

**AGENDA**  
**Bar Harbor Town Council Special Meeting**  
**February 3, 2026**

The public can monitor by watching Spectrum channel 7 or 1303, by live streaming on the town's website, [www.barharmoraine.gov](http://www.barharmoraine.gov).

- I. CALL TO ORDER – 6:30 p.m.**
  - A. Excused Absence(s)
- II. READING OF THE MEETING GROUND RULES**
- III. APPROVAL OF MINUTES—None.**
- IV. ADOPTION OF AGENDA**
- V. REPORTS AND UPDATES**
  - A. Sustainable Tourism Management
- VI. LICENSES AND PERMITS**
  - A. Special Amusement Permit Class 3ad (new), Kebo Valley Golf Club
    - 1. Public Hearing
    - 2. Order 1, approve Special Amusement Permit
- VII. COUNCIL COMMENTS**
- VIII. ADJOURNMENT**

<p>Anyone with a disability wishing to attend this meeting and who may have questions about how to do so should contact the Town Clerk's office at <a href="mailto:clerk@barharmoraine.gov">clerk@barharmoraine.gov</a> or 207-288-4098.</p>
--



NUMBER: 2026-02-01

TITLE: ORDER, APPROVE NEW SPECIAL AMUSEMENT PERMIT FOR  
TERRAMOR OUTDOOR RESORT

Filed January 12, 2026

**WHEREAS**, Russ Gibbons has submitted an application for a new Special Amusement Permit for Kampgrounds of America dba Terramor Outdoor Resort located at 1453 State Hwy 102, pursuant to Chapter 14-3 of the Bar Harbor Code; and

**WHEREAS**, the application is for a Class 3ad, three or more musicians with mechanical amplification and dancing; and

**WHEREAS**, this application is distinct from the one considered and denied by the Town Council on October 21, 2025; the current application is for a class of permit that only allows indoor amplified music, proposed for the lodge building at the resort; and

**WHEREAS**, the applicant noted the above instance of a Special Amusement Permit having been denied, and certified that neither the applicant nor any partners or corporate officers of the business have ever been convicted of a felony; and

**WHEREAS**, the application fee was paid; and

**WHEREAS**, notice was given of the February 2, 2026 public hearing through a notice on the Municipal Building Bulletin Board posted on January 23, 2026, notice on the town's website posted January 23, 2026, a public notice in the January 29, 2026 edition of the Mount Desert Islander newspaper, and a notice to abutting property owners within 300 feet mailed January 28, 2026; and

**WHEREAS**, said public hearing was held on February 2, 2026;

**NOW THEREFORE, BE IT ORDERED**, that the Bar Harbor Town Council hereby approves a Class 3ad Special Amusement Permit for Terramor Outdoor Resort for the license year of the applicant's existing liquor license.

Statement of Fact: Approves a Class 3ad Special Amusement Permit for Terramor Outdoor Resort, as submitted by Russ Gibbons.



# Town of Bar Harbor Application for Special Amusement Permit

Permit Fee  
\$188

Special Amusement Permits are valid only for the license year of the applicant's existing liquor license.

Date: January 9, 2026 Application Type: New  Renewal  Permit Number: \_\_\_\_\_  
(assigned by Town)

Applicant Name: Russ Gibbons Business Name: Kampgrounds of America, Inc. dba Terramor Outdoor Resort

Business Address: 1453 State Hwy 102, Bar Harbor, Maine Mailing Address: 1205 N. Transtech Way, Billings, MT 59102  
Physical Address in Bar Harbor if different

Type of Business: Glamping Campground w Restaurant Location to be used: Lodge Building  
Restaurant, Bar, Nightclub, etc. Where on the premises will the amusement take place? Use back of page if necessary.

Phone: HQ: (406) 254-7407 or GM: (520) 954-0180

Has a liquor license or special amusement permit for this business ever been denied or revoked? Yes  No   
If yes, describe the circumstances in the space below:

Special amusement permit denied in 2020. Circumstances around this are unknown.

Has the applicant, any partners or corporate officers of the business ever been convicted of a felony? Yes  No   
If yes, describe the circumstances in the space below.

The Town Council requests all applicants or their representatives attend the public hearing to answer any questions. Please be advised that the absence of your representative may delay the Council's decision.

Application is hereby made for a Special Amusement Permit for one of the following:

### Without Mechanical Amplification

- Class 1 – Single musician
- Class 2 – Two musicians
- Class 3 – Three or more musicians

### With Mechanical Amplification

- Class 1a – Single musician
- Class 2a – Two musicians
- Class 3a – Three or more musicians

### With Mechanical Amplification and Dancing\*

- Class 1ad – Single musician
- Class 2ad – Two musicians
- Class 3ad – Three or more musicians

### With Outdoor Mechanical Amplification\*\*

- Class 1ao – Single musician
- Class 2ao – Two musicians
- Class 3ao – Three or more musicians

### Other Entertainment or Amusement

- Class 4 – any other type of entertainment as provided by 28A MRSA 1054.1.C

\* Dancing also requires a state permit & Fire Marshall inspection

\*\*Outdoor Amplification restricted to amplified acoustic instruments as defined in Chapter 14-2 and vocal microphones.

I certify that this application is true and correct, that I will read the Special Amusement Ordinance Chapter 14 of the Municipal Code prior to offering any special amusement.

Applicant's Signature

The Municipal Officers of Bar Harbor hereby  approve  deny this application on \_\_\_\_\_ Date

\_\_\_\_\_  
Town Clerk

# TERRAMOR®

## OUTDOOR RESORT // BAR HARBOR

### TENTS

Tents provide you with the privacy to enjoy the beauty of nature in elevated style.

### PAVILION

Communal space to gather with family & friends to share a meal, play a game or relax together.

### WELLNESS

Restore your sense of well-being with a massage treatment uniquely designed for you.

### GON STATION

Grab a wagon to unload your luggage and make your way to your tent.

### UTTLE STOP

Leave the car at Terramor. The Island Explorer takes you to Bar Harbor, Acadia NP & more on complimentary rides throughout MDI.



### THE LODGE

The heart of the resort. Relax with a crafted cocktail and enjoy some local cuisine or shop local artisans in our gift shop.



### THE POOL

Soak in our hot tub or dip your feet in our refreshing pool after a day's hike.



### GRILL SITE

Food just tastes better when made outside. Reservations required.



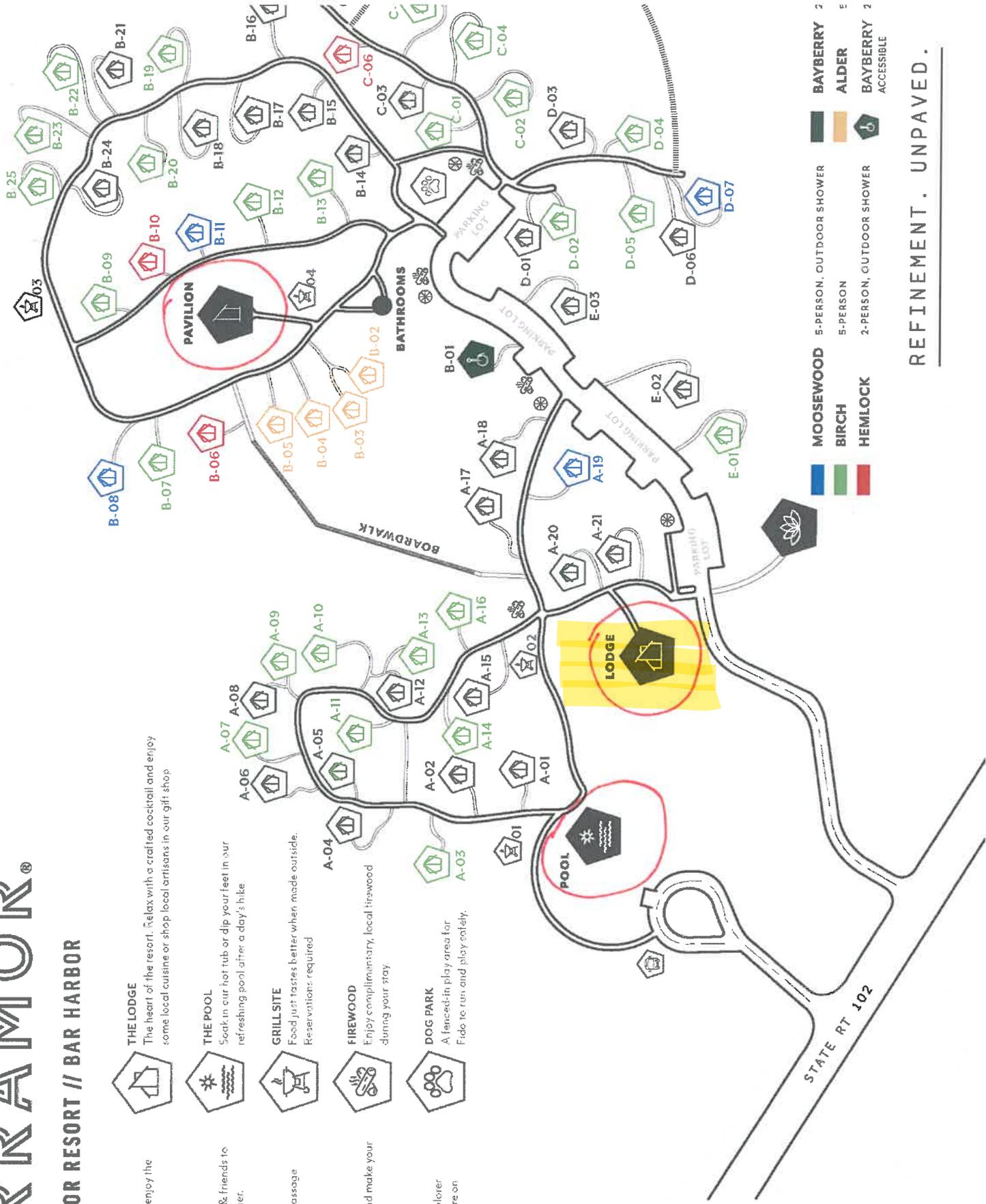
### FIREWOOD

Enjoy complimentary, local firewood during your stay.



### DOG PARK

A fenced-in play area for Fido to run and play safely.



REFINEMENT. UNPAVED.



# TOWN OF BAR HARBOR

## Town Clerk's Office

93 Cottage Street, Suite I  
Bar Harbor, Maine 04609-1400  
Tel. 207-288-4098 Fax 207-288-4461

Elizabeth N. Graves, Town Clerk

email: [clerk@barharbormaine.gov](mailto:clerk@barharbormaine.gov)

January 27, 2026

«abutters\_owner1» «abutters\_owner2»  
«owner\_address» «abutters\_address2»  
«abutters\_town», «abutters\_state» «abutters\_zip»

## NOTICE OF PUBLIC HEARING

### *New Special Amusement Permit*

The Bar Harbor Town Council will hold a public hearing **Tuesday, February 3, 2026 at 6:30 pm** in the Council Chambers, Municipal Building, 93 Cottage Street, to consider an application for a new Class 3ad Special Amusement Permit, three or more musicians with mechanical amplification and dancing as submitted by:

**Russ Gibbons**  
**Terramor Outdoor Resort**  
**1453 State Hwy 102**

This is a **new application**, following Town Council denial in October 2025 of an application from this business for a different class of Special Amusement Permit, one that included outdoor amplification. **This application is for indoor music and dancing, to be limited to the Lodge building at the Terramor resort.** The Town Council also plans to consider revisions to the controlling ordinance in the coming months; if revisions are adopted, all permit holders would be required to reapply under any new requirements.

As an abutting property owner within 300 feet of the boundary of the above property, you are hereby notified that this hearing will take place. You may wish to attend the hearing where you will be given an opportunity to make comments or ask questions.

For more information about Special Amusement Permits and the controlling town ordinance, visit [barharbormaine.gov](http://barharbormaine.gov), Town Hall > Town Clerk > Special Amusement Permit or contact the Clerk's office.

*The Town Council strives to hold meetings that are accessible to all. In order to ensure your complete participation in this meeting, please let us know of any special requirements you might have due to a disability.*