



Meeting Minutes

Bar Harbor Planning Board

Tuesday, April 19, 2022 at 9:00 AM

Council Chambers of Municipal Building

I. CALL TO ORDER

Chairperson St. Germain called the meeting to order at 9:00 AM.

Planning Board members present were Chairperson Tom St. Germain and members Ruth Eveland, Earl Brechlin, Elissa Chesler and Zachary Soares.

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

Michael Anderson was also present.

II. ADOPTION OF THE AGENDA

Ms. Eveland moved to adopt the agenda. Mr. Brechlin seconded the motion, which then carried unanimously 5-0.

III. EXCUSED ABSENCES

Vice-chairperson Joe Cough and Secretary Millard Dority were excused.

IV. PUBLIC COMMENT PERIOD

There was no comment.

V. REGULAR BUSINESS

a. Completeness Review for Subdivision Modification SD-2022-04 – Lamb Subdivision – Anderson Lot Line

Applicant/Owner: Michael and Fayelle Anderson, 25 Manteca Drive, Bar Harbor, Maine 04609

Application: The project consists of the modification of the Lamb Subdivision. The applicant seeks to divide Tax Map 206 Lot 14 (25 Manteca Drive) into two lots: an 11.85-acre lot with three existing dwelling units and a 2.2-acre lot with one existing dwelling unit.

Project Location: 25 Manteca Drive (Tax Map 206, Lot 14), encompassing a total of 14.05± acres, according to town tax records

Districts: Shoreland Limited Residential and Salisbury Cove Residential

Michael Anderson gave a brief overview of the project. He explained that he unknowingly modified the Lamb Subdivision by creating a lot for his son and said that he was here to fix the problem.

Chairperson St. Germain spoke about the site visit that was conducted on April 13, 2022.

Planning Director Gagnon handed the members of the board a revised site plan that was emailed to her office on April 18 by Steve Salsbury, the surveyor for the applicant. The revised site plan corrects the lot coverage figure, adjusts the configuration of lot 1-1 by removing a sliver out, thus no longer impact the abutting Garland Farm Subdivision.

Ms. Gagnon explained that one of the buildings, on lot 1-1, encroaches 3.5 feet within the setback. A conversation ensued about solutions to the encroachment and a path forward to keep the project moving.

As there was no one in the audience, there was no public comment.

It was moved by Ms. Chesler and seconded by Mr. Brechlin to grant the waivers requested by the applicant, as such waivers will not unduly restrict the review process, as they are inapplicable, unnecessary or inappropriate for a complete review. The motion carried unanimously, 5-0.

It was moved by Ms. Chesler and seconded by Mr. Soares to find the application SD-2022-04 Lamb Subdivision - Anderson Lot Line incomplete per the Bar Harbor Land Use Ordinance Section 125-66, as the letter from the Code Enforcement Officer regarding Land Use Ordinance and regulation compliance is missing, as well as the deed(s) showing the right to travel over Manteca Drive/over lots 1 and 1-1 [as shown on the site plan] to access lot 1-2 , and to schedule a public hearing on May 2, 2022. The motion carried unanimously 5-0.

VI. ADJOURNMENT

At 9:35 AM, Ms. Chesler moved to adjourn. Ms. Eveland seconded the motion, which then carried unanimously (5-0).

Minutes approved by the Bar Harbor Planning Board on May 4, 2022:

05.09.22
Date


Millard Dority Secretary, Bar Harbor Planning Board