



**TOWN OF BAR HARBOR**  
93 Cottage Street  
Bar Harbor Maine 04609

# **Agenda**

## **Comprehensive Planning Committee**

**Bar Harbor Municipal Building  
Town Council Chambers  
May 10, 2023, 6:00 PM – 8:00 PM**

**This is an in-person meeting with the option to participate remotely**

Members of the public may attend the meeting and offer comment in person at the Bar Harbor Municipal Building, Town Council Chambers, 93 Cottage Street; or by joining the Zoom webinar by following instructions posted online at: <https://www.barharbormaine.gov/517/Comprehensive-Planning-Committee>.

The public may also view the meeting on Town Hall Streams at:  
[https://townhallstreams.com/towns/bar\\_harbor\\_me](https://townhallstreams.com/towns/bar_harbor_me).

In order to assure your full participation in this meeting, please contact Tammy DesJardin in the Planning & Code Enforcement Department by calling 288-3329 to inform her of any special requirements you might have.

- |     |  |             |
|-----|--|-------------|
| 1.  | Call to order  | 6:00 – 6:05 |
| 2.  | Excused absences                                     | 6:00 – 6:05 |
| 3.  | Zoom logistic, review of meeting agenda and adoption | 6:00 – 6:05 |
| 4.  | Adoption of meeting minutes                          | 6:00 – 6:05 |
| 5.  | Public comment period                                | 6:05 – 6:10 |
| 6.  | Update on efforts relating to the Comprehensive Plan | 6:10 – 6:20 |
|     | a. Regional Coordination Update                      |             |
|     | b. Other Updates                                     |             |
| 7.  | Planning for May Outreach Sessions                   | 6:20 – 6:50 |
|     | a. Format and materials                              |             |
|     | b. Update on Advertising                             |             |
| 8.  | Review of Updated Vision Statement                   | 6:50 – 7:10 |
| 9.  | Review of Updated Future Land Use Maps               | 7:10 – 7:40 |
| 10. | Public comment period                                | 7:40 – 8:00 |
| 11. | Adjourn  | 8:00 PM     |

**TOWN OF BAR HARBOR**  
**Comprehensive Planning Committee**  
**April 12, 2023 — Hybrid meeting**  
**MINUTES**

Comprehensive Planning Committee members present were Elissa Chesler, Jacquie Colburn, Greg Cox, Kevin DesVeaux, John Kelly, Jim Mahoney, Kristin Murphy, Misha Mytar, Val Peacock, Allison Sasner, Kyle Shank, and David Woodside. Absent were Cherie Galyean and Michael McKernan.

Staff present were Planning Director Michele Gagnon and Staff Planner Cali Martinez.

Participating remotely via Zoom were consultants Steve Whitman and Liz Kelly.

**1. Call to Order**

Chairperson Kyle Shank called the meeting to order at 6:03 PM.

**2. Excused Absences**

There were no excused absences.

**3. Zoom logistic, review/adoption of meeting agenda**

**On a motion by David Woodside, seconded by John Kelly, the agenda was adopted on a rollcall vote (12-0).**

**4. Adoption of minutes**

**On a motion by John Kelly, seconded by Elissa Chesler, the February 9, 2023 minutes were adopted on a rollcall vote (12-0).**

**5. Public comment period**

Ruth Eveland commented that she liked the vision statement and suggested that somewhere in the Comprehensive Plan it should identify who will be responsible for making it all happen. It will need a responsible and energetic group. A discussion followed about who will ensure the vision is followed and the plan is implemented.

**6. Update on efforts relating to the Comprehensive Plan**

Michele Gagnon reported out on the March 24 MDI Housing Solutions Summit. Seventy people attended and participated in discussions about the needs, barriers, and possible solutions related to housing on the island. An official statement from the event is pending

**7. Review of Draft Future Land Use Map and Area Descriptions**

Steve Whitman provided an update on the work completed to refine the March 8 future land use map and area descriptions created during the committee's work session. The focus of the committee's conversation was on the two large areas depicted on the map, Bar Harbor Gateway and the Rural Residential, and Sensitive Resources. It was suggested that the line between these areas be moved north between Crooked Road and Route 3. The name of the Gateway area should also be changed.

Given the interest in nodal development instead of strip development in the area along Route 3, it was suggested that Hadley Point and Salisbury Cove be identified as two possible locations for increased housing opportunities, and that any non-residential development should be in support of the residential units. Another possibility discussed was to limit, for a period of time, non-residential uses in these areas to allow for housing units to be constructed, and catch up to meet the existing need.

A few minor changes were also suggested for the text describing these areas. This includes a reference to the working waterfront, and ensuring that residential neighborhoods not 'pockets' are clearly a component of the Downtown areas. Also, on the map, it was suggested to increase the size of the Town Hill Village area. There was some discussion about possibly sharing more than one version of the map with the public at the May events.

**8. Review of Draft Vision Statement**

Steve Whitman asked for feedback from the committee on the draft vision statement. The conversation that followed included some questioning of the terms used to ensure that the vision is easily understood, and that some effort be made to avoid jargon where possible. It was also suggested that "Bar Harbor" be used in place of the word community.

A sub-committee of four individuals was formed to work on the vision. The revised vision will be shared with the full committee at the next meeting.

**9. Planning for May Outreach Sessions**

Liz Kelly shared a series of slides explaining the purpose, proposed format and materials, and dates and locations of the May public meetings. Ms. Kelly also explained that the advertising for these events will begin in the coming weeks and will include a mailer and some direct outreach to businesses in town. Committee members suggested removing the business label from one of the meeting and ensuring residents could attend any of the four events. There was a short discussion about offering a Zoom alternative, but it was determined that an online alternative, similar to last fall forums, will work better. The details for these sessions – format, draft materials, and questions will be provided ahead of the May meeting for feedback.

**10. Public comment period**

Ruth Eveland added that she likes the idea of map options and showing the public multiple maps so they can comment and select one.

**11. Adjourn.**

**On a motion from Elissa Chesler, seconded by John Kelly, the meeting was adjourned at 8:10 PM on a rollcall vote (12-0).**

**Minutes approved by the Comprehensive Planning Committee on May 10, 2023.**

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**Kyle Shank**  
**Chair, Comprehensive Planning Committee**

**Date**

## **DRAFT Bar Harbor 2035: Outreach Events**

### **Goals of these events:**

- *Meaningful public engagement*
- *Collaboration and community building*
- *Agreement on scope and direction of the Plan*
- *Clear direction for the Plan*

*\*Please note that the agenda below may be modified depending on the workshop that is being coordinated. This agenda represents a general flow of information and how the evening will proceed, but the details will be sorted out by location (based on space constraints, AV equipment availability, etc.).*

### **Agenda:**

- Welcome and Introductions – 5 minutes
  - Welcome and Purpose of these events
  - Introduction to staff, CPC Members, and Consultant
  - Review of the agenda
  
- Background information – 15 minutes
  - What is a Comprehensive Plan?
  - What is informing our work on this Plan? (CPC meetings, Existing Conditions Analysis, Outreach and Engagement)
  - What is at stake?
    - Without a clear plan shared resources will be impacted or lost, and needs will not be addressed
    - Provide brief historical context to achieve “story line”
  - What are the big issues BH is facing?
    - Not enough labor

- Not enough housing
  - Financial sustainability
  - Infrastructure availability
  - Over tourism/over crowding
  - Limited land for development
- What land is available for future development activity?
  - Limited land available for development
  - Show constraints maps - conservation land, natural resource constraints, infrastructure, etc.
- Bar Harbor 2035 – 10 minutes
  - Draft Vision
    - Purpose of a Vision
    - Reading of Draft text
  - Draft Future Land Use Plan Map and Short Area Descriptions
    - Purpose of A Future Land Use Map – and what it is not
    - Reason for identifying growth areas and resource conservation priorities
    - Sharing of the Draft Map(s) and overview of the areas
- Group Discussions – So, what do you think? - 45 minutes
  - Round table discussions (assigned randomly at sign-in table, with volunteer note takers)
    - Vision – 10 minutes:
      - Does the 2035 vision statement resonate with you?
      - Could you support this Vision as is?
      - If not, do you have any specific thoughts or feedback on changes?

- Future land use plan – 15 minutes:
  - Does this approach to guiding new development activity make sense to you?
  - Why/why not?
- Possible Plan Actions – 10 minutes:
  - Do you have ideas on potential actions to reach a revised version of this land use plan and vision?
- Groups Report Out – 30 minutes
  - This report out will be facilitated by RP&D and notes will be taken
    - Vision
    - Future Land Use Plan
    - Possible actions
- Next Steps and Thank You

## **Event Materials:**

*\*These materials will be adjusted based on the specific workshop*

- Large print outs of the Vision and Future Land Use Map(s) (front of room)
- Large posters of the “big issues” Bar Harbor is facing and planning for
- Table materials:
  - Question worksheet with space for note takers to fill out
  - Print outs of the Vision and Future Land Use Plan(s)
  - QR and web address to online feedback tool?
- Welcome table:
  - Sign in sheet and Name tags



## **Bar Harbor 2035:**

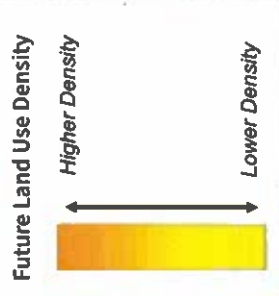
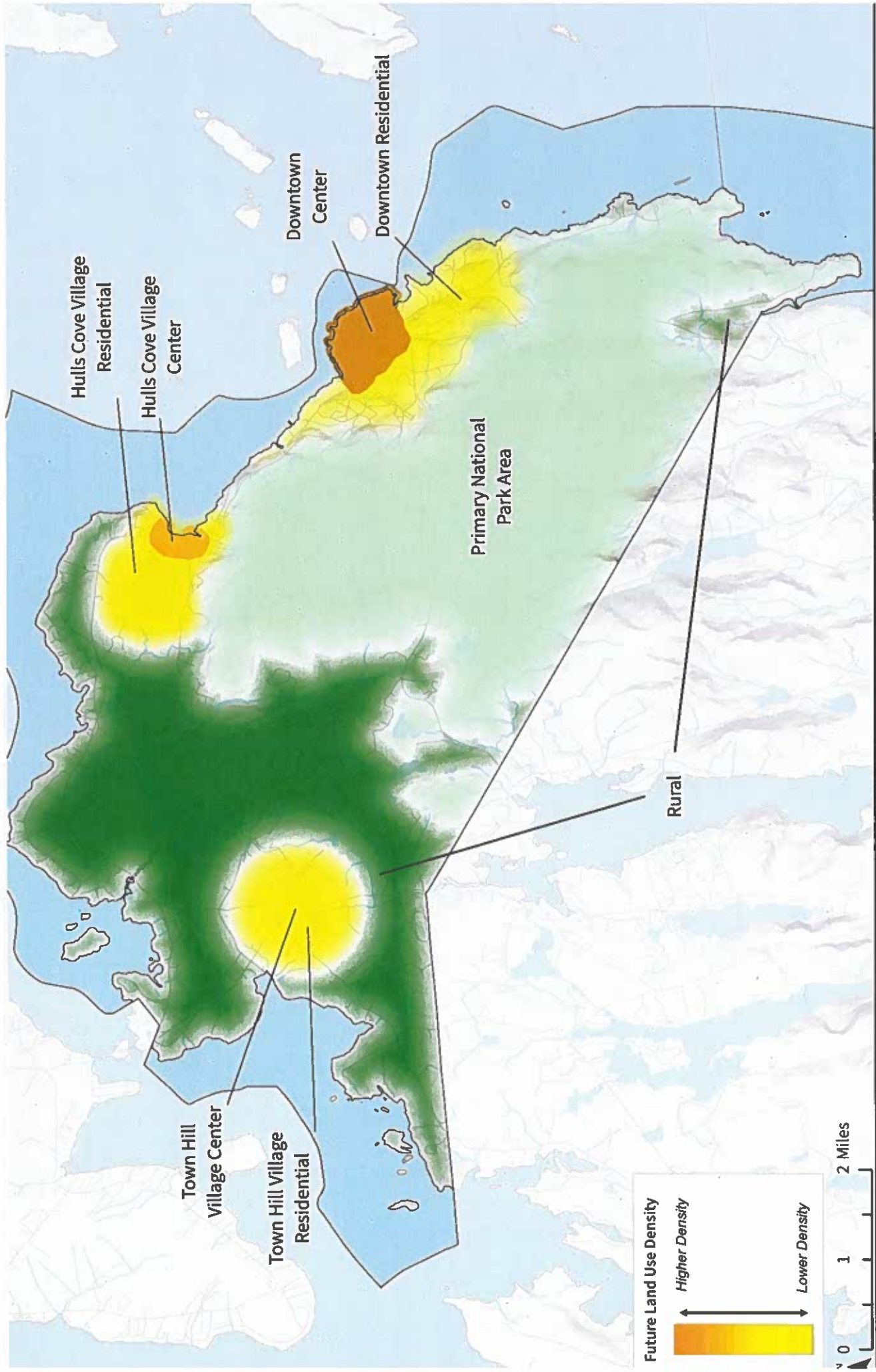
### **A Comprehensive Plan for the Future**

The *Draft Vision* statement below has been written in the present tense to help readers of this Plan visualize what Bar Harbor will be like in the year 2035. This Comprehensive Plan and the many actions identified in the implementation section will then provide the road map for achieving this Vision.

#### **VISION 2035**

Bar Harbor is a vibrant, inclusive and resilient place to live, work and visit, with the dramatic beauty of Acadia drawing people from around the world. Its diverse mix of residents — year-round and seasonal — are engaged in civic life, using their assorted strengths to devise sustainable, equitable solutions to the opportunities and challenges facing the town. This includes creating an array of sufficient housing options, adapting to a changing climate, and fostering robust infrastructure and transportation services. Tourism and development are sustainably managed in a way that increases resiliency and meets year-round and seasonal demands while strengthening the town's collective sense of community. Residents care for one another, and care for the place they live.

Data Sources: Town of Bar Harbor, Maine Geolibrary.  
 Coordinate System: NAD 1983 UTM Zone 19N  
 Created: M. Kelly-Boyd  
 FB Environmental

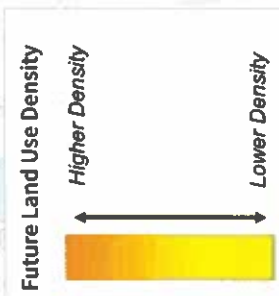
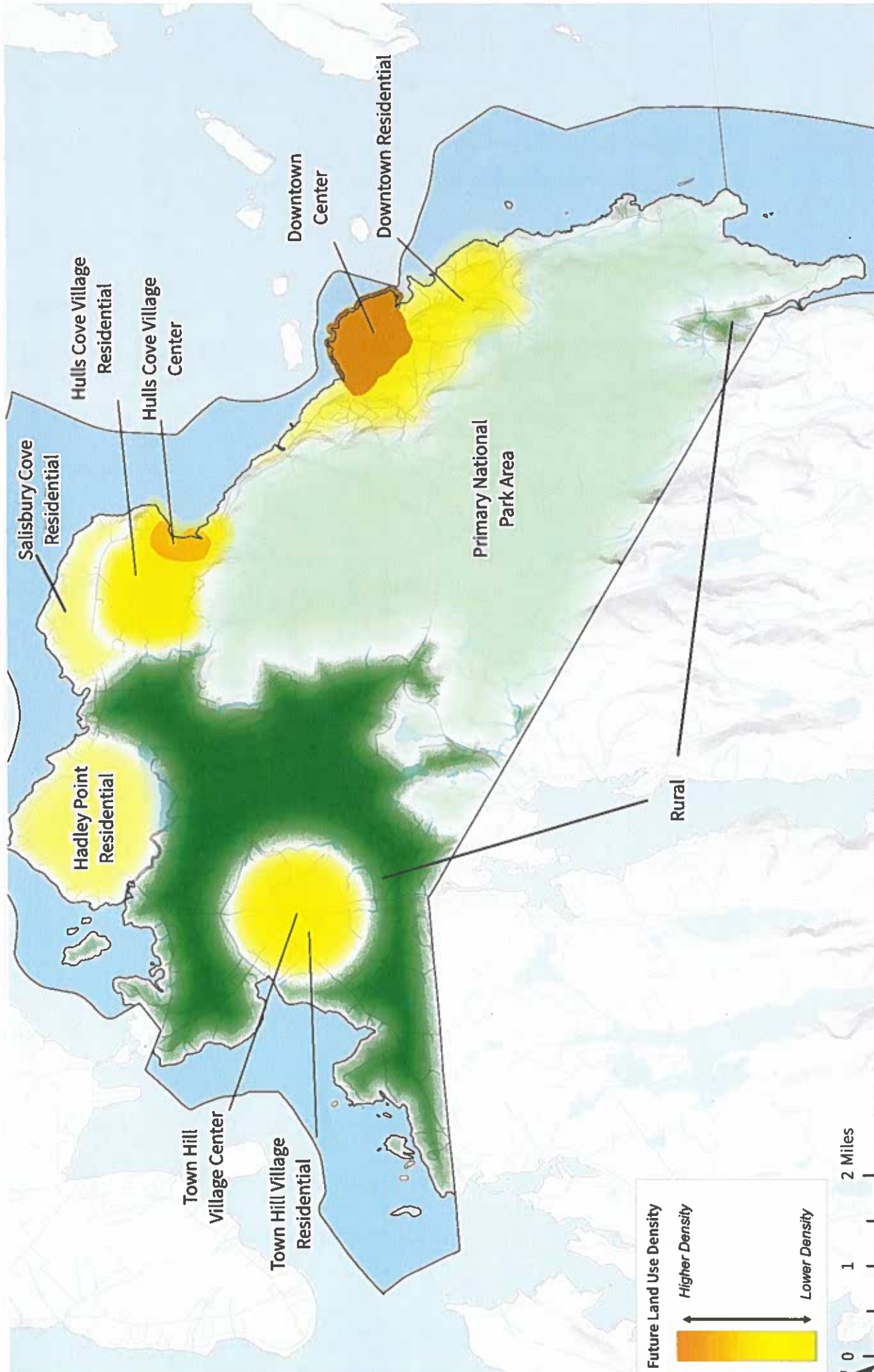


### FUTURE LAND USE AREAS

- Bar Harbor Town Boundary
  - Road
  - Tributary
  - Waterbody/Coastal Waters
- 
- Downtown Center
  - Hulls Cove Village Center
  - Town Hill Village Center
  - Primary Residential Area
- 
- Rural
  - Primary National Park Area

BAR HARBOR

**DRAFT**



**FUTURE LAND USE AREAS**

BAR HARBOR  
**DRAFT**

- Bar Harbor Town Boundary
- Road
- Tributary
- Waterbody/Coastal Waters

- Mixed-Use Development Land Use Areas**
- Downtown Center
  - Hulls Cove Village Center
  - Town Hill Village Center
  - Primary Residential Area

- Rural Land Use Areas**
- Rural
  - Primary National Park Area

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