

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.

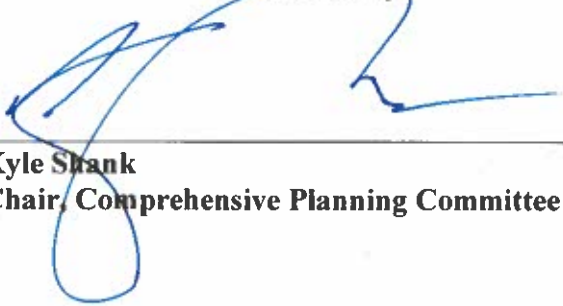
10. Public comment period

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.



Kyle Shank
Chair, Comprehensive Planning Committee

5/10/23
Date