<br>Brown    | Common<br>Distinct |

Soil Classification: 3 C  
Slope: 10%  
Limiting Factor: 15"  
Ground Water:   
Restrictive Layer:   
Bedrock:   
Pt Depth:

Observation Hole  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

| Texture | Consistency | Color | Mottling |
|---------|-------------|-------|----------|
|         |             |       |          |
|         |             |       |          |
|         |             |       |          |
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|         |             |       |          |
|         |             |       |          |

**NOTE:**  
ALL PERMITS AND/OR  
NOTIFICATIONS REQUIRED  
PRIOR TO CONSTRUCTION  
ARE THE RESPONSIBILITY  
OF THE OWNER.

Soil Classification:   
Slope: %  
Limiting Factor: "  
Ground Water:   
Restrictive Layer:   
Bedrock:   
Pt Depth:

*Robert A. Uley*  
Site Evaluator Signature

204  
SE

6-10-18  
Date





# IN- DRAIN CROSS-SECTION

Geotextile fabric - Do not block holes in pipe  
12" CLEAN FILL, OVER IN-DRAINS

4" FILL ON TOP OF IN-DRAINS AND FILL EXTENSIONS TO BE SANDY LOAM TEXTURE.

MINIMUM, (GRADED AND SEEDED).

EDGE OF 3 FOOT BERM

EDGE OF 3 FOOT BERM

4:1 GRADE

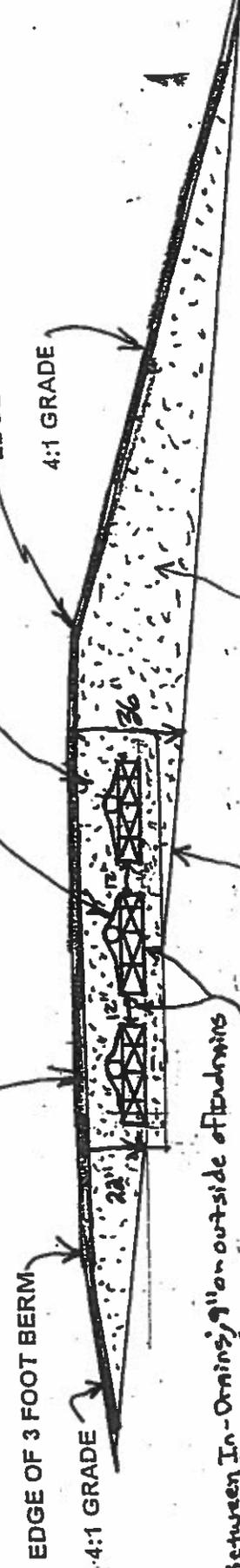
4:1 GRADE

12" Between In-Drains, 9" on outside of drains

and 6" FILL UNDER In-DRAINS to be medium to coarse textured sand with an effective size of .25 to 2.0 mm, no greater than 5% passing a # 200 sieve, and no particles larger than 3/4 inch.

ORIGINAL GRADE  
10% SLOPE  
SCALE: 1" = 5'

FILL AROUND IN-DRAINS TO BE EXTREMELY GRAVELLY COARSE SAND TEXTURE.



## NOTES:

1. REMOVE VEGETATION AND SCARIFY ORIGINAL SOIL UNDER IN-DRAINS AND FILL EXTENSIONS.
2. BOTTOM OF IN-DRAINS TO BE LEVEL WITH A MAXIMUM GRADE TOLERANCE OF 1" PER 100'.
3. PROVIDE FOR SURFACE DRAINAGE AWAY FROM IN-DRAIN AREA.
4. FINISHED GRADE SHALL BE SEEDED AND MULCHED TO PREVENT EROSION.
5. MIX FILL TO BE USED UNDER IN-DRAINS WITH TOP 4" OF ORIGINAL SOIL. and Fill Extensions.

OWNER: Robert & April Post  
 LOCATION: Crooked R. Bar Harbor  
 NUMBER OF IN-DRAINS: 27  
 ELEVATIONS:  
 ELEVATION REFERENCE POINT: 0"  
 BOTTOM OF IN-DRAINS: -58"  
 Top of Distribution Pipes: -47"  
 Finished Grade: -36"  
 SITE EVALUATOR: Robert G. Vile, Jr.  
 ROBERT G. VILE JR. # 204  
 DATE: 6-14-18

## Trench and In-Ground Cluster Installation

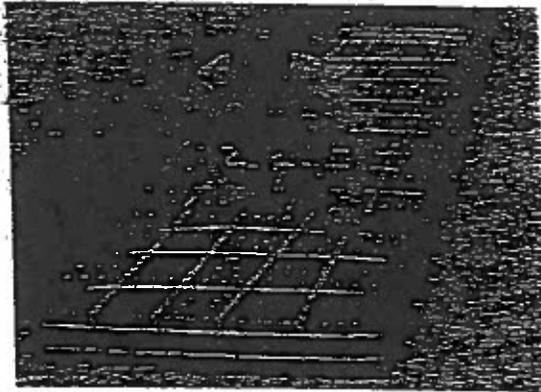
1. Prepare site according to local and state regulations. Do not install system on frozen or saturated ground.

Remove all organic soil and roots at disposal and fill extension areas.

Scarily receiving layer to eliminate smearing.

4. Place 6" of 3/4" or state highway specification washed concrete sand or sand known to be medium to coarse with an effective size of .25 to 2.0 mm and no more than 5% passing a #200 sieve."

5. Avoiding footprints, place In-Drains with painted stripe facing up, end to end on sand in trench or bed. Caution: Spacer cores can have sharp edges.

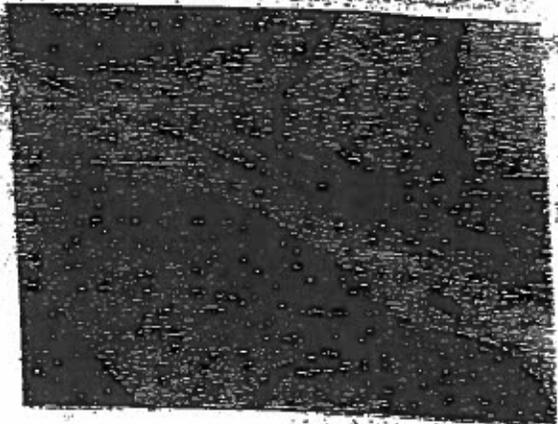


6. Center 4" perforated distribution pipe over In-Drains. Use solid pipe over compacted sand from D-Box to In-Drains and to connect distribution lines at far end. Connect mid-points on rows over 40' long.

7. Secure pipe with one Eljea clamp per In-Drain. Slide clamp into upfacing core. Force through fabric into sand.

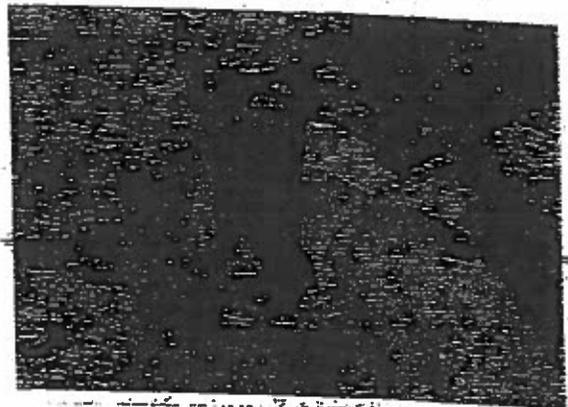


8. Install Eljea cover fabric over rows of In-Drains. Drape fabric straight down over pipe. Secure with hand shoveled sand. Don't block holes in perforated pipe.



9. Place 12" medium to coarse sand (see step #4) between rows and 6" min at the sides in trench or bed.

10. Complete backfill and loam to 12" min. over In-Drains. Fill should be clean, porous and devoid of large rocks. Use well graded sandy fill with a maximum 10% passing a #200 sieve. Do not use wheeled equipment over a system. A light track machine may be used with caution, avoid crushing or shifting pipe assembly. Backfill in direction of perforated pipe.



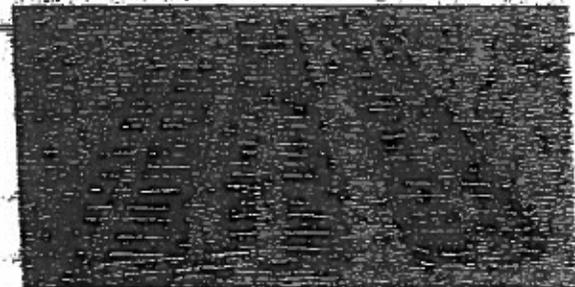
11. Divert surface runoff. Finish grade to prevent surface ponding. Seed loam and protect from erosion.

### Raised or Fill Systems

1. Follow steps 1-3 for trench installation.
2. Compact fill, in max. 6" lifts, with a light tracked machine. Use clean soil free of organic material, clay, construction debris, stones larger than 6" and no more than 10% passing a #200 sieve.
3. Provide 6" sand bed, per trench step #4, directly under the In-Drains.
4. Complete system per trench steps 5-12

### Serial Distribution on Slopes

1. Site preparation is the same as for trench and fill systems. Groove receiving layer by raking or contour plowing at right angle to slope before placing fill or sand.
2. Install rows in In-Drains at design elevations.
3. Provide a well anchored D-Box with velocity reduction tee or baffle. D-Box serves as an inspection port.
4. Install a line of 4" perforated pipe on first row of In-Drains. Cap pipe at far end.
5. Place at least 10' of capped perforated overflow pipe at the far end and downhill side of the above pipe.
6. Connect overflow pipe to a line of perforated pipe on the next row of In-Drains with 2 elbows and a short length of solid pipe. Cap perforated pipe on opposite end.



7. Continue this procedure until the last row of In-Drains has an end capped line of perforated pipe.
8. Complete system per trench steps 8-12.

### Pumped System

1. Prepare disposal site as described in the appropriate system configurations listed.
2. Provide as well anchored D-Box with a velocity reduction tee or baffle.
3. System assembly is the same as for gravity designs.
4. Pressure distribution does not result in reduced system size and is therefore not generally used for In-Drain disposal systems.

### Design Manual Available

Efficient pretreatment offered by In-Drain technology generally allows substantial reductions in leach field size compared to conventional stone or chamber systems. Sizing formula conforms with code variations from state to state. Consult your area distributor for a state specific Design and Installation Manual.

Eljen Corporation  
125 McKee Street  
East Hartford, CT 06108  
(860) 610-0426  
(800) 444-1359  
Fax (860) 610-0427

Distributed by  
Construction Consultants, Inc.  
483 Roosevelt Trail  
Windham, ME 04062  
(207) 894-7141  
Fax (207) 894-7143  
www.indrain.com

MISCELLANEOUS PAYMENT RECPT#: 416155  
TOWN OF BAR HARBOR  
93 COTTAGE STREET  
BAR HARBOR ME 04609

DATE: 07/17/19      TIME: 11:27  
CLERK: mporter      DEPT:  
CUSTOMER#: 0

PARCEL: 227-099-001

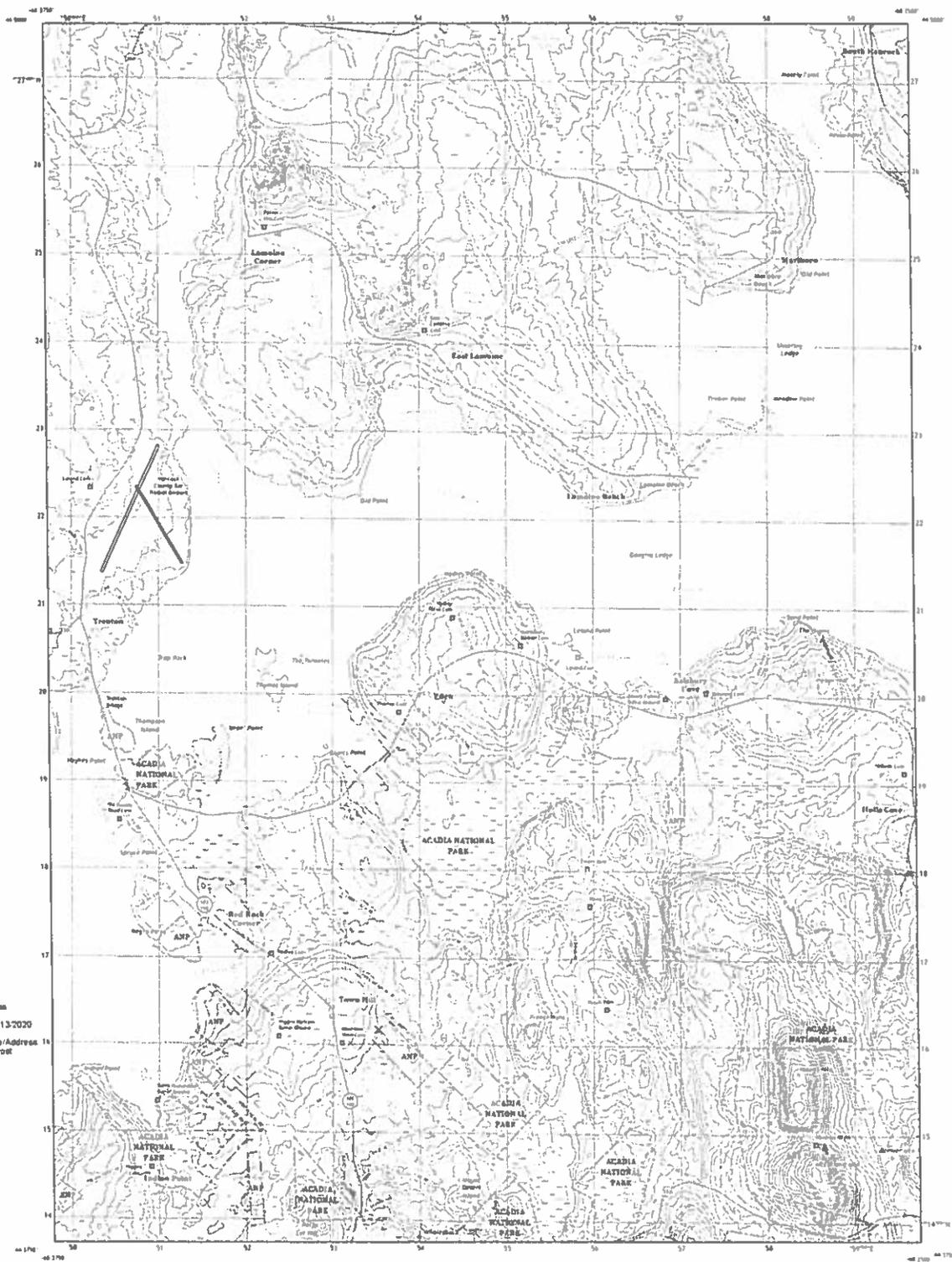
CHG: SEPTIC SEPTIC SYSTEM P      449.00

AMOUNT PAID:      449.00

PAID BY:      ROBERT & APRIL POST  
PAYMENT METH: CREDIT CARD

REFERENCE:

AMT TENDERED:      449.00  
AMT APPLIED:      449.00  
CHANGE:      .00



**B. Location Map**

53-54 Down, 16-17 across

Plan Preparation Date 2/13/2020

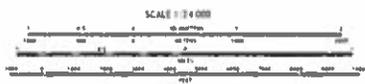
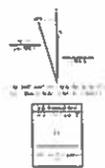
Owner & Applicant Name/Address  
Robert M. and April M. Poiré  
846 Crooked Rd  
Bar Harbor ME 04809

Land Surveyor  
Malcolm E. Hamman

227-089-000

Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
Vertical datum based on 1988 orthometric datum and  
a geoid model (GEOID16) derived from data collected in 1993.  
This map is not a legal document. Boundaries may be  
generated by this map only. Please consult applicable government  
agencies for legal information.  
Metadata: 

|            |                                      |               |           |
|------------|--------------------------------------|---------------|-----------|
| Agency     | USGS                                 | Map Date      | 2/13/2020 |
| Map Date   | 2/13/2020                            | Revision      | 001       |
| Metadata   | USGS                                 | Metadata Date | 2/13/2020 |
| Scale      | 1:24,000                             | Scale Date    | 2/13/2020 |
| Projection | North American Datum of 1983 (NAD83) | Projection    | UTM       |
| Units      | Feet                                 | Units         | Feet      |



ROAD CLASSIFICATION

|            |       |            |            |
|------------|-------|------------|------------|
| Interstate | State | Local      | Unimproved |
| State      | Local | Unimproved |            |
| Interstate | State | Local      | Unimproved |
| State      | Local | Unimproved |            |
| Interstate | State | Local      | Unimproved |
| State      | Local | Unimproved |            |





9.M.

**Maine Geological Survey - Water Well Information System**  
**Part 2 - Location/Ownership Section**

Property owner: Robert + April Post  
 Mailing address: 946 Crooked Rd.  
Bar Harbor, Me. 04609  
 Well location/street address: 940 Crooked Road  
Bar Harbor Me. 04609  
 Tax map number: 299  
 Tax lot number: 099-001  
 Well driller: CARMEL WELL DRILLING 147789

Please use ball point pen and press hard; you are making two copies.

**Maine Geological Survey - Water Well Information System**  
**Part 1 - Well Information Section**

Drilled for: JIM SUTTI - Robert + April Post  
 Please check here if builder or developer  
 Mailing address: 946 CROOKED ROAD  
BAR HARBOR Me. 04609  
 Well location/street address: 940 Crooked Road  
Bar Harbor, Me. 04609  
 Tax map number: 299  
 Tax lot number: 099-001 147789

Date drilled: 10/23/2009 (month/day/year)

Circle one for each

Well type: Bedrock Gravel Other  
 Well use: Domestic Commercial Municipal Other  
 Well development: None Air Water surge Dry ice Blasting Hydrofracture  
 Other \_\_\_\_\_

Check if a replacement well

Well depth: 205 Casing length: 20

Depth to bedrock: 2

Vein yields (GPM):

| Depth | Yield |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Total yield (GPM): 5

Comment: \_\_\_\_\_

Well driller registration number: WDC0104



30  
27  
09

The State of Maine has the honor to certify that the following is a true and correct copy of the original as recorded in the office of the Register of Deeds for the County of York, Maine, on the 17th day of August, 1939.

Witness my hand and the seal of the State of Maine at Augusta, Maine, this 17th day of August, 1939.

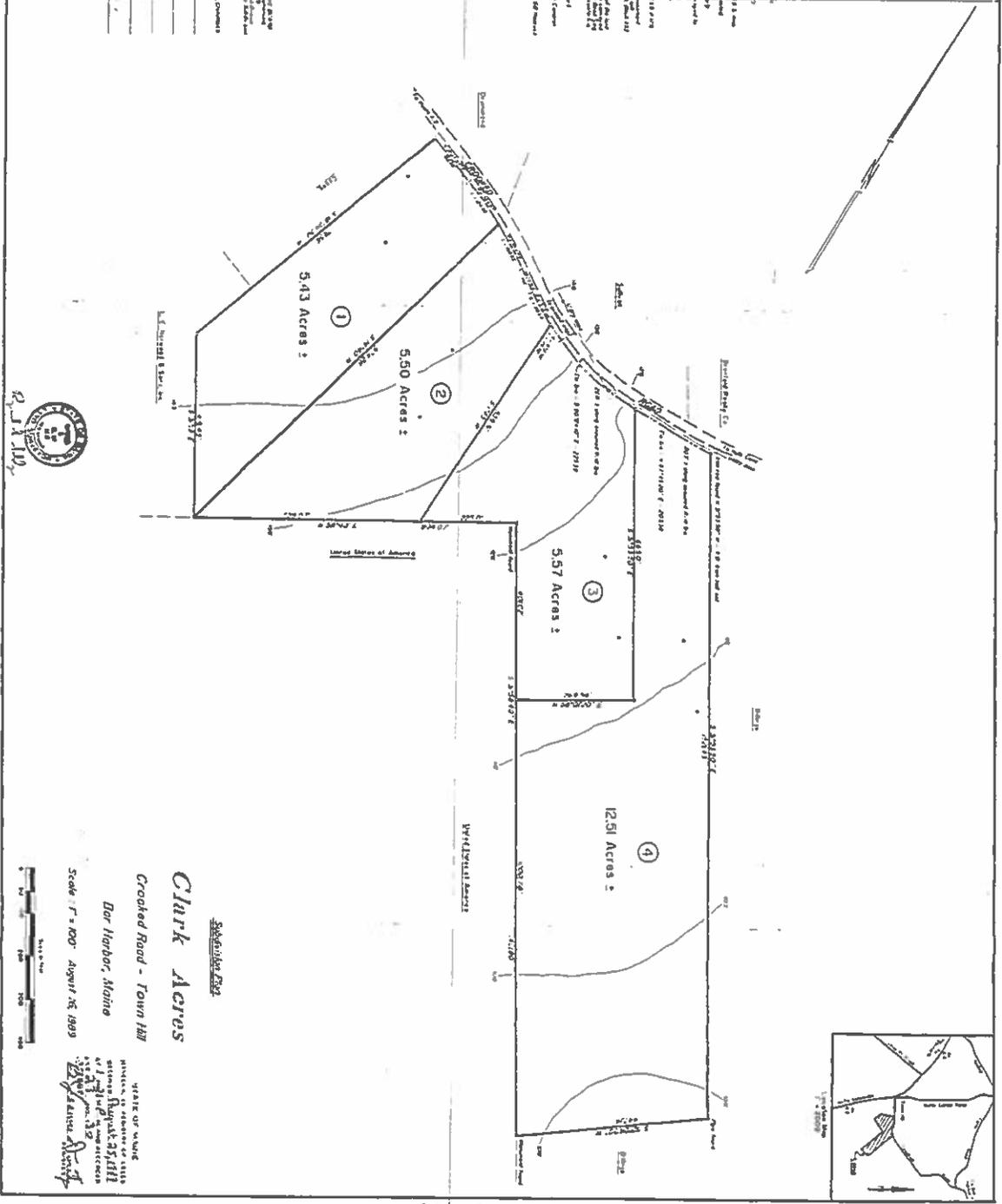
JOHN W. WHELAN, Register of Deeds.

The State of Maine has the honor to certify that the following is a true and correct copy of the original as recorded in the office of the Register of Deeds for the County of York, Maine, on the 17th day of August, 1939.

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JOHN W. WHELAN, Register of Deeds.

Recorded in the Office of the Register of Deeds for the County of York, Maine, on the 17th day of August, 1939.



2-1-10

**Clark Acres**  
 Crooked Road - Town Hill  
 York Harbor, Maine  
 Scale 1" = 100' August 16, 1939

STATE OF MAINE  
 DEPARTMENT OF LAND AND FORESTRY  
 AUGUST 16, 1939



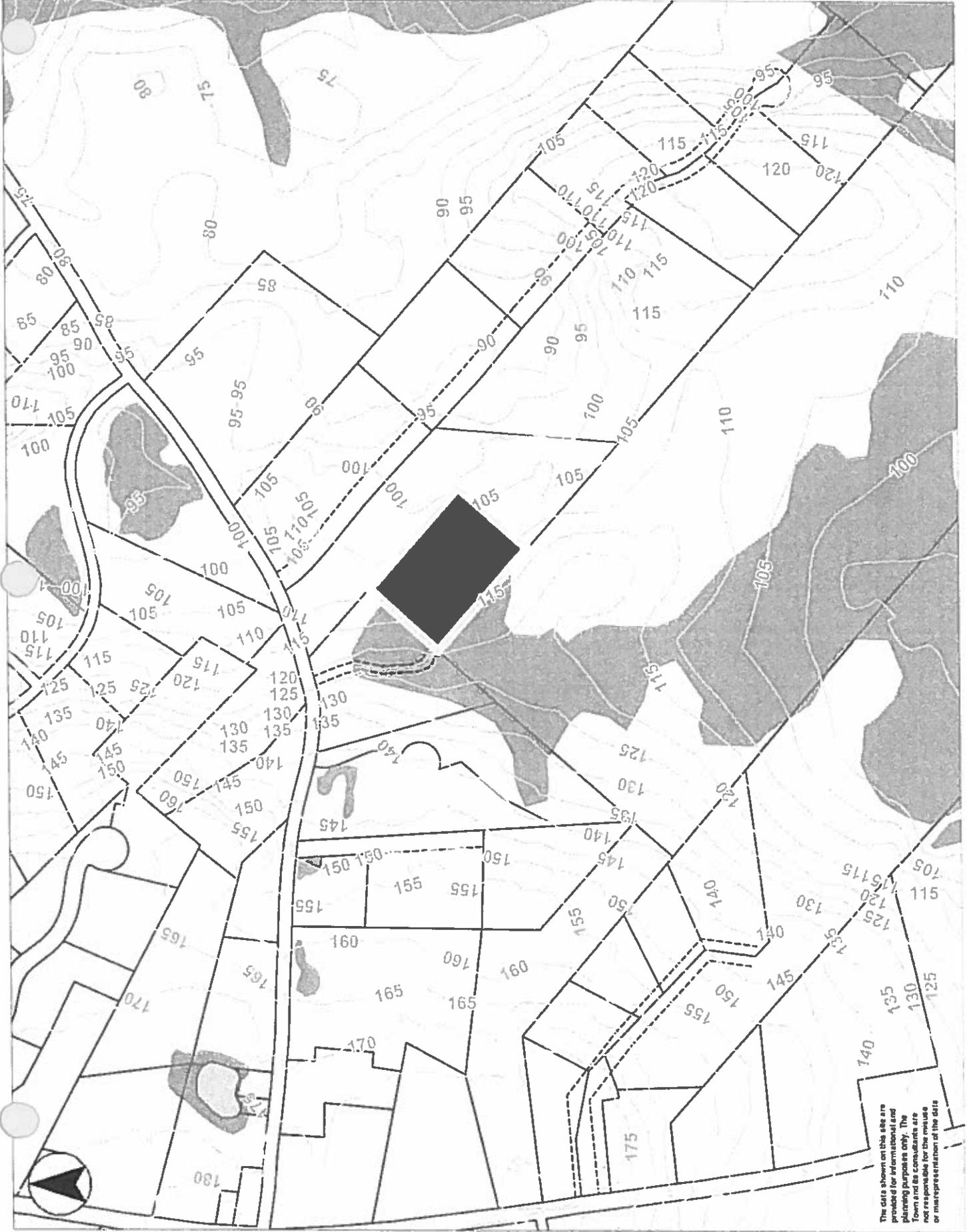
30  
27  
09



Map data ©2020 Imagery ©2020



- Contours
- Parcel History
- Vernal Pools
- Wetlands
- ROW
- Parcels



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TOWN OF  
BAR HARBOR  
HARBORE CO.  
Maine



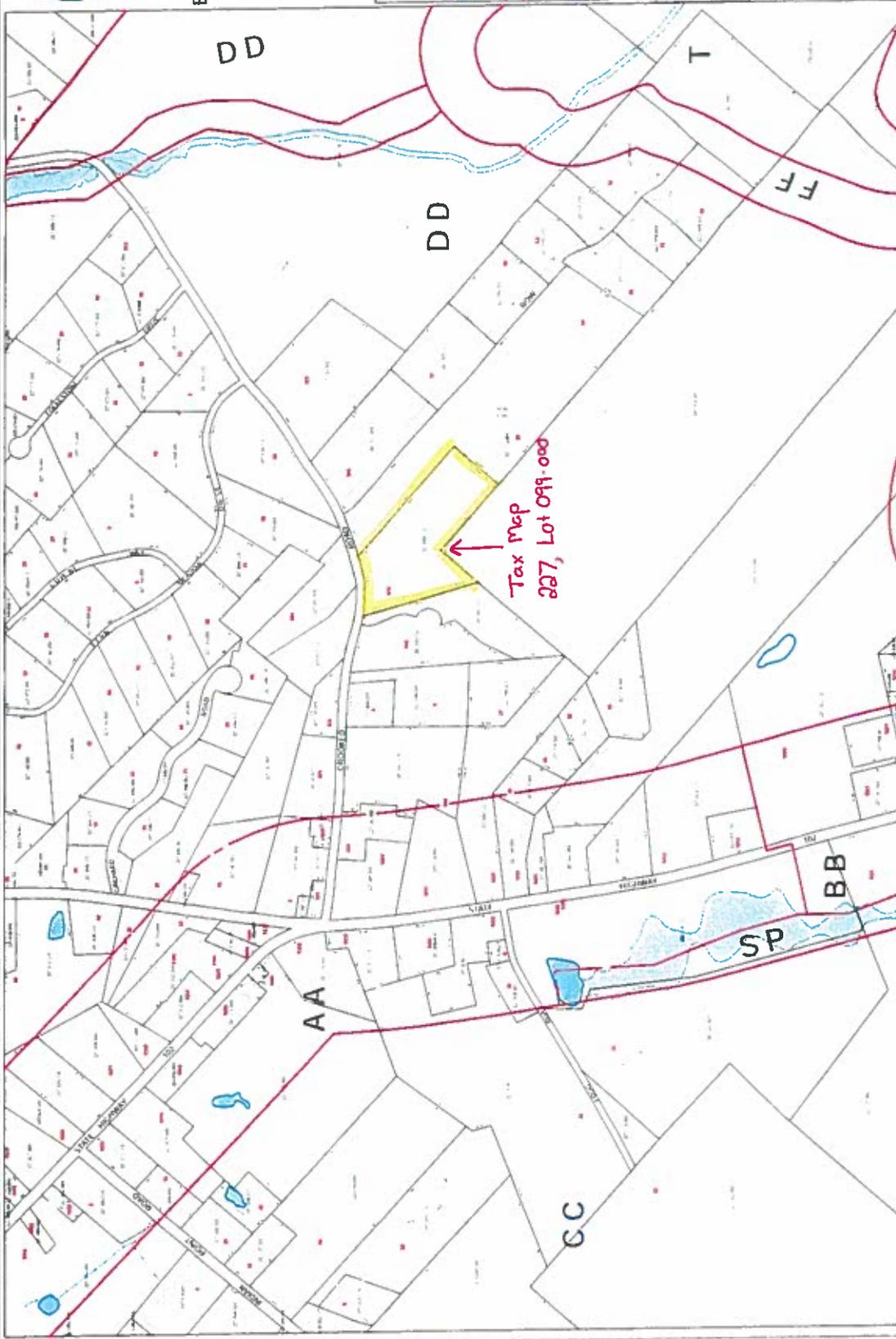
LEGEND

- Parcel Boundary
- Right of Way
- Historical Parcel Line
- Stream
- Lot or Pond
- Building
- Marsh Line
- Zoning District Boundary
- FEMA DISTRICT
- A
- VE
- AE
- X

LOCATION



2019  
227



(Revised 4/1/2019)

DISCLAIMER  
This map and associated data were prepared for the purpose of providing information only and are not intended to be used for any other purpose.







