

**Agenda**  
**Bar Harbor Planning Board**  
**Wednesday, May 6, 2020 at 4:00 PM**  
**Council Chambers — Municipal Building**  
**93 Cottage Street**

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**IMPORTANT NOTICE — THIS MEETING MAY BE HELD REMOTELY**

1. The public can watch the meeting live on Spectrum channel 1303 or by streaming it online at [https://townhallstreams.com/towns/bar\\_harbor\\_me](https://townhallstreams.com/towns/bar_harbor_me).
2. If the town and/or the state declarations of emergency due to COVID-19 remain in effect, the meeting will be held remotely via the online video meeting platform Zoom, instead of in person at the Municipal Building. This decision will be made Monday, May 4, 2020 and posted on the Planning Board's webpage at <https://www.barharbormaine.gov/282/Planning-Board>.
3. If the meeting is conducted remotely, members of the public are welcome to take part in the meeting via a conference call. To make a comment or ask a question on an agenda item during the meeting, call 288-1710 when the item comes up and when prompted enter passcode 0164286 followed by the # sign. The line will be muted until the meeting is open to comments and questions, at which time a staff member will come on the line and announce that comments and questions will be accepted. Anyone wishing to speak must stay on the line until that time in order to be heard. Only a certain number of callers can be on the line simultaneously, so in the event the line is busy, please keep trying until you get through. There will be sufficient time provided for all interested people to get on the line and comment or ask a question.

**I. CALL TO ORDER**

**II. EXCUSED ABSENCES**

**III. ADOPTION OF THE AGENDA**

**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. April 10, 2020
- b. April 29, 2020

## VI. OLD BUSINESS

### a. Public Hearing/Compliance Review for Site Plan SP-2020-02 - Bar Harbor Oceanside KOA

**Project Location:** 135 County Road — Tax Map 211, Lot 001, and encompassing ±2.63 acres of land in the following zoning districts: Town Hill Corridor, Town Hill Residential and Shoreland Limited Residential

**Applicant:** Bar Harbor Oceanside KOA

**Owner:** Kampgrounds of America, Inc.

**Application:** To construct a manager's house and laundry/maintenance facility; to relocate the sewerage dump station, propane filling tank and dumpsters out of the County Road right-of-way and along a new camp road on the site; to demolish the existing old log cabin and other structures on the site; and to close one of the four existing curb cuts on County Road.

## VII. REGULAR BUSINESS

### a. Completeness Review for SP-2019-03 — 56 Cottage Street Parking Area

**Project Location:** 56 Cottage Street — Tax Map 104 Lot 327, encompassing ±0.45 acres in the Downtown Village II zoning district

**Applicant/Owner:** Karol A. Foss

**Application:** To develop a private, 42-space private parking area at the corner of Cottage and Kennebec streets. The project would use a single entrance/exit from the existing westerly curb cut on Cottage Street. No entrance or exit is planned on Kennebec Street. The project includes construction of a sidewalk-accessible landscaped esplanade along Cottage Street.

### b. Completeness Review for SD-2019-03 — Destination Health

**Project Location:** 124 Cottage Street — Tax Map 104, Lot 159, encompassing ±0.16 acres of land in the Downtown Village II zoning district

**Applicant/Owner:** Destination Health, LLC

**Application:** To construct a two-story, four-unit apartment building (constituting a subdivision, by unit, under state statute) on the Brewer Avenue end of the parcel.

### c. Completeness Review for SP-2019-06 — Theede Pier

**Project Location:** 481 Eden Street — Tax Map 224, Lot 009, encompassing ±1.73 acres of land in the Village Historic and Shoreland Limited Residential zoning districts (the proposed project is located entirely within the latter district)

**Applicant:** Frenchman's Bay Boating Co, Inc.

**Owner:** Frenchman's Bay Real Estate Holdings, LLC (Steve Theede)

**Application:** To construct a new concrete retaining wall fastened to the ledge at the top of the bank with a concrete slab to hold the shore end of a 120'x6' aluminum pier, with a 10'x10' transition platform at the end of it to accept the ramp, which is at an angle to the pier. From there, an 80'x4' gangway extending

to two, 16'x24' timber floats, moored with two granite moorings and chain.

**d. Completeness Review for SD-2019-01 — The Farm Subdivision**

**Project Location:** The subject land is located off of Route 3 and Ledgewood Road, on the following tax parcels: Tax Map 207, Lots 43, 44, 56 and 58; Tax Map 208, Lot 81; and Tax Map 214, Lot 4. The land, totaling ±72.78 acres, is in four different zoning districts: Salisbury Cove Corridor District, Salisbury Cove Rural District, Shoreland Limited Residential District and Resource Protection District.

**Applicant:** The Farm, LLC

**Owner:** The Heirs of Chauncey McFarland

**Application:** The applicant proposes to construct a road and extend public utilities to create a 13-lot residential subdivision and retain approximately 30 acres of land in its current undeveloped state.

**e. Completeness Review for PUD-2020-01 - Subdivision/Planned Unit Development (Village)— Schooner Head Housing**

**Project Location:** Tax Map 253, Lot 011 on Schooner Head Road; encompassing a total of ±40.24 acres, according to town tax records. The subject land is all in the Village Residential zoning district.

**Applicant:** Developers Collaborative

**Owner:** The Jackson Laboratory

**Application:** To develop a 44-unit residential subdivision in five buildings (one three-story, four two-story) on Schooner Head Road.

**VIII. OTHER BUSINESS**

- a. Vacation rentals update from Planning Director

**IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

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

**XI. ADJOURNMENT**