

**Cover Page
for Wednesday, October 5, 2022
Planning Board Meeting**

*Project Information is available at https://www.barharbormaine.gov/282/Planning-Board	Material Issued 09/30/2022	Issued on _____
ITEMS		
Cover page with date	✓	
October 5, 2022 Meeting Agenda	✓	
September 7, 2022 meeting minutes for approval	—	
Staff reports/notes for projects on the agenda:		
<ul style="list-style-type: none"> • SD-2022-05, Salvatore subdivision (w/ public comment) • SD-2022-05, Salvatore sub. site visit notes • SD-2022-06 – Nature’s Gift subdivision (w/ public comment) • SP-2022-09 — Terramor employee campsites and infrastructure 	✓ ✓ ✓ ✓	
Completeness Review for SD- 2022-05 — Salvatore Subdivision		
<ul style="list-style-type: none"> • Application materials 	✓	
Public hearing, Completeness & Compliance Review for SD- 2022-06 — Nature’s Gift sub.		
<ul style="list-style-type: none"> • Application materials 	✓	
Public hearing, Completeness & Compliance Review for SP-2022-09 KOA Terramor Campsite Infrastructure and Laundry Building		
<ul style="list-style-type: none"> • Application materials 	✓	



Meeting Agenda
Bar Harbor Planning Board
Wednesday, October 5, 2022 at 4:00 PM
Council Chambers — Municipal Building — 93 Cottage Street

I. CALL TO ORDER

II. ADOPTION OF THE AGENDA

III. EXCUSED ABSENCES

IV. PUBLIC COMMENT PERIOD

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

V. APPROVAL OF MINUTES

a. September 7, 2022

VI. REGULAR BUSINESS

a. Completeness Review for Subdivision SD-2022-5 – Salvatore Subdivision

Applicant: Eben Salvatore, 123 Eden Street, Bar Harbor, Maine 04609

Owner: Heirs of Judith Strout, P.O. Box 36, Hulls Cove, Maine 04644

Application: Split Tax Map 228 Lot 34 encompassing ±17.7 acres into two lots — one lot will be 13.3 acres and the other lot will be 4.4 acres. Also, part of the subdivision is Tax Map 228 Lot 34-2 (now 2.31 acres) which was originally part of Tax Map 228 Lot 34 (the parent lot).

Project Location: 21 Russell Farm Road (Tax Map 228, Lot 34), encompassing a total of ±17.7 acres.

b. Completeness Review/Compliance Review/Public Hearing for Subdivision SD-2022-06 – Nature’s Gift

Applicant/Owner: Kay and William Koplovitz Trustees, 1115 State Highway 3, Bar Harbor, Maine 04609

Application: To subdivide a 35.08-acre lot into five lots.

PLEASE NOTE

- The Planning Board has adopted a Remote Participation Policy that allows it to use means of remote participation under certain circumstances.
- By 4:00 PM on Friday, September 30, 2022, it will be determined if remote participation will be an option for the October 5, 2022 meeting. To find out if remote participation will be an option, and if it is an option how to join via Zoom, go to <https://www.barharbormaine.gov/282/Planning-Board> after 4:00 PM on September 30, 2022.
- All Planning Board meetings are broadcast live on Bar Harbor Spectrum channel 7 (in Bar Harbor), streamed online at https://townhallstreams.com/towns/bar_harbor_me, and archived on that website for later viewing after the meeting.
- Anyone with a disability wishing to attend this meeting and who may have questions about how to do so should contact Michele Gagnon at mgagnon@barharbormaine.gov or at 288-3329.

Project Location: 1115 State Highway 3 (Tax Map 213, Lot 5-1), encompassing a total of ±35.08 acres, according to town tax records
Districts: Shoreland Limited Residential and Town Hill Residential

c. Completeness Review/Public Hearing for Site Plan SP-2022-09 KOA Terramor Employee Campsite Infrastructure and Laundry Building

Applicant/Owner: Kampgrounds of America, 550 North 31st Street, Billings, Montana, 59101

Application: Reconfiguration of the existing employee campsite area to include the remodel of the three existing trailers used for employee campsites, two new trailers, one 2-unit trailer, one employee mess hall trailer, a laundry trailer, and laundry building. There will be 14 parking spaces for the employees. The changes are taking place over an area that was reflected in the drawings in the previously approved Wellness Tent permit. The applicant is proposing to convert approximately 26,694 square feet of the existing employee area to reinforced turf. A new septic system will serve existing demands along with the proposed.

Project Location: The physical address of the project is 1453 State Highway 102 (Tax Map 219 Lot 38). The land encompasses 47.10 acres.

Districts: Resource Protection, Shoreland Limited Residential, Town Hill Rural, and Town Hill Business districts.

VII. OTHER BUSINESS

- a. Submittal to the board to include electronic submission in PDF — Joe Cough
- b. Comprehensive Plan Update — Elissa Chesler
- c. An Examination of Bar Harbor's Development Process and draft action plan — Michele Gagnon
- d. Discussion of possible amendment to subdivision review process – Michele Gagnon

VIII. BOARD MEMBER COMMENTS/SUGGESTIONS FOR THE NEXT AGENDA

IX. REVIEW OF PENDING PLANNING BOARD PROJECTS

X. ADJOURNMENT

**Draft minutes from
the September 7, 2022
Planning Board meeting
will be sent by email
by Monday, October 3, 2022**

- SEF, 9/30/2022



TOWN OF BAR HARBOR

Planning and Code Enforcement

93 Cottage Street
Bar Harbor, ME 04609-1400

STAFF REPORT

COMPLETENESS REVIEW

SD-2022-05 – Salvatore Subdivision

Date: September 27, 2022

Meeting Date: October 5, 2022

I. PROJECT OVERVIEW:

A. Applicant: Eben Salvatore, 123 Eden Street, Bar Harbor, Maine, 04609

B. Owner: Heirs of Judith Strout, P.O. Box 36, Hulls Cove, Maine, 04644

C. Application: To split Tax Map 228, Lot 34, encompassing ± 17.7 acres, into two lots — one lot will be 13.3 acres and the other lot will be 4.4 acres. Also, part of the subdivision is Tax Map 228, Lot 34-2 (now 2.31 acres) which was originally part of Tax Map 228, Lot 34 (the parent lot).

D. Project Location: 21 Russell Farm Road (Tax Map 228, Lot 34), encompassing a total of ± 17.7 acres

E. Districts: McFarland Hill Residential, McFarland Hill Rural, Shoreland Limited Residential and Resource Protection.

F. Allowed Use: Subdivision of land

G. Meeting Dates: Sketch plan review on August 3, 2022; site visit on September 20, 2022; and completeness plan review on October 5, 2022.

H. Comment Period: N/A (for public hearing only)

I. Comments: As of September 27, 2022, one written comment was received (attached).



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II. APPLICABLE LAWS:

For completeness plan review — 125-66 Submission requirements

III. REVIEW PROCESS:

- A. Applicant presents application
- B. Questions and comments from the board
- C. Public comment period (optional)
- D. Waiver requests

PROPOSED MOTION: Move to grant the waivers requested and to add 6.C Sewer, 6.E Water, 7.A Public Water Supply, 7.E Public Sewer and 7.H Stormwater Disposal System to the list of waivers for application SP-2022-05 Salvatore Subdivision, as such waivers will not unduly restrict the review process, are inapplicable, unnecessary or inappropriate for a complete review.

- E. Review of Submission Requirements 125-66/Checklist

PROPOSED MOTION: Move to find the application SP-2022-05 Salvatore Subdivision complete, per the Bar Harbor Land Use Ordinance section 125-66, and to schedule a public hearing on Wednesday, October 26, 2022 at 4:00 PM.

IV. INFORMATION YET TO BE SUBMITTED:

- A. None.

V. STAFF COMMENTS:

- A. Applicant intends to submit updated legal documents for compliance review
- B. Plan will need to be signed by a licensed surveyor prior to Planning Board signing it.
- C. Condition of approval: the requirement for a residential sprinkler system compliant with the 2019 edition of NFPA 13.d, as noted on the plan, will need to be in the deed for Lot 3.
- D. Condition of approval: if driveway culvert is required for Lot 3, 12" minimum diameter HDPE pipe will be used, to be inspected by Highway Department before completion.

Steve Fuller

From: dsonday@myfairpoint.net
Sent: Saturday, July 30, 2022 9:29 AM
To: planningboard@barharbormaine.gov
Subject: SALVATORE SUBDIVISION SD-2022-05 -- RUSSELL FARM ROAD

To Whom It May Concern:

I have lived on Russell Farm Road for 36 years and have seen a fair amount of development; however, this new proposed encroachment by Salvatore on some of the area's finest farmland/ pasture/ meadow is an abomination!

I vehemently oppose this subdivision on this pristine wildlife habitat. It borders a farm and an orchard.

The road (at the corner of Russell Farm Road and Norway Drive) washes out there every Spring making a dangerous corner open to several accidents, which sadly are the norm now. Any development would worsen this condition.

I do not, under any circumstances, support a zoning variance.

Finally, my apologies for stating the obvious, --Why doesn't Walsh house his employees in his hotels?!

Sincerely,

Donna Sondag
54 Russell Farm Road
Bar Harbor, ME 04609

Public comment for
SD-2022-05 - Salvatore Subdivision

Planning Board site visit notes

SD-2022-05, Salvatore Subdivision — September 20, 2022, 9:00 AM

Site visit starting point: Side of Russell Farm Road, between the intersection with Norway Drive and the driveway for 21 Russell Farm Road.

Attendance:

- Planning Board members: Chairperson Millard Dority, Vice-chairperson Ruth Eveland, Secretary Elissa Chesler, and members Earl Brechlin, Zach Soares and Cali Martinez. Member Joe Cough was not present.
- Applicant Eben Salvatore and applicant representative Perry Moore.
- Abutters: Francis "Pancho" Cole, Helen Caivano, Kate Macko and Donna Sunday.
- Town staff: Assistant Planner Steve Fuller

Notes

Chairperson Dority opened the site visit just after 9:00 AM with an explanation of the purpose of the site visit and the process. Mr. Salvatore spoke next and recounted his history with the property and his desire to build a residence there for his wife and son.

Chairperson Dority asked about sight distance from a future driveway for the to-be-created lot. Mr. Moore said the Police Department had concerns about visibility. He referred to a triple-flagged tree, which would mark the southeastern corner of the to-be-created lot, and then referred to a large, dead spruce tree further to the north along the same side of Russell Farm Road. He said the large spruce marked approximately 250 feet south from the intersection of Russell Farm Road and Norway Drive, and said a future driveway – while not shown on the plan – would fall in between the two trees (the triple-flagged corner marker and the dead spruce). He said it would be a condition on the plat that the future driveway for the lot could not be any closer to the Russell Farm Road/Norway Drive intersection than 250 feet to the south of it.

Mr. Moore explained one issue is when looking north on Russell Farm Road, it is often difficult to discern until the last minute whether southbound traffic on Norway Drive will bear left to remain on Norway Drive or continue straight to turn onto Russell Farm Road. Mr. Moore also described the site distance to the south of the proposed future driveway, and referred to a 4-foot wooden stake he had placed in the ground which he said showed there was 250' of clear sight distance to the south, too. Mr. Moore noted Russell Farm Road has a 25-mph speed limit.

Mr. Moore pointed out how the northern property line was marked by fiberglass stakes (the kind used to mark driveways for plow truck drivers in the winter). He spoke about how the Land Use Ordinance requires trees 8" and larger to be shown on site plans (see 125-66 J. (29)), and he said the Planning Board has sometimes waived that requirement. He said it is difficult to do

on a wooded lot, and said what he had instead done was identify all trees 8" or larger along the road and all trees 18" or larger in the interior, wooded part of the parcel. He said he hoped that would be adequate for a submittal requirement in the eyes of the Planning Board.

Mr. Moore said any new dwelling units in the subdivision would require residential sprinkler systems, in compliance with a requirement of the fire code as articulated by the fire chief. Mr. Moore said there would also be a well with adequate water supply to serve the sprinklers.

There was further discussion on where the future driveway to access the new lot might be located. Mr. Moore said it would likely be about where the aforementioned dead spruce tree is.

The site visit was opened to questions from the public. One member asked further questions about subdivision review, and Mr. Moore gave additional explanation about why this creation of a new lot was coming for subdivision review by the Planning Board. He said it was ultimately "in the interest of being cautious" after receiving opinion from legal counsel.

Mr. Brechlin asked what the minimum lot size is in the zoning district (McFarland Hill Residential). Mr. Moore said it is 80,000 square feet, just under two acres. The lot to be created is shown as 4.42 acres on the site plan prepared by Mr. Moore.

Mr. Moore referred to comments made by Ms. Chesler at a recent Planning Board meeting during a review of another subdivision, and specifically about the layout of remaining, undeveloped land. He wondered aloud how it might be applied here. No one had the specific Land Use Ordinance reference in front of them, but Mr. Moore said it would be helpful to look at this matter with regard to this project.

Mr. Moore asked if there was any interest in walking off of Russell Farm Road and into the site itself. As it was a rainy day, there were no takers. Mr. Moore said his interest was going to see a flat spot where water often pools when it rains. Ms. Chesler asked if it was mapped as a wetland, and Mr. Moore said it was not. One neighbor asked what the requirements would be if it were found to be a vernal pool, and Mr. Moore responded. There was agreement from Planning Board members that they could not make a pronouncement, either way, whether the spot in question was a wetland, vernal pool or any other similar type of land.

The site visit concluded at 9:22 AM. Mr. Moore and Mr. Salvatore remained on site after the site visit and walked out onto the property with some of the abutters in attendance.

Site visit notes prepared by Assistant Planner Steve Fuller on Tuesday, September 20, 2022.



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STAFF REPORT

COMPLETENESS AND COMPLIANCE REVIEW

SUBDIVISION SD-2022-06 — NATURE'S GIFT

Meeting on October 5, 2022 at 4:00 PM

Date: September 30, 2022

Meeting Date: October 5, 2022

I. PROJECT OVERVIEW:

A. Applicant/Owner: Kay and William Koplovitz Trustees, 1115 State Highway 3, Bar Harbor, Maine 04609

B. Application: To subdivide a 35.08-acre lot into four lots.**

C. Project Location: 1115 State Highway 3 (Tax Map 213, Lot 5-1), encompassing a total of ±35.08 acres, according to town tax records

D. Districts: Shoreland Limited Residential and Town Hill Residential

E. Allowed Use: Subdivision of land for residential purposes

F. Meeting Dates:

- Sketch plan review on July 6, 2022
- Site visit on July 26, 2022
- Completeness plan review on September 7, 2022
- Completeness and compliance plan review and public hearing on October 5, 2022

G. Comment Period: Ends Monday, October 3, 2022

H. Comments: As of September 30, 2022, one written comment was received (attached).

**** Note:** Since the September 7, 2022 Planning Board meeting, application has been changed by the applicant from 5 lots to 4 lots as the proposed Lot 5 was unable to meet required dimensional standards under the Bar Harbor Land Use Ordinance (specifically, minimum lot width).



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II. APPLICABLE LAWS:

For completeness plan review — 125-66 Submission requirements

For compliance plan review — 125-67 and 125-69 N.

STAFF NOTE: As noted below in item E. under Review Process, staff at this time recommends that the Planning Board table this application until the applicant has had time to address items listed below in Section IV, Staff Comments. This is not a recommendation staff makes lightly, and we remain committed to working with the applicant to helping them achieve compliance. Most of the items have been highlighted by staff previously, and while not yet fully resolved the applicant has made progress in addressing them. Others have been identified after plans have been revised during the review process (i.e., the reduction in the number of lots). At this point, staff feels too many loose ends remain for a recommendation of approval. Such a recommendation would have to carry a long list of conditions of approval. To have a few conditions of approval is common on many applications, as there are factors beyond an applicant's control (i.e., state/federal permits) or the conditions are of a relatively small nature. However, such a long list of conditions in this case would effectively have shifted more Article V, Site Plan Review responsibility from the Planning Board onto staff than what staff felt comfortable with.

III. REVIEW PROCESS:

- A. Applicant presents application
- B. Questions and comments from the board
- C. Wrap-up completeness review

PROPOSED MOTION: Move to find the application SD-2022-06 — Nature's Gift subdivision, complete per the Bar Harbor Land Use Ordinance section 125-66, as the capacity letters from the Police and Fire departments and a letter from the Code Enforcement Officer have been submitted, and as the capacity letter from the Public Works Departments, a Permit by rule from Maine Department of Environmental Protection, self-verification letter from Army Corps of Engineers and an NRPA



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permit or correspondence documenting an NRPA permit is not needed can be considered conditions of approval.

- D. Hold public hearing
- E. Discussion and deliberations on compliance

PROPOSED MOTION: Move to table the application SD-2022-06 — Nature’s Gift subdivision for compliance review until the applicant has had time to address issues outlined in Section IV of the staff report dated September 30, 2022.

IV. STAFF COMMENTS FOR FUTURE COMPLIANCE REVIEW:

- A. In addition to the site plan to be signed by the Planning Board (V101), all other plans in this application need to be revised to reflect the change from 5 to 4 lots as applicable.
- B. Further revisions are needed to the proposed site plan (V101) in order to comply with the Bar Harbor Land Use Ordinance, namely but not limited to Section 125-66 J., including but not necessarily limited to:
 - 1. Plan needs to show date of latest revision (currently shows 2022.09.01)
 - 2. Per 125-66 J. (14), contour lines
 - 3. Per 125-66 J. (19), existing/proposed utilities (some shown, but are all?)
 - 4. Per 125-66 J. (24), location and labeling of brackish tidal marsh as identified by Maine Natural Areas Program in July 8, 2022 letter and attached map
 - i. What is applicant’s response to MNAP’s 250-foot, no-development recommendation? Any follow-up correspondence w/ MNAP?
 - 5. Per 125-66 J. (31), shoreline
 - i. There are multiple competing lines in the vicinity of the shoreline (property line, tree line, flood hazard line(s)) that make it difficult to discern exactly where the shoreline itself is
 - 6. Per 125-66 J. (32), hundred-year flood elevation
 - i. Applicant has obtained a LOMA (Letter of Map Amendment) from FEMA, which changes the flood hazard line in certain places. In looking at the current V101, staff appreciates the completeness of



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showing both the original line and the LOMA changes. For the final V101, what would be most useful is to see a single flood hazard line for the entire property, which reflects the LOMA changes as needed.

7. Per 125-66 J. (35), "Locations of existing and proposed fire hydrants, dry hydrants, fire ponds and other sources of water to be used to combat fire within the development."
 - i. Applicant has depicted compliance with Section 125-67 EE., Fire Protection (2,000 feet max. from source) in August 30 submission.
 - ii. If said source is not within current scope of V101, either expand/shift scope to include it or use an inset w/ scale noted to show proximity of source to the proposed subdivision.

C. A new table listing all four lots as rows, with columns showing total lot area, area by zoning district(s), and how each lot meets associated dimensional standards (proposed in relationship to what is required). "Permitting Data" tables shown at present do not take into account that there are portions of multiple lots in each zoning districts.

D. Changes for greater accuracy/clarity on site plan:

1. Clearly identifying any/all symbols used on site plan in legend (i.e., the shading used for wetlands, contour lines, etc.)
2. Removal of lot line between Lot 4 and former Lot 5 (leave footpath easement delineation but remove parcel line)
3. Use different type of line to delineate 30' ROW for driveway access, as present lines look too much like lines used for lot lines
4. Correct 75' setback along Heavenly Place to be measured from center line as opposed to from edge of right-of-way along Heavenly Place, as it appears to be at present.

E. Changes needed in proposed Deed of Conservation Easement and Declaration of Restrictions documents:

1. Signature blocks need to be added so that the appropriate party/parties can sign off to indicate their agreement with the requirements therein.



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2. If these documents are not signed off on by the time of compliance review, having legally executed documents can be considered as conditions of approval, necessary before the issuance of any permits.
- F. The following can be considered for conditions of approval at time of compliance review:
1. Capacity letter from Public Works Department
 2. Permit by rule from Maine DEP
 3. Self-verification letter from Army Corps of Engineers
 4. NRPA permit, or correspondence documenting an NRPA permit is not needed
 5. Resolution of shoreland clearing violation, in compliance with restoration plan as prepared (and to the satisfaction of the CEO, per CEO's 9/20/2022 letter).

Steve Fuller

From: Julia Walker Thomas <julia.w.thomas@gmail.com>
Sent: Wednesday, July 6, 2022 2:48 PM
To: planningboard@barharbormaine.gov
Subject: Natures Gift Subdivision Comments

Unfortunately, I have a work event I cannot miss tonight or I would be at this meeting in person. I am the only direct abutting neighbor. I am confused by the application materials because they state there is no "farmland" within 150 feet of the proposed subdivision, yet we have been registered with the town as a farm--we have been on the tax roll as a farm property since 2016. We are a homestead, utilizing our entire property, and are constantly moving poultry around to different areas of the property for free-ranging and have plans of expanding to other types of livestock in the future. I am concerned about the expectations of potential buyers into the subdivision who are not aware there is a farm next door.

Thank you for your time,

Julia Walker Thomas
Owner
1171 State Highway 3
Bar Harbor, Maine 04609

Public comment for
SD-2022-06 - Nature's Gift subdivision



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STAFF REPORT

COMPLETENESS REVIEW AND PUBLIC HEARING SITE PLAN SP-2022-09 — KOA TERRAMOR EMPLOYEE CAMPSITE INFRASTRUCTURE AND LAUNDRY BUILDING Meeting on October 5, 2022 at 4:00 PM

Date: September 29, 2022

Meeting Date: October 5, 2022

I. PROJECT OVERVIEW:

- A. Applicant/Owner:** Kampgrounds of America, 550 North 31st St., Billings, Montana, 59101
- B. Application:** Reconfiguration of the existing employee campsite area to include the remodel of the three existing trailers used for employee campsites, two new trailers, one 2-unit trailer, one employee mess hall trailer, a laundry trailer, and laundry building. There will be 14 parking spaces for the employees. The changes are taking place over an area that was reflected in the drawings in the previously approved Wellness Tent permit. The applicant is proposing to convert approximately 26,694 square feet of the existing employee area to reinforced turf. A new septic system will serve existing demands along with the proposed.
- C. Project Location:** The physical address of the project is 1453 State Highway 102 (Tax Map 219, Lot 38). The land encompasses ±47.10 acres.
- D. Districts:** Resource Protection, Shoreland Limited Residential, Town Hill Rural, and Town Hill Business districts.
- E. Allowed Use:** Campground
- F. Meeting Dates:**
 - Completeness plan review on September 7, 2022 and October 5, 2022
- G. Comment Period:** Closes Monday, October 3, 2022
- H. Comments:** None received as of the date this report was written (September 29, 2022)



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II. APPLICABLE LAWS:

For completeness plan review — 125-66 Submission requirements

III. REVIEW PROCESS:

- A. Applicant presents application
- B. Questions and comments from the board
- C. Wrap-up completeness

PROPOSED MOTION: Move to find the application SP-2022-09 — KOA Terramor Employee Campsite Infrastructure and Laundry Building, complete per the Bar Harbor Land Use Ordinance section 125-66, because the capacity letter from the Fire Department has been received and the per RV area information will need to be shown on the revised site plan for compliance review.

- D. Hold public hearing

IV. STAFF COMMENTS FOR FUTURE COMPLIANCE REVIEW:

- A. The applicant will provide documentation (title paperwork and proof of registration) as to whether the units involved in this application meet the definition of “recreational vehicle” as defined in section 125-109 of the Bar Harbor Land Use Ordinance.
- B. In the Fire Department capacity letter, the fire chief notes as a condition of approval that the applicant “must meet NFPA 1192 Standard for Recreational Vehicle.” As there is some disagreement between the fire chief and the applicant about the applicable section(s) of NFPA, further discussion between the two parties is necessary.
- C. The applicant will be providing a revised “Reinforced Turf Surface Detail” sheet providing greater detail about the materials to be used (including type of grass seed).
- D. The applicant will be providing a copy of its agreement with its landscaping contractor for installation of the reinforced turf, to include cost estimates (both materials and labor) that account for inflation, a construction schedule, as well as information on how the



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reinforced turf will be installed (and how confirmation that 18-inch depth of aggregate sub-base gravel is already in place will be made).

- E. Per sections 125-93 B, 125-94, and 125-95 A. of the Bar Harbor Land Use Ordinance, a condition of approval could be that the applicant shall agree to establish with the town an escrow account equal to the total cost (materials and labor) for the reinforced turf, taking into account inflation, to be held by the town for a period of three years to ensure that the reinforced turf is installed as proposed and is successfully established and maintained. Although there does not appear to be an issue with meeting the town's lot coverage standards, the applicant has indicated the reinforced turf is being used in part to not require an additional level of review by the Maine DEP under Chapter 500 requirements.
- F. The applicant will submit a revised "Proposed Site Changes" plan (sheet C101) that clearly shows where the reinforced turf will be installed and what the square footage is, which removes any extraneous labels (i.e., "Existing trailer to be removed or relocated, typ."), and which shows the per-RV area as directed by the Planning Board at its September 7, 2022 meeting.
- G. The applicant will submit a new plan to show the layout of the entire KOA Terramor property, as approved by the Planning Board as part of SP-2018-09 (decision dated March 19, 2019, along w/ associated plans) with an existing/present-day conditions layer superimposed over it, and to identify/explain any differences between the two layers.
- H. The application project description will be revised, if needed, to capture any minor differences which may be noted upon review of new plan described in Letter G above.
- I. The applicant indicates in its narrative that it will be seeking modification of standards for two items under Section 125-69 C., (2) and (3), minimum suitable land and setback from exterior lot lines, respectively. These requests remain for compliance review.