

**TRANSMITTAL DOCUMENT
FOR THE APRIL 10, 2020
PLANNING BOARD MEETING**

Issued 04-06-2020		
ITEM		
Cover page with date	✓	
Agenda	✓	
Minutes for approval (3/12/2020)	✓	
Staff Report	✓	
Supporting Documents	✓	
• Email from Jon Cullen at Maine DEP, RE: wetlands	✓	
• Capacity letter from Bar Harbor Fire Department	✓	
• Revised site plan	✓	

Agenda
Bar Harbor Planning Board
Friday, April 10, 2020 at 10:00 AM

**Meeting to be conducted remotely, via video, due to COVID-19
(as authorized under the provisions of MRSA §403-A, as approved by
the Maine Legislature on March 17, 2020 as part of LD 2167)**

**To participate in the public hearing, email sfuller@barharbormaine.gov
prior to the start of the meeting for further instructions**

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 and not a pending application before the board, with a maximum of three minutes per person.

V. APPROVAL OF MINUTES

- a. March 12, 2020

VI. REGULAR BUSINESS

a. Public Hearing/Compliance 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.

b. Administrative Reapproval of SP-2019-04 – DeLaar Dock on Frenchman Bay at Lookout Point

Project Location: 7 Seaview Lane - Tax Map 217, Lot 8, and encompassing 2.7 acres of land in the Shoreland Limited Residential district

Applicant: Vanessa J. O'Donnell

Owner: Mark DeLaar

Application: To install, in Frenchman Bay, a permanent pier (200' x 5'), a seasonal gangway (48' x 3'), a floating dock (20' x 12') extending to water depth of five feet and repair stairs down the steep slope to provide safe pedestrian access to the dock.

Note: Application SP-2019-04 was approved by the Planning Board on October 2, 2019 but work has not yet started on the project; project is coming back for administrative reapproval in order to comply with the requirements in Section 125-90 B. of the Bar Harbor Land Use Ordinance.

VII. OTHER BUSINESS

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. REVIEW OF PENDING PLANNING BOARD PROJECTS

X. ADJOURNMENT

**Bar Harbor Planning Board
Special Meeting
Thursday, March 12, 2020 — 4:00 PM
Council Chambers – Municipal Building
93 Cottage Street in Bar Harbor**

I. CALL TO ORDER

Chair Tom St. Germain called the meeting to order at 4:00 PM.

**Call to order
at 4:00 PM**

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

**All five board
members present**

Town staff present were Planning Director Michele Gagnon, Code Enforcement Officer Angela Chamberlain, Deputy Code Enforcement Officer Patrick Lessard and Assistant Planner Steve Fuller.

**Four town staff
members present**

II. ADOPTION OF THE AGENDA

Vice-chair Joe Cough made a motion to adopt the agenda, seconded by Member John Fitzpatrick. The motion then carried unanimously (5-0).

**Agenda adopted
unanimously (5-0)**

III. EXCUSED ABSENCES

None.

**No absences
to excuse**

IV. APPROVAL OF MINUTES

- a. February 28, 2020 meeting

Vice-chair Cough made a motion to approve the minutes as presented, which was seconded by Member Erica Brooks. The motion carried 3-0, with two abstentions (Mr. Eleftheriou and Mr. Fitzpatrick, both of whom were absent from the February 28 meeting).

**Minutes of Feb. 28,
2020 meeting
approved 3-0 with
two abstentions
due to absence**

V. 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**

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

**Completeness
Review for
SD-2020-03,
Clark Acres
Subdivision
Revision**

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.

Mr. Eleftheriou noted that he was not at the February 28 meeting, but said since then he had reviewed the minutes. He said he wanted to make sure both the board and applicant had confidence in him that he was prepared and adequately informed to discuss the application. Mr. Fitzpatrick said he was in the same situation.

Vice-chair Cough said he was fine with [what the two members had said], and Ms. Brooks seconded the motion. The motion then carried without opposition (Mr. Eleftheriou and Mr. Fitzpatrick abstained, while the other three members voted in favor of the motion).

Chair St. Germain asked April and Robert Post, who were present to represent themselves, if they were OK with Mr. Eleftheriou and Mr. Fitzpatrick participating in the discussion and they both said they were.

April explained they were requesting to get after-the-fact approval from the board for the subdivision of the property in question.

Chair St. Germain noted a site visit had been held and that the board had received a memo on the application from Planning Director Michele Gagnon. Chair St. Germain noted the application was before the board for completeness review, and he asked Mr. Fitzpatrick if he had any questions.

Mr. Fitzpatrick asked about item 1E on the checklist (list of abutters within 300 feet of the property). Planning Director Gagnon noted a copy was included in the master copy of the application in the Planning Office. Mr. Fitzpatrick then asked about written authorization for town staff to enter the property. Planning Director Gagnon noted the applicants have been navigating the process essentially on their own (with help from town staff). She noted that the applicant filling out the application form serves as blanket permission for such access, which was affirmed by Code Enforcement Officer Angela Chamberlain.

Vice-chair Cough asked if abutters had been notified. Assistant Planner Steve Fuller confirmed that abutters within 300 feet of the subject property were notified both of this meeting as well as the meeting and site visit on February 28. Planning Director Gagnon explained how staff generates an abutters list for each project that is reviewed, and does not rely on any abutters list provided by any applicant. She said state law holds the town responsible to properly notify abutters.

Mr. Fitzpatrick asked about item 9R on the checklist, relating to a letter from Jon Cullen at the Maine Department of Environmental Protection relating to

B. Eleftheriou and J. Fitzpatrick note previous absence, state readiness to review application

Board is OK with members above participating (3-0, 2 abstain)

Applicants do not object to members in question taking part in review

A. Post explains application

Recap of where this application is with regard to process

Discussion of abutters

Question about wetlands and documentation from the Maine DEP

wetlands. Planning Director Gagnon said that letter has not yet been received by the town. She said she was making a note to follow up with Mr. Cullen on this. Mr. Fitzpatrick then asked if lot line setbacks were shown on the plan. It was noted that the setback is shown in the vicinity of the house that has been built, but not for the entirety of the lot. There was brief discussion of what the setbacks are in that particular zoning district (Town Hill Rural).

Setback question

Planning Director Gagnon noted capacity statements were received since the last meeting from Public Works and the Police Department, as well as a letter of compliance from CEO Chamberlain. She said the only capacity statement still not received was from the Fire Department.

Capacity statements

Mr. Eleftheriou noted that at the last meeting, Vice-chair Cough had raised the issue that checklist items 9K and 9L were marked as waivers even though the applicant had supplied them. The board asked if the checklist had been updated to reflect that (Vice-chair Cough noted it was in the February 28 minutes). Planning Director Gagnon said the checklist is not always changed, and that staff goes by what is in the minutes and in the board's eventual decision.

9K and 9L on checklist no longer waivers

Chair St. Germain said one option would be for the board to find the application incomplete but schedule it for a public hearing pending the receipt of anything that's missing, including the memo from Jon Cullen and the Fire Department's capacity statement. He asked Planning Director Gagnon for feedback. She noted that staff provided the applicant and the board a map showing the location of wetlands on the property. She noted that the disturbed area where the house was later built can be seen on that map, in relation to wetlands.

Discussion of next steps for application

More talk of wetlands

Planning Director Gagnon asked if the board could accept that for map wetland delineation, noting that during completeness review the board is not judging the quality of a submission but simply determining if something had been submitted. She asked if the board might consider the map that was provided appropriate for purposes of completeness review. A discussion on the map ensued. Chair St. Germain verified what Planning Director Gagnon was asking for from the board.

Discussion of wetland map provided by staff

Planning Director Gagnon said there was no question that the applicant had impacted wetlands, but noted that such a disturbance is allowed (up to a certain amount of square feet). She said Jon Cullen was involved to make that determination of just how much impact the construction of the applicant's house had caused. Mr. Eleftheriou said he was fine with what had been submitted.

Impact on wetlands

Vice-chair Cough asked how the newly created lot had sufficient road frontage (it is landlocked). CEO Chamberlain noted there is an exception in the ordinance that allows someone to have a back lot as long as there is a 30-foot-wide right-of-way from the street to the lot.

Road frontage question

Chair St. Germain asked if Mr. Eleftheriou would craft a motion finding the

More discussion of next steps

application incomplete, but scheduling it for a public hearing pending receipt of the missing materials (in this case, the Fire Department’s capacity letter and the letter from Jon Cullen at Maine DEP). Planning Director Gagnon noted that if Mr. Cullen found that the applicant disturbed more wetlands than allowed they would need to obtain an after-the-fact permit for approval of that disturbance. Mr. Eleftheriou asked if that letter should be in hand by the public hearing date, and Planning Director Gagnon said it should be.

Discussion of wetlands and info from Jon Cullen

Planning Director Gagnon said she spoke to Mr. Cullen on March 2 after he did a site visit with the applicant and that he would send something. She said staff would be in touch with him to obtain that document.

Vice-chair Cough said he had some other questions. He made note of a comment from Perry Moore, who attended the February 28 site visit and called the board’s attention to a particular standard in the ordinance, §125-67 K. (8), Nitrate analysis, which empowers the board to require a lot size larger than the minimum provided elsewhere in the ordinance “... where soil conditions warrant the additional dilution potential to meet groundwater quality standards...”. Vice-chair Cough asked how, or if, that matter had been resolved.

Question and discussion on §125-67 K. (8), nitrate analysis

Planning Director Gagnon recounted how Mr. Moore raised the issue, and she said she was surprised to learn of the standard because it had not come up during the review of any other land subdivisions in her 12 months working in the town. Vice-chair Cough said his understanding was that a soil scientist is supposed to do the calculations in advance to determine what the appropriate lot size should be in a particular location. Planning Director Gagnon said her position was that the applicant has a lot that is 2.47 acres in size, which is 2.7 times larger than the minimum lot size of 40,000 square feet in that particular zoning district (Town Hill Rural) and 5.4 times larger in size than the state-mandated minimum lot size of 20,000 square feet for a lot to be served by a septic system.

Planning Director: lot in question far exceeds both town and state minimum lot size requirements

Planning Director Gagnon said she was not stating that was not a valid standard in certain areas, such as a subdivision where small lot sizes are proposed and there is a known issue with bacteria in well water due to inadequate soils. She said staff was not aware of any such issues in the area being looked at in this application, however. She asked the board to consider waiving that particular standard (§125-67 K. (8)) for this application.

Planning Director asks board to consider waiver

Vice-chair Cough said he understood Planning Director Gagnon’s position, but asked if that was the stance she would take for applications going forward as well. She said it would be up to the board to consider accepting such requests, and asked CEO Chamberlain to speak to the larger issue of the standard itself. CEO Chamberlain said she did not know when the standard was added to the ordinance, but said the septic system in place on the property now should last for 30 years and that there shouldn’t be any issues with needing a replacement before then. She said she had understood that issue (replacement) to be part of

Further discussion on waiver request between board and town staff members

Mr. Moore's concern. She said she agreed with Planning Director Gagnon in that she was not sure she had seen this standard applied before in other applications. CEO Chamberlain said she would hate to see the first time the standard was applied be in this case, where it involves the creation of one new lot that is as large as was previously noted by Planning Director Gagnon and where there are no known problems.

Ms. Brooks said she thought Mr. Moore's point was that if the lot size needed to be changed, now was the time to do it. Planning Director Gagnon reiterated her point about how large the lot is in relation to town and state minimum lot sizes. Vice-chair Cough said he understood that argument, but wasn't sure that it was supported by the ordinance. He said he did not initially realize that the home and septic system were already in place, and that there was little that could be done. Planning Director Gagnon said she would likely be taking the same approach on any future subdivision in which the lot sizes exceed the minimum by so much and where no one is saying there is a history of existing issues/problems, but said the decision is ultimately the board's to make.

Mr. Eleftheriou asked what soil type(s) was/were present at the site. He said he was not a soil scientist, but that he had looked at the material in the application and the formula in the ordinance and done some rough calculations (using middle-of-the-road numbers in the ordinance formula for soil type) and said it appeared that the applicant was likely OK with regard to the nitrate standard. "It would seem in my layman terms that you're fine," he concluded. Vice-chair Cough noted again that the house and septic system are already in place.

Chair St. Germain said the question was whether there was an inclination by the board to waive the particular standard going into the public hearing. Planning Director Gagnon said if the board was not inclined to waive it, it would be fair to the applicant to let them know that now rather than later. Mr. Fitzpatrick said he was inclined to waive the standard, Chair St. Germain and Mr. Eleftheriou agreed, and Vice-chair Cough noted again that the home was already built.

Planning Director Gagnon said the board should consider that, under permits, the applicant had asked for a waiver and that that should now be an exhibit (something that shows whether they need a permit or not) because wetlands have been impacted. She said the letter from Jon Cullen, or a permit, would suffice.

Mr. Eleftheriou moved to accept the waivers listed on the checklist with the exception of a [capacity] letter from fire; to amend 5B as an exhibit as it, a letter from Jon Cullen, will need to be provided; and also to amend items 9K and 9L as exhibits now, reinforcing what Vice-chair Cough had noted at the last meeting, as the waivers would not unduly restrict the review process as they are inapplicable, unnecessary, or inappropriate for a complete review; and to further waive standard (§125-67 K. (8), nitrate analysis, as the board does not find it will unduly restrict the review process and also

Continued discussion on §125-67 K. (8)

Board members indicate general willingness to consider waiver of §125-67 K. (8)

Grant waivers requested on checklist with exception of letter from fire dept.; items 5B, 9K & 9L; and to waive nitrate analysis standard: ACCEPTED (5-0)

that it is inapplicable, unnecessary, or inappropriate for a complete review. Mr. Fitzpatrick seconded the motion and it carried unanimously (5-0).

Vice-chair Cough then asked if the board would see a full subdivision plan showing the change made in this application, or just the plan that had been provided which shows the two lots in question (the one original lot and the new lot created by the division). There was a discussion among staff about this and what is required by ordinance. Planning Director Gagnon said her understanding from reading the ordinance was that it was only the affected portion of the subdivision.

Vice-chair Cough suggested that it would behoove the applicant to consult the original plan to see if there were any specific conditions or restrictions that everyone in the subdivision had to sign on to or agree with. Planning Director Gagnon noted that deeds had been submitted, and that such conditions or restrictions are also typically found in such deeds.

Chair St. Germain asked if everything was on track for this application to be heard and reviewed for compliance at the board's April 1 meeting. Staff said it was.

Mr. Eleftheriou moved, per the Bar Harbor Land Use Ordinance §125-61, that the application SD-2020-03 is incomplete, and that pending receipt of a capacity letter from the Fire Department and a letter from the Maine DEP (Jon Cullen) regarding wetlands, that it be scheduled for a public hearing on Wednesday, April 1, 2020. Mr. Fitzpatrick seconded the motion and it was then approved unanimously (5-0)

IX. ADJOURNMENT

At 4:33 PM, Ms. Brooks moved to adjourn the meeting and Mr. Fitzpatrick seconded the motion. It then carried unanimously (5-0).

Minutes approved by the Bar Harbor Planning Board on April 1, 2020:

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

Question of what scope of plan board will see for this subdivision

Find application incomplete, pending receipt of specified materials, and schedule application for public hearing on April 1, 2020: APPROVED, 5-0

Meeting adjourned at 4:33 PM, 5-0



Town of Bar Harbor Planning Department

Staff Report

Subdivision for Compliance/Public Hearing 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
April 10, 2020 Compliance Public Hearing

Land Use District: Town Hill Rural

Permitted Use: Single family

Applicable Laws:

Bar Harbor Land Use Ordinance §125-67 General Standards and Special Standards §125-69 N Subdivision.

Review Process:

1. Applicant presents application
2. Questions and comments from the board
3. Public hearing
4. Compliance review with Bar Harbor Land Use Ordinance §125-67
General Standards and Special Standards §125-69 N Subdivision

Staff Comments:

1. Capacity statement from the Fire Department was submitted.
2. Email from Jon Cullen from DEP has been provided, explaining that no permit is required, and as such none was submitted.
3. Revised site plan has been provided with inset of full subdivision, showing location of subject property within Clark Acres subdivision

Proposed Motion:

- 1. Move to approve subdivision application SD-2020-03 — Clark Acres Subdivision Revision.**

Michele Gagnon

From: Cullen, John <John.Cullen@maine.gov>
ent: Monday, March 16, 2020 2:26 PM
To: Michele Gagnon
Subject: RE: April and Rob Post - Crooked Road Bar Harbor

Ms. Gagnon:

This is just a quick follow-up to our discussion after my March 2nd site visit to a parcel of land on the Crooked Road owned by April and Rob Post. As we discussed, the Natural Resources Protection Act contains an exemption for what are called "minor" alterations of freshwater wetlands. A minor alteration is an alteration of less than 4300 square feet. Based on my visit to the Post property, it appears that the project resulted in the alteration of less than 4300 square feet of wetland. As a result, no Natural Resources Protection Act would have been required.

Let me know if you have any further questions.

Jon Cullen
Maine Department of Environmental Protection
(207)592-4808
John.cullen@maine.gov

From: Michele Gagnon <mgagnon@barharbormail.org>
ent: Monday, March 16, 2020 2:03 PM
To: Cullen, John <John.Cullen@maine.gov>
Cc: April Post <april.post@yahoo.com>
Subject: April and Rob Post - Crooked Road Bar Harbor

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John,

When possible, would you send me an email relating to your March 2, 2020 site visit of the Post lot located off the Crooked Road. I just need to know if the amount of square feet impacted by the post project triggers the need for a permit or not.

Thanks

-mg

Michele Gagnon
Planning Director
Town of Bar Harbor
207.288.3329

Correspondence to and from this office is considered a public record and may be subject to a request under the Maine Freedom of Access Act. Information that you wish to keep confidential should not be included in email correspondence.

Town of Bar Harbor
Fire Department Capacity Statement
Planning Board Site Plan or Subdivision Review

**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.

Land Use Ordinance Article V	Yes	No	N/A
Article V, Site Plan Review §125-66 Submission Requirements			
P. Fire Protection —			
(a) The proposed development will not cause an unreasonable burden on the Fire Department's ability to deliver fire-protection services; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];	<input checked="" type="checkbox"/>		
(b) The Fire Chief or his/her designee has reviewed the applicant's proposed locations for fire hydrants, dry hydrants and fire pond, and other sources of water to combat fire within the development and approves of same; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];	<input checked="" type="checkbox"/>		
(c) The Fire Chief or his/her designee has reviewed the location, dimension and construction of proposed access to the site for fire-fighting equipment and other emergency vehicles and approves of same; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];	<input checked="" type="checkbox"/>		
(d) The Fire Chief or his/her designee, unless the Fire Chief has deferred to the State Fire Marshal's Office or unless the approval of the State Fire Marshal's Office is required by law, has reviewed preliminary construction plans for the proposed development and certifies that such plans comply in all respects with applicable Life Safety Codes (NFPA 101). [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY]. This project will require approval by the State Fire Marshal's Office.			<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	

Land Use Ordinance Article V	Yes	No	N/A
General Review Standards: §125-67 EE, Fire Protection			
This plan meets the general review standards of the Bar Harbor Land Use Ordinance, Article V, §125-67 EE. Fire Protection (1)-(4).	<input checked="" type="checkbox"/>		

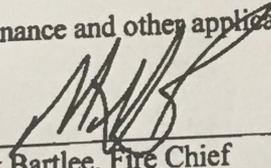
Comments:

Whereas, the creation of this lot, in a 1989 subdivision, has triggered subdivision review as a technicality; and whereas, the Code Enforcement Officer has already issued all necessary permits including, but not limited to house, well, and septic; and whereas, the owner built the house and installed the well, septic, and electrical in accordance with these town permits, and whereas, the Fire Chief finds that the proposed lot and its house will not cause an unreasonable burden on the town's ability to deliver fire protection, we therefore sign off on this project.

Conditions of approval (if any):

None

The above noted application and plans dated February 13, 2020 have been reviewed by this department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.


 Matt Bartlee, Fire Chief

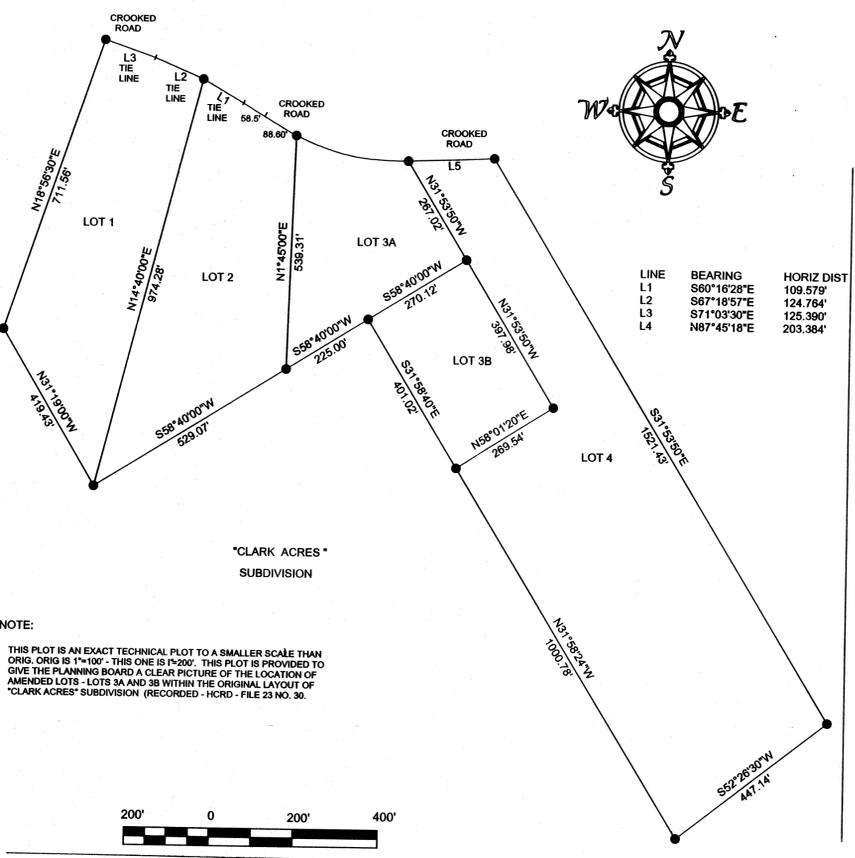
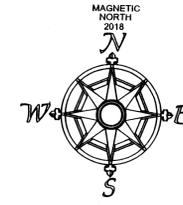
3-27-2020
 Date

Note:

A checkmark in one of the right three columns indicates whether the plans reviewed by the department:
 Yes = appear to comply with the Land Use Ordinance section noted.
 No = appear not to comply with the Land Use Ordinance section noted.
 N/A = In the opinion of the department, the noted section of the Land Use Ordinance is not applicable to the application reviewed, and the Department has no objection to a Planning Board decision to waive this requirement as permitted by Article V, §125-63, Waiver of Submissions.

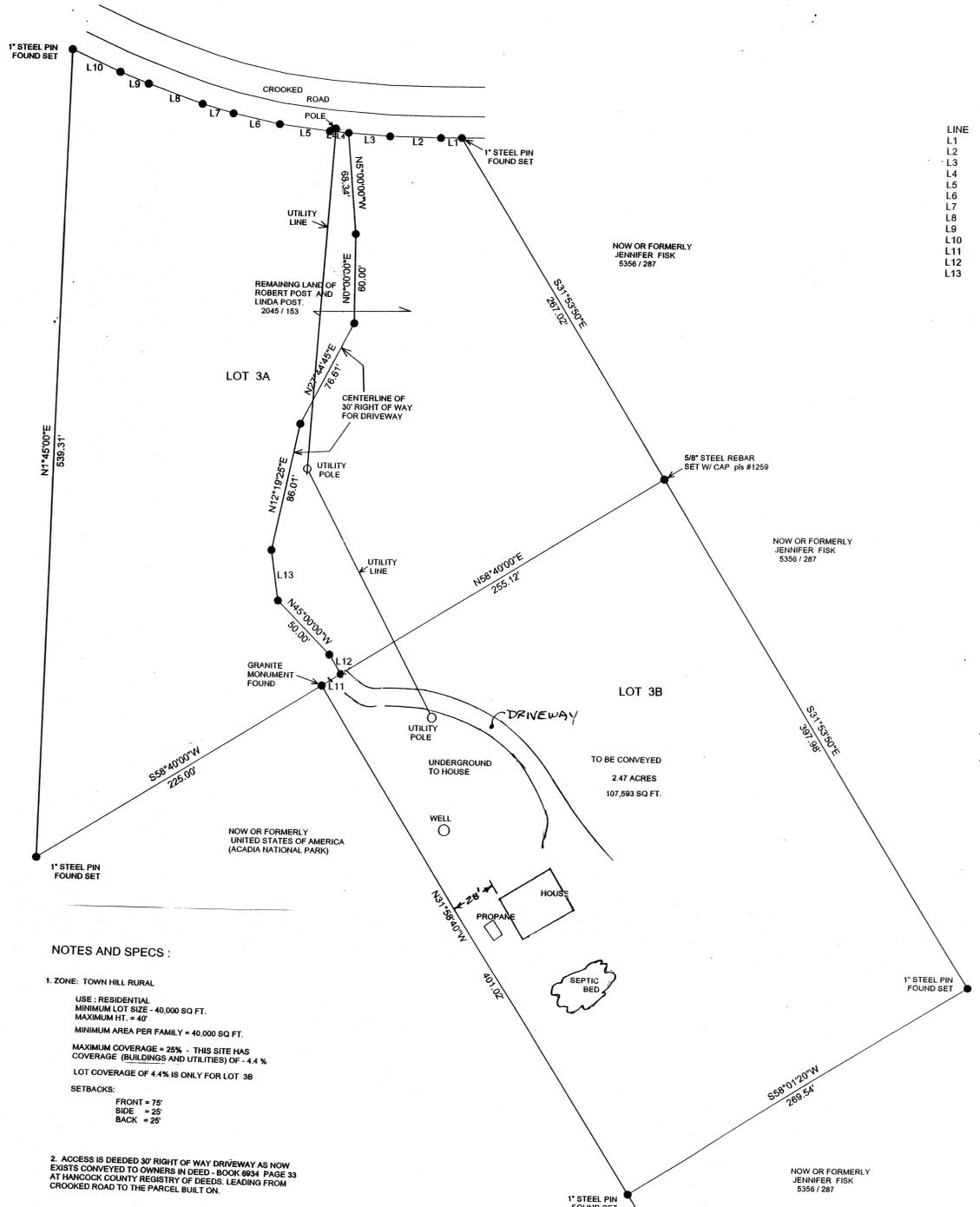
NOTE:

1. THIS PLAN AND THE SURVEY IT DEPICTS MEANS AND INTENDS TO CONFORM TO THE STANDARDS OF PRACTICE SET FORTH BY THE MAINE BOARD OF LICENSING FOR LAND SURVEYORS - CURRENT THIS DATE.
2. DEED REFERENCE: HANCOCK COUNTY REGISTRY OF DEEDS: BOOK 6934 PAGE 33
3. TAX MAP REFERENCE: TOWN OF BAR HARBOR TAX MAP 227 LOT 099
4. PLAN REFERENCE: A PLAN ENTITLED "CLARK ACRES" DATED AUGUST 16, 1989 AND RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS - PLAN FILE 23 - NO. 30.



LINE	BEARING	HORIZ DIST
L1	S60°16'28"E	109.579'
L2	S67°18'57"E	124.784'
L3	S71°03'30"E	125.390'
L4	N87°45'18"E	203.384'

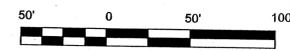
NOTE:
THIS PLOT IS AN EXACT TECHNICAL PLOT TO A SMALLER SCALE THAN ORIG. ORIG IS 1"=100'. THIS ONE IS 1"=200'. THIS PLOT IS PROVIDED TO GIVE THE PLANNING BOARD A CLEAR PICTURE OF THE LOCATION OF AMENDED LOTS - LOTS 3A AND 3B WITHIN THE ORIGINAL LAYOUT OF "CLARK ACRES" SUBDIVISION (RECORDED - HC RD - FILE 23 NO. 30).



LINE	BEARING	HORIZ DIST
L1	N60°23'37"E	14.130'
L2	S89°15'32"E	34.589'
L3	S86°03'56"E	28.275'
L4	S86°03'56"E	12.840'
L5	S93°07'48"E	34.201'
L6	S77°57'50"E	32.277'
L7	S74°01'49"E	21.837'
L8	S70°58'11"E	39.260'
L9	S68°46'50"E	20.760'
L10	S65°51'08"E	35.757'
L11	N68°40'00"E	15.000'
L12	N31°58'40"W	15.000'
L13	N8°14'57"W	33.968'

NOTES AND SPECS :

1. ZONE: TOWN HILL RURAL
USE: RESIDENTIAL
MINIMUM LOT SIZE - 40,000 SQ. FT.
MAXIMUM HT. = 40'
MINIMUM AREA PER FAMILY = 40,000 SQ. FT.
MAXIMUM COVERAGE = 25% - THIS SITE HAS COVERAGE (BUILDINGS AND UTILITIES) OF - 4.4%
LOT COVERAGE OF 4.4% IS ONLY FOR LOT 3B
SETBACKS:
FRONT = 75'
SIDE = 25'
BACK = 25'
2. ACCESS IS DEEDED 30' RIGHT OF WAY DRIVEWAY AS NOW EXISTS CONVEYED TO OWNERS IN DEED - BOOK 6934 PAGE 33 AT HANCOCK COUNTY REGISTRY OF DEEDS. LEADING FROM CROOKED ROAD TO THE PARCEL BUILT ON.
3. JOHN CULLEN OF DEP. BANGOR OFFICE, HAD INSPECTED THE SITE AS CONSTRUCTION WAS ONGOING - CONSTRUCTION WAS ALLOWED TO FINISH WITH PERHAPS A FEW SUGGESTIONS AND DIRECTIONS. NO WRITTEN NOTES WERE RECEIVED FROM THE MEETING(S).



SITE PLAN AND
PLAN OF SURVEY
FOR
ROBERT M. POST
AND
APRIL M. POST
A 2.47 ACRE LOT TO BE CONVEYED
AT

CROOKED BAR HARBOR HANCOCK FEBRUARY 12
ROAD MAINE COUNTY 2020

NOTE:
THIS APPROVAL IS OF AN AMENDMENT TO "CLARK ACRES" SUBDIVISION PLAN - RECORDED IN PLAN FILE 23 NO. 30 AT HANCOCK COUNTY REGISTRY OF DEEDS.

APPROVAL BLOCK:
THIS AMENDED SUBDIVISION PLAN HAS BEEN APPROVED WITH / WITHOUT CONDITIONS BY THE TOWN OF BAR HARBOR PLANNING BOARD IN ACCORDANCE WITH TITLE 30-A, MRSA, SECTION 4401, et SEQ.

SIGNED: _____

DATE: _____
CONDITIONS: _____



MALCOLM E. HARRIMAN
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(207)-283-6311

REVISIONS:
1. ADDED REDUCED SCALE PLOT OF "CLARK ACRES" SUBDIVISION FOR LOCATION CLARIFICATION OF AMENDED LOTS 3A AND 3B WITHIN THE ORIGINAL SUBDIVISION. 04/03/2020 MEH

- REVISIONS:**
1. Approval Block, note on approval being of amendment of Clark Acres,
 2. Acreage in sq ft., labels lot 3A and 3B
 3. note on lot coverage being 4.4% for just lot 3B. MEH 02/28/2020

FILE NAME	DRAWING
POSTBHPB.TRV	DUP-POST FINAL
SCALE	DATE
50 FVIn	2-13-2020
JOB	REVISION
01800032	1/1
	SHEET
	1/1

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