



**Meeting Minutes**  
**Bar Harbor Planning Board**  
**Wednesday, January 7, 2026 at 4:00 PM**

Council Chambers — Municipal Building — 93 Cottage Street — Bar Harbor

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**I. CALL TO ORDER**

Vice-Chair Eveland called the meeting to order at 4:00 PM.

Planning Board members present were Vice-Chair Ruth Eveland, Secretary Clark Stivers, and members, Kathy St. Germain, Guy Dunphey, Teresa Wagner, and John Seavitt.

Staff Present included Planning Director Michele Gagnon, Code Enforcement Officer Michael Gurtler, Housing and Community Planner Cali Martinez, and Sustainability and Economic Development Coordinator Emily Sprecher.

**II. ADOPTION OF THE AGENDA**

**Mr Stivers moved to adopt the agenda. Ms. Wagner seconded and the motion passed 6-0.**

**III. EXCUSED ABSENCES**

There were none.

**IV. PUBLIC COMMENT PERIOD**

There were none.

**V. APPROVAL OF MINUTES**

- a. December 3, 2025
- b. December 9, 2025 Workshop
- c. December 16, 2025 Workshop

**Mr. Stivers moved to accept the December 3, 2025 meeting minutes with a correction and the December 16, 2025 as published. Mr. Dunphey seconded and the motion passed 6-0.**

The Planning Board reviewed a comment received by the Board on January 7, 2026 at 1:55 PM via email.

**Mr. Stivers moved to accept the minutes of the December 9, 2025 workshop as published. Ms. Wagner seconded and the motion passed 6-0.**

**VI. REGULAR BUSINESS**

- a. **Completeness Review and schedule a Public Hearing for February 4, 2026 for application LU-2025-01 Holy Redeemer**

**Applicant:** Holy Redeemer Church

**Application:** The applicant is requesting that parcel 104-419-000 (56 Mount Desert Street) be rezoned from the Mount Desert Street Corridor District to the Downtown Residential District.

The applicant, Father Phillip Clement, and Rob Krieg were present. Mr. Krieg briefly reviewed the application. At the last meeting, there was one page missing due to a printing error.



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**Mr. Stivers moved to find the application LU-2025-01 Holy Redeemer complete and to schedule a public hearing for the February 4, 2026 Planning Board meeting. Mr. Seavitt seconded and the motion passed 6-0 in a roll call vote.**

**VII. OTHER BUSINESS**

**a. Consideration for Scheduling a Public Hearing on the proposed Land Use Ordinance amendment – Design Review on February 4, 2026**

Vice-Chair Eveland reviewed the review process for the proposed amendments.

Ms. Eveland read the summary and explanation of the amendment. Sustainability and Economic Development Coordinator, Emily Sprecher, reviewed the most recent changes made to the Design Review proposed amendment.

**Mr. Seavitt moved to schedule a public hearing on the draft order with the addition of the written amendment on February 4. Mr. Dunphy seconded and the motion passed 6-0 in a roll call vote.**

**b. Consideration for Scheduling a Public Hearing on the proposed Land Use Ordinance amendment - Campground and Campsite on February 4, 2026**

Ms. Eveland read the summary and explanation of the amendment.

Code Enforcement Officer Gurtler suggested the addition of Hulls Cove Business to the explanation of the amendment, per a resident request.

Ms. Wagner asked for clarification on which shoreland districts Individual Private Campsites are allowed in. The explanation in the draft order appeared to be unclear. Planning Director Michele Gagnon requested the Board move forward with the warrant article, but staff would work to ensure the explanation is clearly written.

Ms. Eveland allowed public comment. Carol Chapel requested rewording of bullet point number 6 in the explanation of the proposed amendment as it is unclear.

**Mr. Seavitt moved that the amendment to the Land Use Ordinance on campground and campsite go to a public hearing on February 4, 2026 with language revisions to the general explanation section, bullets 5 and 6, as discussed. Mr. Stivers seconded and the motion passed 6-0 in a roll call vote.**

**c. Consideration for Scheduling a Public Hearing on the proposed Land Use Ordinance amendment - Lodging on February 4, 2026**

Ms. Eveland read the summary and explanation of the amendment.

Planning Director Gagnon reviewed few changes to the explanation of the proposed amendment. This included clarification of Shoreland Development



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IV not V, L1 not being an allowed use in the Ireson Hill Corridor District. Additionally, she noted a small numbering change.

Ms. Wagner requested an explanation of how the guest capacity and size work together to limit lodging size.

The Board identified a correction in the explanation of the amendment.

Ms. Wagner referred to a comment received from Cara Ryan requesting additional consideration of the parking standards for lodging uses. Planning Director Gagnon said the parking standards were simply updated to reflect the new definitions and that policy direction on parking uses is needed from the Town Council before changing the parking requirements.

**Mr. Seavitt moved to schedule a public hearing on the proposed Land Use Ordinance amendment on lodging for February 4, 2026 with the discussed changes to the summary, explanation, and ordinance language, along with the correction of the spelling of Fire Marshal. Mr. Stivers seconded and the motion passed 6-0 in a roll call vote.**

d. **Consideration for Scheduling a Public Hearing on the proposed Land Use Ordinance amendment – Minimum Area Per Family on February 4, 2026**

Ms. Eveland read the summary and explanation of the amendment.

Housing and Community Planner Cali Martinez reviewed an updated version of the proposed area per family amendment. The updated version would be more aligned with state law requirements. Ms. Martinez also explained Title 12 Chapter 423-A state law requirements for calculating area needed for houses not connected to Town water or sewer, which is based on number of bedrooms and housing types.

Mr. Seavitt and Ms. Wagner asked for clarification on area per family. Ms. Wagner asked if Town staff could prepare additional visual examples to assist people in visualizing the impact removing area per family. Ms. Martinez clarified that the changes to area per family reflect recommendations of and are in alignment with the comprehensive plan. Mr. Dunphy requested examples of what this may look like on properties without connection to Town water and sewer. Ms. Eveland said she believed Bar Harbor could be an example to other communities of how to improve housing availability.

**Mr. Seavitt moved to schedule a public hearing on the proposed Land Use Ordinance amendment on lodging for February 4, 2026, based on the version provided on the January 7 and discussed today. Mr. Stivers seconded and the motion passed 6-0 in a roll call vote.**

#### VIII. REVIEW OF PENDING PLANNING BOARD PROJECTS

There were none.



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

Ms. Eveland requested the Planning Department staff provide the Planning Board with a list of Land Use priorities and that an Implementation Committee is created for the implementation of the Comprehensive Plan.

Mr. Dunphy requested workshops related to housing to ensure the Planning Board is educated about housing and it remains a priority.

Ms. Gagnon discussed ongoing projects the Planning Department staff is working on, including stewardship of resources and Northeast Creek work, septic analysis, assessing the appropriateness of zoning districts, sustainable tourism management, and others.

**X. ADJOURNMENT**

**Mr. Stivers moved to adjourn the meeting at 5:55 PM.**

**Minutes approved by the Bar Harbor Planning Board on February 4, 2026:**

Secretary

  
\_\_\_\_\_  
Sign Name

2-3-2026  
\_\_\_\_\_  
Date

J. Clark Stivers  
\_\_\_\_\_  
Print Name