



## **Town of Bar Harbor Planning & Code Department**

93 Cottage Street • Suite 1 • Bar Harbor • Maine • 04609-1400

# **Planning Board Workshop**

**Tuesday, January 25, 2022 at 4:00 PM**

**Via Zoom Webinar**

## **Planned Unit Development (PUD) and Affordable Housing Workshop**

# **NOTES**

Chairperson Tom St. Germain opened the workshop at 4:07 PM. Planning Board members present were Chairperson St. Germain, Vice-chairperson Cough, Secretary Millard Dority, and members Ruth Eveland, Elissa Chesler and Earl Brechlin.

Town staff members present were Planning Director Michele Gagnon, Assistant Planner Steve Fuller, Code Enforcement Officer Angela Chamberlain and Deputy Code Enforcement Officer Mike Gurtler.

During the public comment period, Carol Chapel said that she had difficulty accessing information about the workshop on the agenda center.

Planning Director Gagnon provided a summary of sections of the town's Land Use Ordinance, including 125-69 M. Planned Unit Development - Outlying Area, 125-69 S. Planned Unit Development - Village, and 125-69 R. Affordable Housing. She proceeded to explain the general components of an inclusionary housing program. A general conversation ensued.

Mr. Dority asked what other Maine municipalities have inclusionary zoning. Planning Director Gagnon said she would ask the Maine Association of Planners (MAP).

Vice-chairperson Cough commented that it was important to create developer confidence in the project approval process. There should be no surprises, he said and it should be clear from the beginning what improvements (costs) will be expected/asked of the developer.



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Mr. Brechlin mentioned that the board should consider scale, parcel size, and area, and that maybe there could be different provisions for different projects.

Chairperson St. Germain remarked that providing the developer the option to create the units off-site and partnering with a not-for-profit seems like a good idea.

Planning Director Gagnon noted that the next step will be to have a workshop with speakers from the Maine State Housing Authority, Bar Harbor Housing Authority, and Island Housing Trust to discuss housing affordability for Bar Harbor, and local housing programs and projects. She explained the department will also, at a later date, be organizing a roundtable with developers, large businesses, land owners, contractors, architects and engineers, as well as other stakeholders to identify hurdles to development in Bar Harbor. Finally, she said that it is important to identify the housing needs that this effort would aim to address.

Two people commented. Town Manager Kevin Sutherland posted in the chat the town could focus on height bonuses, as it does not take up land. He also mentioned that it is important for projects to be financially feasible. Calistra Martinez said accessibility was an important feature.

Ms. Chesler said the board needed to assess what is practical. What is the income need and the housing size? What lots are available? What is the demand? Then she proceeded to explain that without this information, it is hard to decide what is needed.

Mr. Dority went on to say there is an opportunity to incentivize housing but new provisions would be needed in the ordinance. He also said that with the present high cost of construction, he worried if the town can actually create affordable housing.

Ms. Eveland reflected that the town will continue having a hard time finding employees without affordable housing.

Planning Director Gagnon explained that she will be speaking with the Comprehensive Plan consultants to identify how deep the housing data and analysis will go, as she wants to explore what would be needed to develop a more in-dept analysis of the current and future affordable housing needs but not necessarily as part of the Comprehensive Plan.

It was asked if the town had a GIS tracking system for subdivisions. The answer was no.

Planning Director Gagnon asked Mr. Dority and Ms. Martinez if it would be possible to get a copy of the 2020 COA presentation on housing.

The workshop ended at 5:50 PM.

*Prepared by Planning Director Michele Gagnon*