



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

Planning Board Workshop

Wednesday, March 16, 2022 at 5:15 PM

Via Zoom Webinar

NOTES

Planning Board members present were Chairperson Tom St. Germain, Vice-chairperson Joe Cough, Secretary Millard Dority, and members Ruth Eveland, Elissa Chesler, Earl Brechlin, and Zach Soares.

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

Chairperson St. Germain opened the workshop at approximately 4:00 PM.

Public comment - There was no public comment.

Inclusionary Housing Program Goal and Policy Objectives –

Planning Director Gagnon summarizes the previous two workshops. She explained that the The PUD includes language that incentivizes the conservation of land, as well as some limited language that incentivizes the creation of affordable housing. In exchange for conserving land and creating affordable housing, the developer is allowed to build above the base development density (either number of lots or dwelling units) of the district where the land is situated. The affordable housing provisions of the PUD are insufficient. Consequently, they do not provide the booster needed to create affordable housing in Bar Harbor.

The board is looking to develop inclusionary housing provisions that will truly incentivize the creation of affordable housing. Inclusionary housing is a program where developers set aside a certain percentage of dwelling units within a new development for low- to moderate-income, as well as for workforce-income, households.

To date, three workshops have been held. Work accomplished includes, but is not limited to, reviewing the existing PUD provisions, learning about the components of inclusionary housing

programs, having speakers from Maine Housing, Island Housing Trust, and the Bar Harbor Housing Authority, and a preliminary discussion of what the goal and the policy objectives of this land use amendment project will be.

She then gave an overview of the major components of the PUF and the affordable section in the Land Use Ordinance.

Comments

- Should we wait in the Comprehensive Plan to be completed.
- Relax the height , area per family, and comply with minimum state standards
- The Comprehensive Planning Committee and Town Council are likely to identify housing as a major need
- Planning Board will likely be along the same line than Comprehensive Plan G

of what the goal and the policy objectives of this land use amendment project will be.

- 1. Next workshop**
- 2. Public comment**

Planning Director Gagnon highlighted some of the major takeaways from the January 25, 2022 and February 16, 2022 workshops and reviewed the main components of the Planned Unit Development (PUD) Outlying Area and Village, as well as the affordable housing provisions of the Land Use Ordinance.

Comments from this workshop were grouped into four general categories, as presented below:

The workshop ended at 7:16 PM.

Prepared by Planning Director Michele Gagnon