BAR HARBOR 2035



A Comprehensive Plan for the Future

Adopted ____, 2025

Acknowledgments

The Town of Bar Harbor would like to thank all those who helped shape Bar Harbor 2035. This includes the Comprehensive Planning Committee, Town Staff, the consulting team, and the community at large. Special thanks to the dedicated volunteers of the Comprehensive Plan Committee for their work in guiding the planning process. The Comprehensive Planning Committee consisted of 15 volunteer residents. Their role was to advise staff and the consulting team throughout the comprehensive planning process.

Comprehensive Plan Committee Members included:

Elissa Chesler
Jaquie Colburn
Greg Cox
Kevin Desveaux
Cheri Galyean
John Kelly
Jim Mahoney
Calistra Martinez
Michael McKernan
Kristen Murphy
Misha Mytar
Val Peacock
Allison Sasner
Kyle Shank
David Woodside

This Comprehensive Plan was approved by the citizens of Bar Harbor on June _, 2025.

Contents

2 Introduction
- 3 Welcome to Bar Harbor 2035
- 4 Comprehensive Planning
- 5 How to Use Bar Harbor 2035
- 6 Maine's Growth Management Act
- 7 The Planning Process
- 8 Elements of the Planning Process
- 12 Plan Structure

15 Bar Harbor Today and Tomorrow
- 16 The Big Issues
- 18 Amenity Traps
- 19 A Vision for 2035
- 24 Future Land Use Strategy
- 36 Planning Themes and Frameworks

40 Planning Themes
- 41 Housing Solutions
- 53 Stewardship of Resources
- 65 People-Centered Transportation
- 76 Community Infrastructure and Services
- 87 A Diverse Economy
- 98 Regulatory Revisions

Implementation Plan
- Implementation Process
- General Actions Defined
- Matrix

Appendix
- Existing Conditions Analysis Report
- Housing Analysis
- Outreach and Engagement Report
- Capital Investment Strategy
- State of Maine Comprehensive Plan Review Summary



INTRODUCTION

Welcome to Bar Harbor 2035!

Bar Harbor 2035 is the result of a multi-year community-wide effort to understand the town as it exists today and to plan for its future.

The Comprehensive Plan provides a way for Bar Harbor to plan for and respond to change over time, and serves as a long-range (10+ year) visionary document that guides the municipality's physical and organizational evolution. How Bar Harbor decides to steward its natural resources and built environment now, and in the future, will have a direct impact on its residents, the local economy and its businesses, its community character and vibrancy, the quality of its transportation system, the diversity of housing opportunities, the quality and longevity of its public facilities and services, and its overall resilience.

Bar Harbor 2035 helps the community imagine — and create — a preferred future.

At its most basic, a comprehensive plan is a clear statement of the community's vision for the future, the basis for capital improvement planning, and a legally defensible foundation for community actions, policies, and regulations. Bar Harbor 2035 will inform and guide future efforts, as conditions in town will certainly change over time. The vision for 2035 will be accomplished by tracking and communicating the status of implementation to the public at regular intervals. This commitment to implementation will enable the Plan to inform land use and other policy decisions, infrastructure investments, and other initiatives in Bar Harbor that will need to be initiated or accomplished over the next decade. It will serve as a "road map" for fostering a desirable, inclusive, and resilient place to live, work, and visit. To accomplish this, the Plan identifies themes and actions for balancing key community priorities. The Plan also sets the stage for more detailed capital planning, area planning, and policy planning that will be focused on during implementation.

Bar Harbor 2035 recognizes the uniqueness and complexity of being an amenity community.

As an increasing number of people are visiting and hoping to move to Bar Harbor, we must recognize that our success as a tourism destination and residential community has resulted in significant problems we must address together. A 2023 Report by Headwaters Economics defined this challenge as the "paradox of a place with natural attractions that make it a great place to live but also threaten it with being loved to death." This reality is referred to as an "amenity trap". However, Bar Harbor has an opportunity to shape its future by strategically responding to the major challenges that uniquely affect amenity communities: housing, infrastructure, fiscal policy, and natural disasters. An amenity community is a place where natural, cultural, or recreational amenities serve as significant drivers of the local economy and community identity.

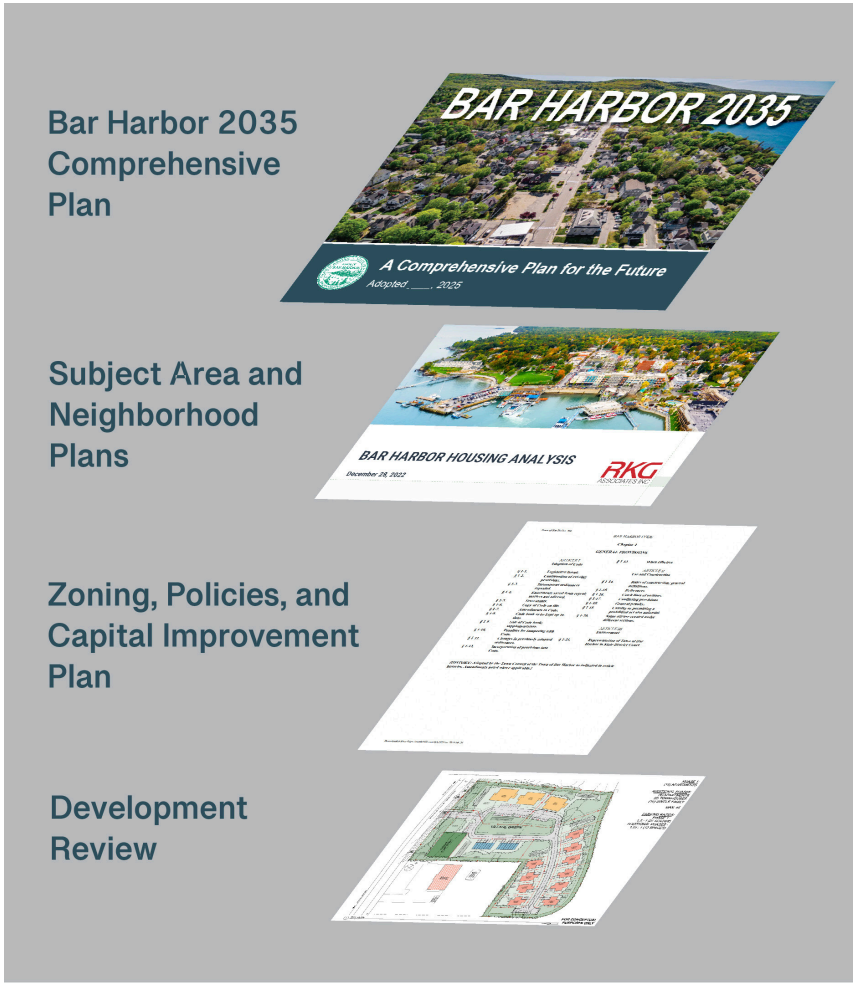
Comprehensive Planning

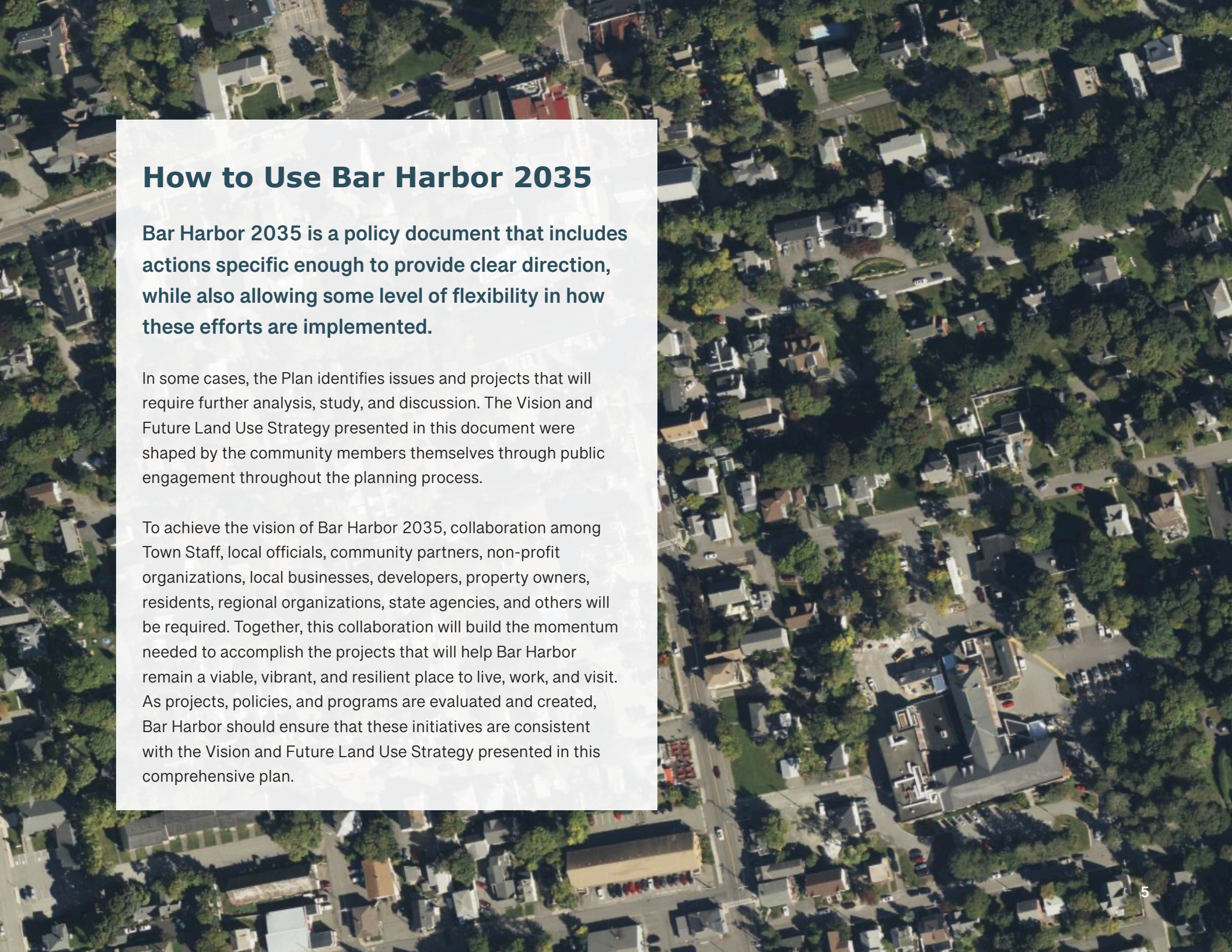
The American Planning Association (APA) defines a comprehensive plan as: “the adopted official statement of a legislative body of a local government that sets forth goals, policies, and guidelines intended to direct the present and future physical, social, and economic development within its planning jurisdiction.”

A local comprehensive plan represents a “big picture” of the community, allowing officials and citizens to explore their community’s major opportunities and challenges and clarify their ideas on the kind of community they would like to live in.

In current planning practice, comprehensive plans usually set a planning horizon of 10 to 20 years—a duration that avoids the uncertainty of longer-term economic and population growth patterns, while also negating short-term thinking that can weaken a cohesive vision for the future. Bar Harbor 2035 is also focused on a ten-year planning horizon for the purpose of near-term implementation. However, the timeframe of many of the issues integrated in the Plan take a much longer horizon, given the complexity and cost associated with land use policies and infrastructure investments.

Relationships of Comprehensive Plan to Other Town Documents





How to Use Bar Harbor 2035

Bar Harbor 2035 is a policy document that includes actions specific enough to provide clear direction, while also allowing some level of flexibility in how these efforts are implemented.

In some cases, the Plan identifies issues and projects that will require further analysis, study, and discussion. The Vision and Future Land Use Strategy presented in this document were shaped by the community members themselves through public engagement throughout the planning process.

To achieve the vision of Bar Harbor 2035, collaboration among Town Staff, local officials, community partners, non-profit organizations, local businesses, developers, property owners, residents, regional organizations, state agencies, and others will be required. Together, this collaboration will build the momentum needed to accomplish the projects that will help Bar Harbor remain a viable, vibrant, and resilient place to live, work, and visit. As projects, policies, and programs are evaluated and created, Bar Harbor should ensure that these initiatives are consistent with the Vision and Future Land Use Strategy presented in this comprehensive plan.

Maine’s Growth Management Act

Comprehensive planning and land use laws were created to prevent development sprawl.

To achieve this goal, comprehensive plans in the State of Maine must direct most of their anticipated growth to areas of the community designated as “growth” areas, and away from rural areas. The legislation is also known as the Growth Management Act and applies to all communities in Maine. To adhere to the Growth Management Act, municipalities must:

- Identify appropriate tools and resources to effectively plan for and manage future development
- Ensure local land use ordinances, tools, and policies are based on their local comprehensive plan
- Consider regional impacts and needs in local planning and decision-making
- Encourage the greatest possible involvement of the citizens in each local community in all aspects of the planning and implementation process to ensure plans have had the benefit of citizen input

Source: Municipal Planning Assistance Program, Growth Management Program Evaluation, January 2023

The Planning Process

"Bar Harbor 2035" is the result of more than three years of research, analysis, outreach, engagement, and collaborative planning for the future of the community. The timeline belows illustrates the core phases of this project that ultimately led to the creation of a community-driven comprehensive plan.

2022

Who Are We?

- Analyzed **current conditions in Bar Harbor** by topic including housing, transportation, economic development, and others to paint a picture of "Bar Harbor Today".
- Recruited a **Comprehensive Planning Committee** and began meeting monthly.
- **Spread the word** about the Comprehensive Planning initiative.
- Began **outreach efforts and engagement** activities.

2023

Where Are We Going?

- Worked with the Comprehensive Planning Committee to create a **draft vision, future land use strategy, and Comprehensive Plan themes** based on feedback from the public and the current conditions analysis.
- Collected **input from the public** on draft materials.
- **Refined vision, future land use strategy, and Comprehensive Plan themes** based on feedback from the committee and the public.

2024-25

How Do We Get There?

- Developed **draft actions** for the Comprehensive Plan with the Comprehensive Planning Committee based on input from the public.
- **Refined actions** based on additional conversation with the public on draft actions.
- Created a **draft Comprehensive Plan** with guidance from the Comprehensive Planning Committee and refined it with public input.

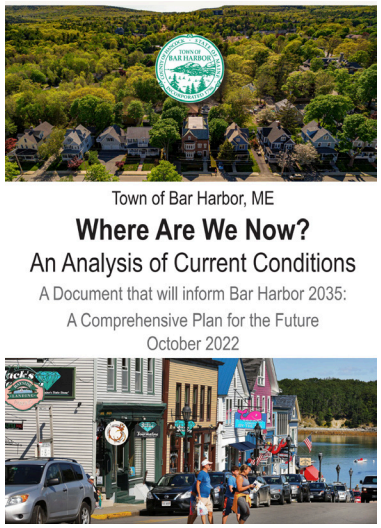
Elements of the Planning Process

Each of the following elements were part of the planning process and played an important role in the success of this planning initiative.

THE COMPREHENSIVE PLAN STEERING COMMITTEE

Regular monthly meetings of the Steering Committee, Town staff, and the consultants guided the development of Bar Harbor 2035. A significant amount of work was accomplished during these meetings, which were open to the public. These work sessions also ensured that the Plan reflected the community's vision, concerns and desires expressed by residents, community realities, and a clear pathway to implementation.

ANALYSIS OF CURRENT CONDITIONS



The consultant team inventoried and analyzed a variety of topics to inform the development of the Comprehensive Plan. Topics included demographics, housing, economic development, transportation, community facilities, public services, infrastructure, natural resources, parks, open space, recreation, historic and archaeological resources, land use, and fiscal capacity. For each of these topics, existing data, observable trends, and specific issues were identified and explored during the analysis. These findings provided a foundation for the creation of the vision, future land use strategy, and implementation actions included in the Plan. The appendices include the full "Where Are We Now? An Analysis of Current Conditions" report, which provides a deeper understanding of Bar Harbor today and the emerging trends and issues likely to impact the future.

BAR HARBOR HOUSING ANALYSIS

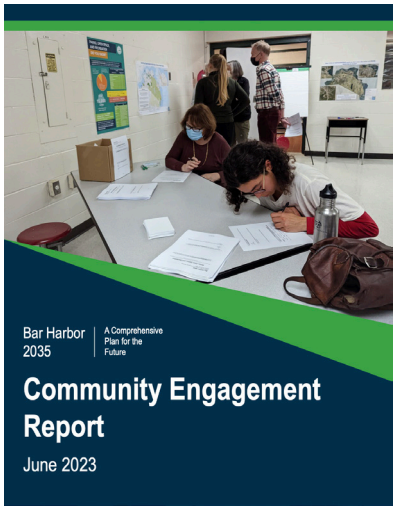


During the analysis of current conditions, it became clear that housing is one of the biggest issues the town of Bar Harbor is facing. To ensure that Bar Harbor 2035 reflected a deeper understanding of housing related issues, and set accurate and realistic goals and strategies for the town as part of the Comprehensive Plan, Bar Harbor commissioned a Housing Study. The scope of the study completed by RKG Associates focused on gaining a deeper understanding of the various demands placed on the housing market and how those demands are impacting supply and affordability.

PUBLIC OUTREACH AND ENGAGEMENT

For over three years, the consulting team and the Town reached out to the community in a variety of ways to collect feedback virtually, in person, and at public events. The goal was to provide as many opportunities as possible for the public to participate, whether they were comfortable or available with online surveys, would rather attend an event, or follow the project through social

media. Events were held at different times of year and times of day to attract different demographics. Public feedback guided the creation of Bar Harbor 2035 throughout the process, and remains the backbone of the Plan. The Outreach and Engagement Report summarizes all community input collected during the planning process and is a compilation of all public comments provided for each outreach activity.



Outreach and Engagement Activities

GETTING THE WORD OUT

A project website, fliers, three direct mailings to residents, an email sign-up, periodic e-newsletters, and an online feedback form were used to keep the public informed throughout the planning process. The website itself received a total of 6,921 visits and had 1,944 unique website users.

TABLING

Members of the Comprehensive Planning Committee and Town staff helped to get the word out about this comprehensive planning effort by tabling at community events such as the Farmers Market, town elections, and the Jesup Library Book Sale. This outreach provided an opportunity to connect with individuals in the community to gather input, discuss the project, and collect contact information for future communications. A display was also set up in the lobby of the Town Office Building, while the content of the display changed as the project evolved.

ONLINE POLLING

The Town's online polling system, Polco, was utilized to collect input from community members related to visioning for Bar Harbor's future and to better understand community challenges and opportunities.

COMMUNITY FORUM EVENTS

In October 2022, two in-person community forums were held in Bar Harbor at Mount Desert Island High School and at Connors Emerson Elementary School to share the findings of the Analysis of Current Conditions report and solicit feedback from the public.

VISIONING WORKSHOP SERIES

In May 2023, in-person forums were held at the MDI Biolab, Connors Emerson, the Town Office Building, and at Atlantic Brewing. The focus of this second set of forums was to review the draft vision and future land use strategy, and some initial actions.

COMMUNITY WORKSHOPS FOR DRAFT ACTION REVIEW

In March 2024, two in-person community meetings and one virtual meeting were held to provide an update on the status of Bar Harbor 2035 and to solicit feedback on the complete set of draft actions. In-person meetings were held at the Town Office Building and at Atlantic Brewing Company, and a similar meeting was held virtually on Zoom.

COMMUNITY FORUM ONLINE AND PAPER ALTERNATIVES

An alternative online tool was also made available to the wider community that mirrored each of the March 2024 community forum events. An interactive display was also hosted at the Jesup Library and Town Office.

These alternatives increased participation and provided additional engagement options to those who were unable to attend the community forum event or preferred to provide feedback at their leisure.



ROUNDTABLE DISCUSSION AT LOMPOC CAFÉ

Representatives of the Comprehensive Plan Committee coordinated a small round table discussion with community members in their mid-20s to early 30s at Lompoc Cafe. Approximately 11 individuals participated at this event during year one of the project.

"BIG IDEAS" FOR BAR HARBOR

A poster activity was included in the Bar Harbor 2035 display at the Town Office Building during the first year of the project. The activity solicited input from community members on their "big ideas" for the future of Bar Harbor.



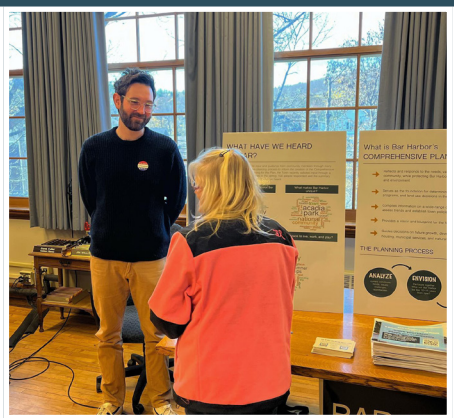
Creating A Community-Driven Comprehensive Plan

6,921
Website Visits

1,944
Unique Website Users

8
Digital Newsletters Sent













2 + 1
Public Forums
Alternative Paper & Online Tool

7
Community Workshops

3
Tabling Events

2
Polco Surveys

2
Town-Wide Mailings

Plan Structure

Bar Harbor 2035 is structured to be both VISIONARY and ACTION-ORIENTED.

The Plan was written to be accessible to a variety of users and easy to navigate depending on the reader's interests or priorities. This approach was taken with an understanding that Bar Harbor 2035 will be reviewed and implemented by many individuals and groups in the community and the region. Community issues often include complex and competing interests and are best addressed through integrated efforts and approaches. Opportunities and challenges related to housing, transportation, natural and cultural resources, community facilities and services, the local economy, and other topics are interrelated. Land use planning ties many of these topics together. To be an effective and holistic plan, this document must embrace approaches to addressing issues that overlap diverse topics, finding places where priorities and opportunities converge, and then identify how they may be balanced to meet the community's vision. To achieve this goal, the Plan has been assembled in five sections as outlined below:

Section 1: Introduction	Provides an overview of Bar Harbor 2035 and explains the function of comprehensive planning in the State of Maine. This section also describes the process that was used to develop the Plan, the structure of the Plan, and how to use it.
Section 2: Bar Harbor Today and Tomorrow	Offers a summary of where the community is today and highlights the town's challenges and opportunities as we look to the future. This section provides a baseline understanding of the existing conditions in Bar Harbor, and the future the community is setting its sights on based on the vision and future land use strategy that follow. The vision and future land use strategy sections then articulate a long-range view of where the community is headed, and how land use changes in Bar Harbor should be guided over the next decade and well beyond the life of this particular Comprehensive Plan.

Section 3: Planning Themes and Frameworks

Introduces the planning themes and frameworks that the remainder of the Plan is organized within. The six planning themes, which were informed by public outreach, analysis of current conditions and issues, and in-depth conversations with the Comprehensive Plan Committee, provide the organizational foundation of this part of the Plan. This is also where Bar Harbor's commitment to the overarching community planning frameworks of Sustainability, Efficiency, and Resilience and Diversity, Equity, and Inclusion are first introduced. This section of the Plan features a series of key planning concepts and examples that are intended to be educational and will help inform the implementation of the Plan.

Section 4: Implementation Plan

Begins with an overview of the implementation process that will bring the Plan to life over the coming decade. This section includes suggestions on how the implementation process should be structured and a complete list of implementation actions organized under each of the six planning themes. The intent of this section is to inform and guide Bar Harbor's efforts to make needed policy changes and to engage in capital improvement planning, infrastructure investments, and other initiatives over time.

Section 4 also includes a matrix of the implementation actions created. This matrix is intended for use during the implementation process so it includes additional fields for each of the actions where responsible parties can be listed, the timing or level of priority can be indicated, and the status of the action can be reported. This version of the actions will assist with organization, documentation, prioritization, and tracking of the implementation process for Bar Harbor 2035. For easy access and transparency, this working document should be updated regularly and made available on the Town's website.

Section 5: Appendix

Several important supporting documents have been included in the Appendix to serve as resources, and to provide access to the work that informed the creation of the Plan. These documents include Where Are We Now? An Analysis of Current Conditions, the Community Engagement Report, Capital Investment Plan, and the Bar Harbor Housing Analysis.



BAR HARBOR TODAY AND TOMORROW

The Big Issues



While Bar Harbor is known for the many assets that make this coastal community a desirable place to visit or call home, the community is also facing significant issues, constraints, and challenges that will require creative and collaborative solutions in the years ahead.

Over the last few years of planning, analysis, and engagement required to create Bar Harbor 2035, several big issues facing Bar Harbor were identified. These issues shaped the direction of the Plan and the implementation efforts that follow. They include:

- The impacts of both **housing and labor shortages** across Mount Desert Island.
- The **limited land available for future development**, which influences how Bar Harbor meets its future housing, economic, and infrastructure needs.
- The **cost implications of sprawling development**, which is prevalent in portions of town.
- **Infrastructure investments** that are needed to support future development activity.
- The impacts of **over-tourism and over-crowding** throughout the community.
- The **lack of revenue**, as a small community, to meet the expectations and needs of residents and visitors alike.

The lack of housing units and the issues of housing affordability are limiting who can live in Bar Harbor, which in turn impacts the composition of the community, the health of the local economy, municipal services, and the quality of life. A vibrant and inclusive community has housing options for a variety of people of varying incomes including families, working adults, older adults, renters, homeowners, and others. This housing issue is also an economic one as Bar Harbor is home to a diversity of year-round and seasonal employers whose employees consistently struggle to find and secure

adequate housing in Bar Harbor, resulting in long commute times, a limited pool of employees that businesses can rely on, childcare challenges, and other related issues. The resilience of Bar Harbor's economy depends on how well housing needs are addressed in the future.

Bar Harbor is also a community with significant constraints to development, including wetlands, conserved land, limited water and sewer infrastructure in some areas, and other features that make development less cost effective and feasible. Many of these limitations are also the characteristics that give the community its distinct charm and appeal. With more than 50% of the land area conserved, Bar Harbor is fortunate to have many important natural resources protected from development; at the same time, there are limited options when considering where and how to accommodate future development. This reality, and the need to balance the significant and often conflicting needs of resource protection and future development, have resulted in a Plan that aims to minimize development sprawl. Bar Harbor does not have the land or financial resources to promote inefficient patterns of development.

Because of these realities, the town's policies and future infrastructure investments must be well-aligned and coordinated over the coming decade. Bar Harbor's municipal infrastructure is aging, has some capacity limitations that need significant investment, and must accommodate its 5,000 or so residents, as well as the many thousands of visitors a year who are attracted to Acadia National Park. In 2023, 1.4 million people visited the Park and many of those also visit Bar Harbor as part of their stay and therefore use Bar Harbor's municipal resources. This municipal infrastructure includes transportation network, the stormwater system, and water and sewer utilities. The transportation network experiences significant vehicle and pedestrian congestion issues, traffic safety concerns at downtown intersections, and parking capacity issues. Even with a seasonal public transit system and well-established vanpooling and carpooling alternatives, the current reliance on automobiles is overwhelming the community's roadways. Addressing this congestion through new approaches to roadway design, creative partnerships, behavior change, and increased regional public transit alternatives is now a critical need.

While the tourism sector generates jobs and income (through parking and cruise ship fees) that help support some municipal services, it also results in additional costs to the community. The tourism season is also lengthening on either end of the summer season and the needs of the workforce are changing. The growth and success of the tourism sector and noted impacts are generating tensions within the community and prompting interest in coordinated and collaborative tourism management efforts. Just as natural resource protection and housing development can appear to be at odds with each other and need to be balanced, Bar Harbor's diverse economy and tourism management need thoughtful consideration and balance as well. Bar Harbor 2035 provides a framework for navigating and addressing these complex issues, and will inform the conversations and actions ahead.

Meanwhile, Bar Harbor remains a world class destination and a desirable place to live, work, and play for so many. Looking forward, the community will work towards addressing these big issues and the questions they generate through a transparent and collaborative implementation process. Such an approach is the only way to move forward and ensure that future development, investment, and stewardship reinforce the community's identity and make the Vision a reality.

Amenity Traps
High-Amenity Communities and Avoiding Being Loved to Death

In May 2023, an important report was released by Headwaters Economics, and it speaks to Bar Harbor's success as a destination community. This report recognizes that more people are visiting and moving to places with inspiring natural amenities, and that this influx of visitors and new residents brings economic opportunities. These opportunities often result in a positive feedback loop encouraging new businesses and services to make the community even more attractive to future visitors and residents. However, for many communities, this loop often results in some serious drawbacks, including increased pressure on existing infrastructure, growing inequality, and dramatic increases in housing costs that force long-time residents out. Fiscal health, public discourse, and community well-being all can suffer because of these challenges. To address these challenges, the report suggests the following:

HOUSING: The most promising solutions are those that bring together economic development and housing strategies. Many communities are pursuing both regulations and incentives that can increase the supply of residential housing for those at all income levels by promoting modular construction techniques, limiting vacation properties, and addressing local opposition to density.

INFRASTRUCTURE AND PUBLIC SERVICES: Many communities are investing in capacity, implementing community benefit agreements, and using scenario planning to overcome the uncertainties that often lead to cost overruns or under-investment in infrastructure. Financing mechanisms that share costs with visitors can ease the burden on residents. Creative solutions have been devised to include spending tourism taxes, municipal budgeting, financing with bonds, public-private partnerships, and more.

FISCAL POLICY: Communities and nonprofit organizations can advocate for state and federal policy that gives local authorities more flexibility to tailor solutions unique to the "amenity trap" challenge. Reinvesting tourism-related revenues into programs that offset the negative impacts of tourism and promote economic diversification can improve these communities' long-term fiscal health.

NATURAL DISASTERS: Communities are also working to diversify their economies and revenue streams to enable disaster risk-reduction investments. Many communities are emphasizing resilience in housing and infrastructure policies to ensure that residents, homes, and businesses can resist and recover from disasters. This approach can include encouraging durable housing that can survive disasters, innovations that can protect neighborhoods from flooding, and planning that can improve the effectiveness of first responders.

About the Amenity Traps Report: *Headwaters Economics is an independent, nonprofit research group whose mission is to improve community development and land management decisions. The full report can be found at: https://headwaterseconomics.org/wp-content/uploads/2023HE-Amenity-Report-R3b-LOWRES.pdf*

A Vision for 2035

Bar Harbor's vision for the future has been informed by robust public engagement and community input. The vision is written as a series of broad, aspirational statements in the present tense to help readers visualize what Bar Harbor will be like in 2035. The vision statement is comprised of four sentences referred to as **vision pillars.** Each of these pillars is the result of the public input provided during the outreach and engagement process. Additional public input is then summarized under each vision pillar and referred to as **vision elements.** The elements provide additional context and ideas that have informed the creation of Bar Harbor 2035 and will inform implementation efforts in Bar Harbor over the coming decade. Some of the elements may reflect what the town is now, but the focus is forward-looking toward what residents want Bar Harbor to be in 2035 and beyond.

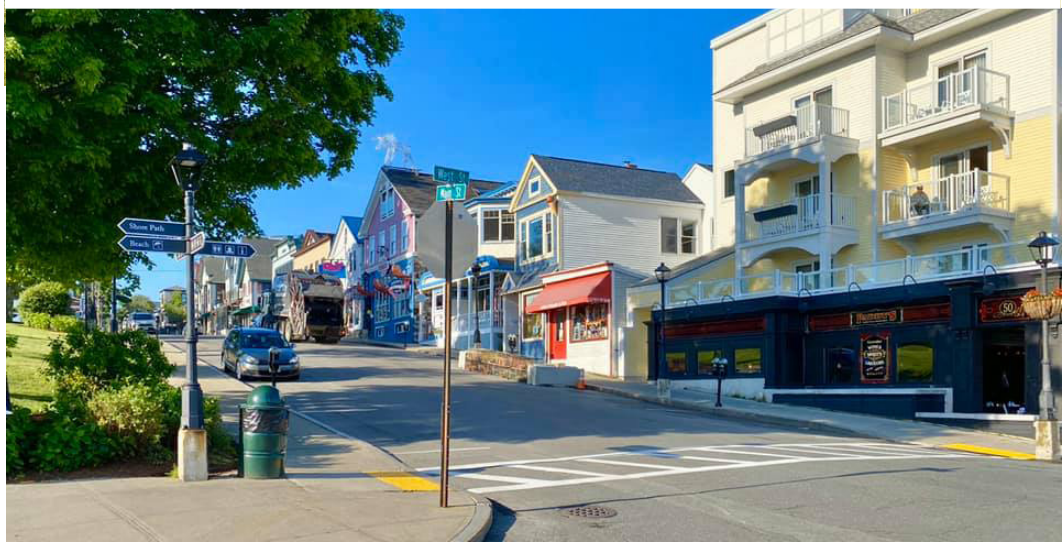
Bar Harbor's vibrancy stems from the mix of people and the dramatic natural and cultural beauty of our place. Together, we build upon our diverse economic strengths and, through partnerships, we create solutions that meet year-round and seasonal needs. Our resilient and sustainable community includes sufficient equitable housing, robust infrastructure, and efficient transportation. We work through our differences to strengthen our collective sense of community. We take care of each other, and we take care of our place.

VISION PILLAR 1:
Bar Harbor's vibrancy stems from the mix of people and the dramatic natural and cultural beauty of our place.

- Our land uses are climate change conscious and resilient.
- The town's land use regulations incentivize housing for a diversity of residents and support compact, walkable mixed-use neighborhoods.
- We use less land for new development and encourage gentle density outside of the downtown and village centers.
- Our year-round community is evident in the critical mass of residents living and working in a variety of industries and sustaining a sense of community.













VISION PILLAR 2:
Together, we build upon our diverse economic strengths and through partnerships we create solutions that meet year-round and seasonal needs.

- Our businesses contribute to our local economy and are sized appropriately from environmental, service and infrastructure, and social perspectives.
- The benefits from tourism are clearly conducive to the conditions the community desires, and the burdens from tourism are minimized.
- Municipal infrastructure and services are scaled to support our diverse year-round community and peak seasonal demands while also contributing to positive experiences for seasonal residents and visitors.

VISION PILLAR 3:
Our resilient and sustainable community includes sufficient and equitable housing, robust infrastructure, and efficient transportation.

- Our residents and workforce are well-housed and live within a reasonable commuting distance of their jobs.
- Our infrastructure is thoughtfully located, well-constructed and maintained, and collaboratively funded.
- Our schools provide a high-quality education and play a critical role in strengthening our sense of community.
- We facilitate development patterns and street designs that ensure safe walking, biking, and public transit, and have shifted the community from a car-centric to a people-centric focus to decrease our carbon footprint.













VISION PILLAR 4:
We work through our differences to strengthen our collective sense of community. We take care of each other, and we take care of our place.

- Our regulations address pressing issues Bar Harbor is facing while protecting the environment and the health, safety and welfare of the community, and also acknowledging the rights of individual property owners.

- Our community is welcoming, supportive, and accommodating of all age groups.

- Civic engagement and greater participation in town affairs are realized through clear and accessible communication and public process.

- Our collective prosperity is achieved through a cooperative attitude and has enabled us to balance and sustain growth while ensuring improvements to resident living conditions and overall quality of life.

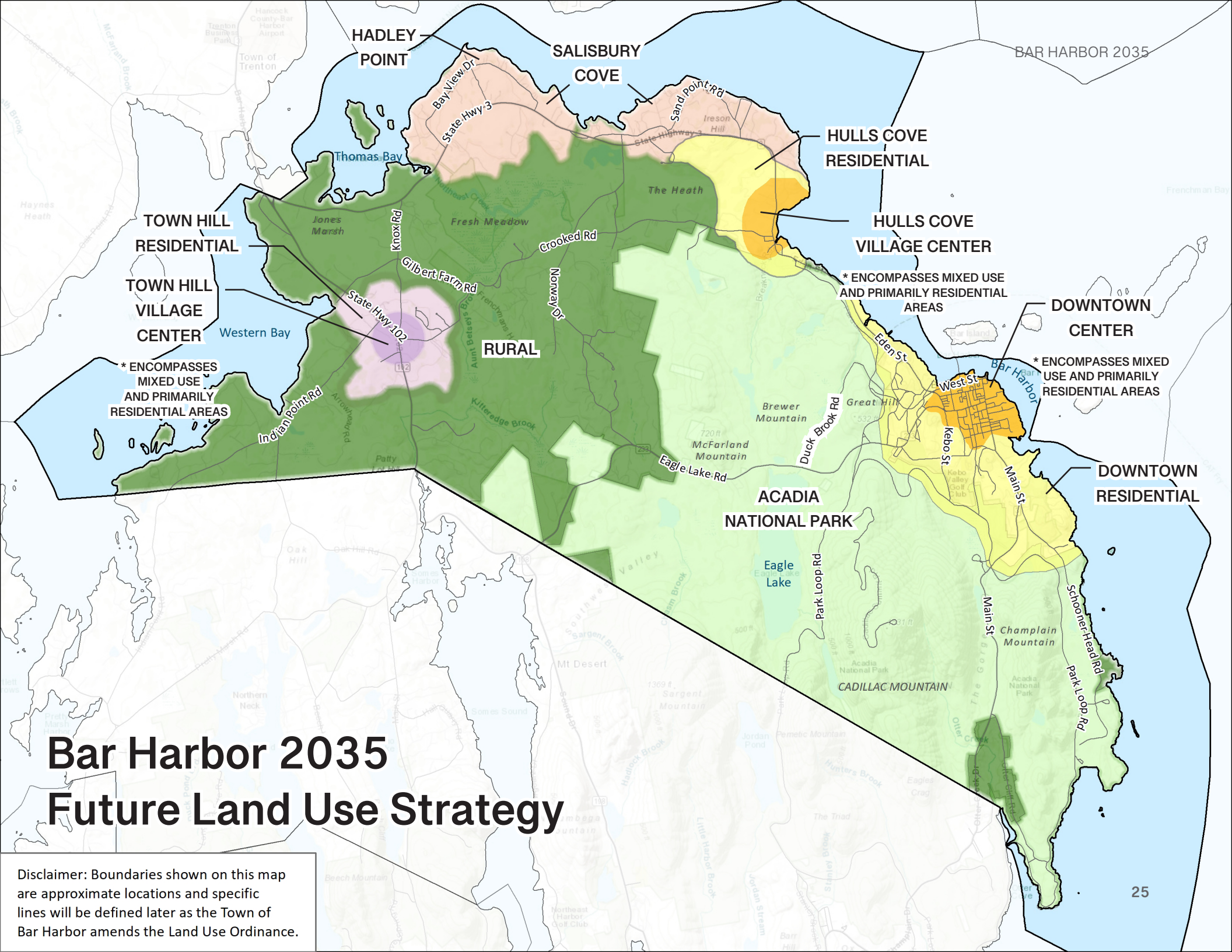
Future Land Use Strategy

Bar Harbor's Future Land Use Strategy focuses on minimizing sprawl and the fragmentation of the remaining undeveloped rural areas. As much as possible, it focuses future development near existing developed areas and municipal services to ensure the future growth contributes positively to the overall community. There is a strong desire within Bar Harbor for rural areas to appear and be treated differently than mixed-use development areas.

This section of Bar Harbor 2035 is an illustrative companion to the vision statement. The future land use map and area descriptions provide a visual overview of how land use change, new development, infrastructure investment, and resource protection will be guided over the next 10 years and beyond. Together, they create a Future Land Use Strategy that was shaped by significant public input, careful analysis of the current conditions in the community, and the need to accommodate future development and redevelopment activity.

The Future Land Use Strategy aims to balance the resource protection needs of the community with the housing, economic, climate action, and other needs identified by residents and captured in the Comprehensive Plan. The strategy is also somewhat similar to earlier long-term planning documents created and adopted by Bar Harbor, for good reason. Bar Harbor's resource constraints, beloved attributes, development pattern, infrastructure locations and limits, residents' desires, and the realities of being an island community located between a national park and the coastline narrows the options for recognizably different and efficient land use patterns. However, the Future Land Use Strategy will take much more than a decade to actualize. The implementation period is 50-100 years. To accomplish this vision, Bar Harbor 2035 recommends using less land for new development, and encouraging gentle density outside of the downtown and village centers. This approach should include incentivizing housing for a diversity of residents in compact, walkable, mixed-use neighborhoods, which will require facilitating development patterns and street designs that ensure safe walking, biking, and public transit. To shift the community from a car-centric to a people-centric focus while also decreasing Bar Harbor's carbon footprint, expansion of municipal infrastructure and services must be thoughtfully located, well-constructed and maintained, and collaboratively funded.

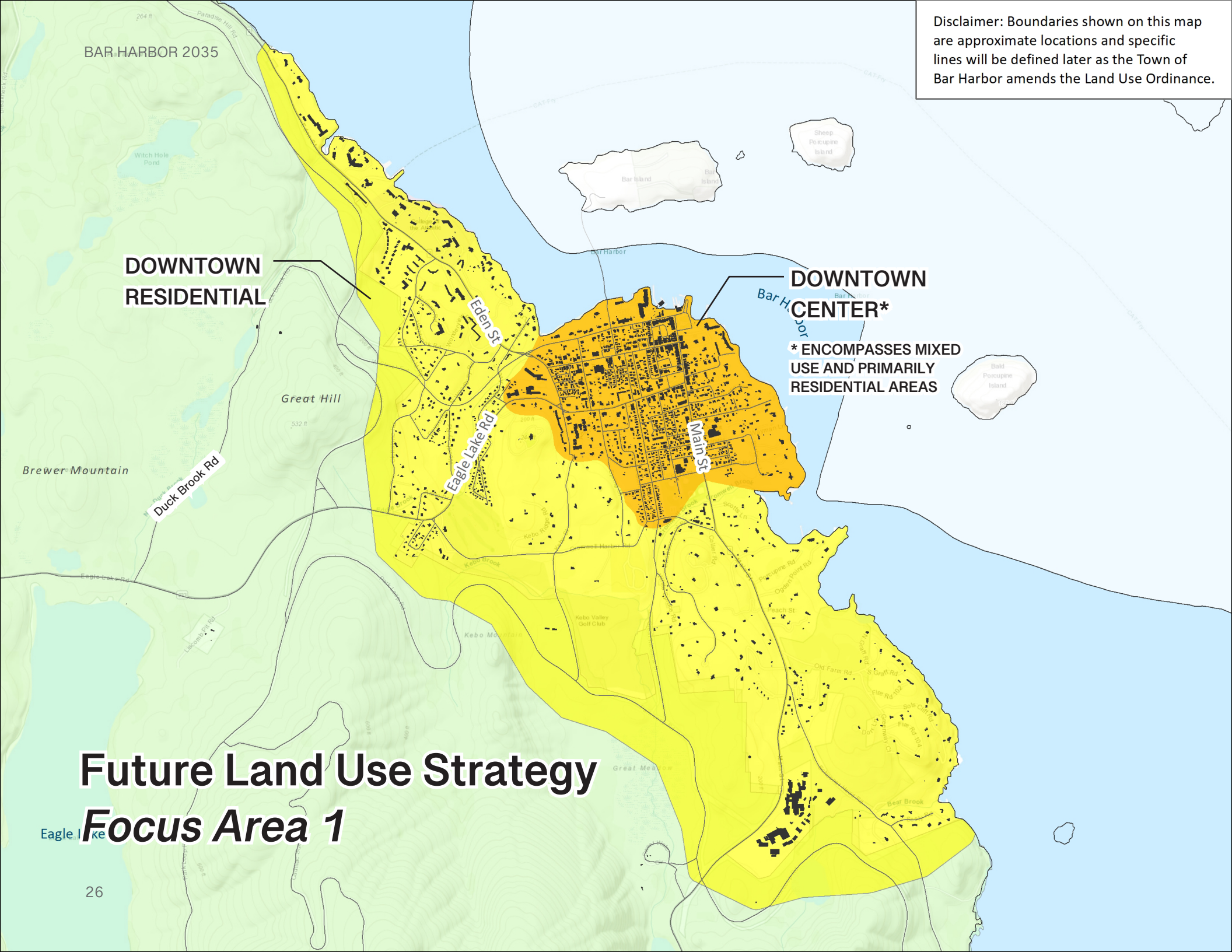
Consequently, as a result of the Future Land Use Strategy, Bar Harbor 2035 recommends a focus on infrastructure investments and regulatory amendments that will foster positive changes in the Downtown, Hulls Cove, those surrounding neighborhoods, and the corridor connecting these areas as Bar Harbor's near-term designated growth areas. The good news is that this is a recognition by the community has recognized up front that more than one plan cycle will be needed to implement the Future Land Use strategy due to the time, cost, and complexity associated with these changes. This is also a recognition that the "Potential Additional Residential Areas" near Hadley Point and Salisbury Cove and the potential mixed use village pattern identified for Town Hill all lack the necessary water and sewer infrastructure that would be needed to create a more walkable development pattern.



Bar Harbor 2035
Future Land Use Strategy

Disclaimer: Boundaries shown on this map are approximate locations and specific lines will be defined later as the Town of Bar Harbor amends the Land Use Ordinance.

Disclaimer: Boundaries shown on this map are approximate locations and specific lines will be defined later as the Town of Bar Harbor amends the Land Use Ordinance.



Future Land Use Strategy

Focus Area 1

Future Land Use Strategy Focus Area 1
Downtown Center and Downtown Residential

Bar Harbor's Downtown Area will continue to function as the community's main commercial and residential center. This area is composed of distinct businesses, homes, and neighborhoods, and is surrounded by other predominately residential areas that do include some non-residential uses. Served by municipal water and sewer infrastructure, this portion of Bar Harbor presents the greatest opportunities for increasing density through new and infill development, and redevelopment activity.

However, these opportunities are not unlimited and will need to be focused and guided appropriately. The primarily residential area surrounding the mixed-use center should be less dense overall. This area also includes Jackson Laboratory, open space and undeveloped land, municipal land, and a variety of commercial uses.

To accomplish this strategy, a range of housing options should be enabled, promoted, and incentivized through the land use regulations and other means, including consideration of infill housing and opportunities for additional density in residential areas in a manner compatible with the existing development characteristics of each neighborhood. Although some neighborhoods may accommodate a mix of uses, work should be done to identify the areas that should remain primarily residential.

As future development takes place, the protection and restoration of existing parks, natural areas, and vegetated corridors within the Downtown Center and Downtown Residential Area should also be prioritized. Additionally, the Town should work to protect the natural features and green connections that extend into or throughout the Downtown. There will also be a need to address parking and traffic congestion issues in these areas. The Town will also prioritize investments that enhance the safety and accessibility of biking and walking in the Downtown and surrounding areas and expand the public transit options.

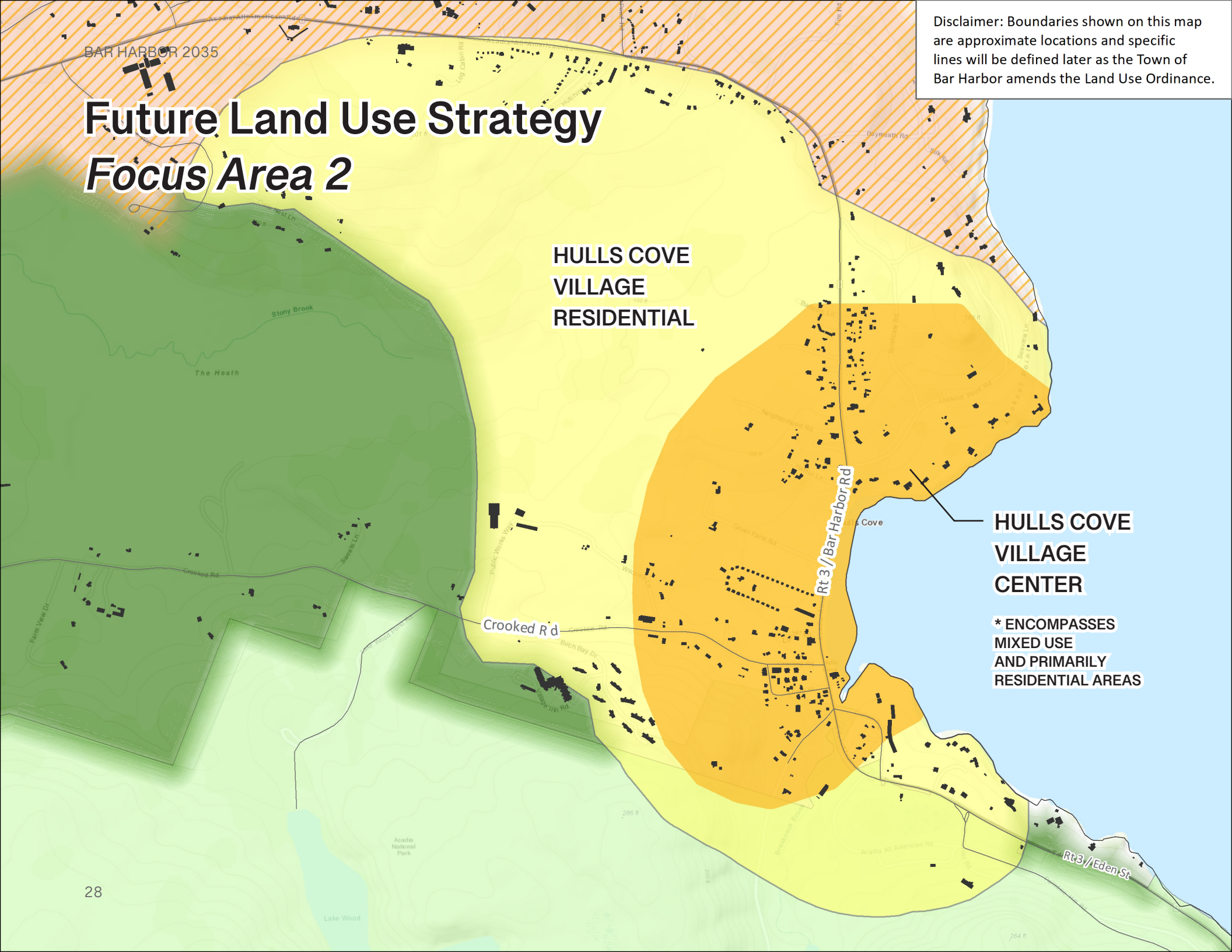
The protection and enhancement of the Downtown's unique and historic character is also extremely important, and efforts should be made to complement the aesthetic qualities of new development. As land use policies are amended to provide for increased density in this coastal area of the town, efforts should be made to prioritize climate resilience, energy efficiency, and sustainability design.



Future Land Use Strategy

Focus Area 2

Disclaimer: Boundaries shown on this map are approximate locations and specific lines will be defined later as the Town of Bar Harbor amends the Land Use Ordinance.

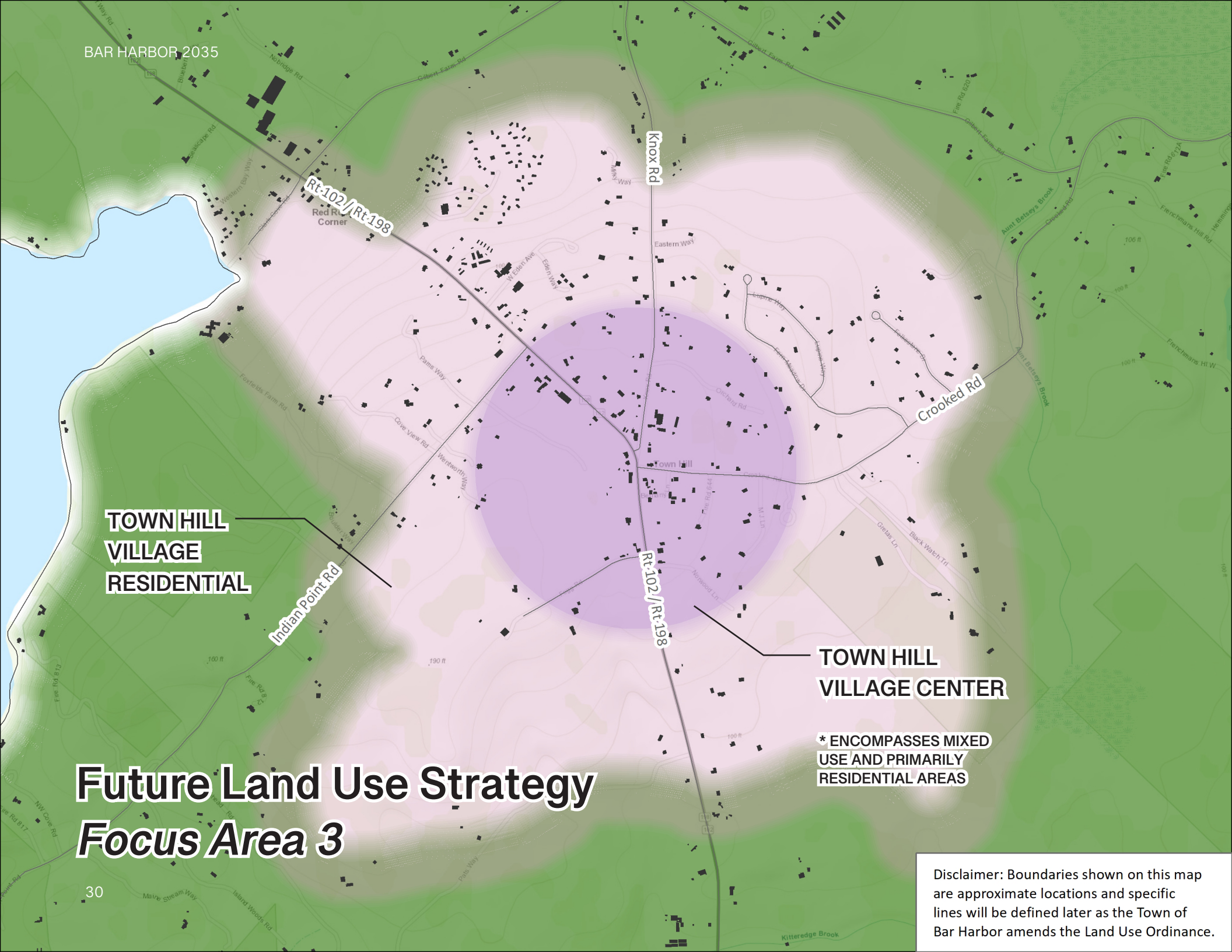


Future Land Use Strategy Focus Area 2
Hulls Cove Village Center and Village Residential

Connected to the Downtown Area by the Route 3 corridor, Hulls Cove Village Center (HCVC) is served by some water and sewer infrastructure and has been identified as an area for increased mixed-use development and redevelopment activity.

The center of HCVC should be designated for a mix of residential and small-scale commercial uses at a density that is less than the Downtown. This mix will provide new opportunities to coordinate the efficient use of available land while increasing the walkability and bikeability of the area. Creating a true village pattern and reducing reliance on automobiles in this area by connecting it to the Downtown will require improved and expanded pedestrian and bicycle infrastructure. Making this change a near-term reality will require amending regulations and infrastructure investments that will also prioritize climate resilience, energy efficiency, and sustainability as the development density increases.





Future Land Use Strategy
Focus Area 3

Disclaimer: Boundaries shown on this map are approximate locations and specific lines will be defined later as the Town of Bar Harbor amends the Land Use Ordinance.

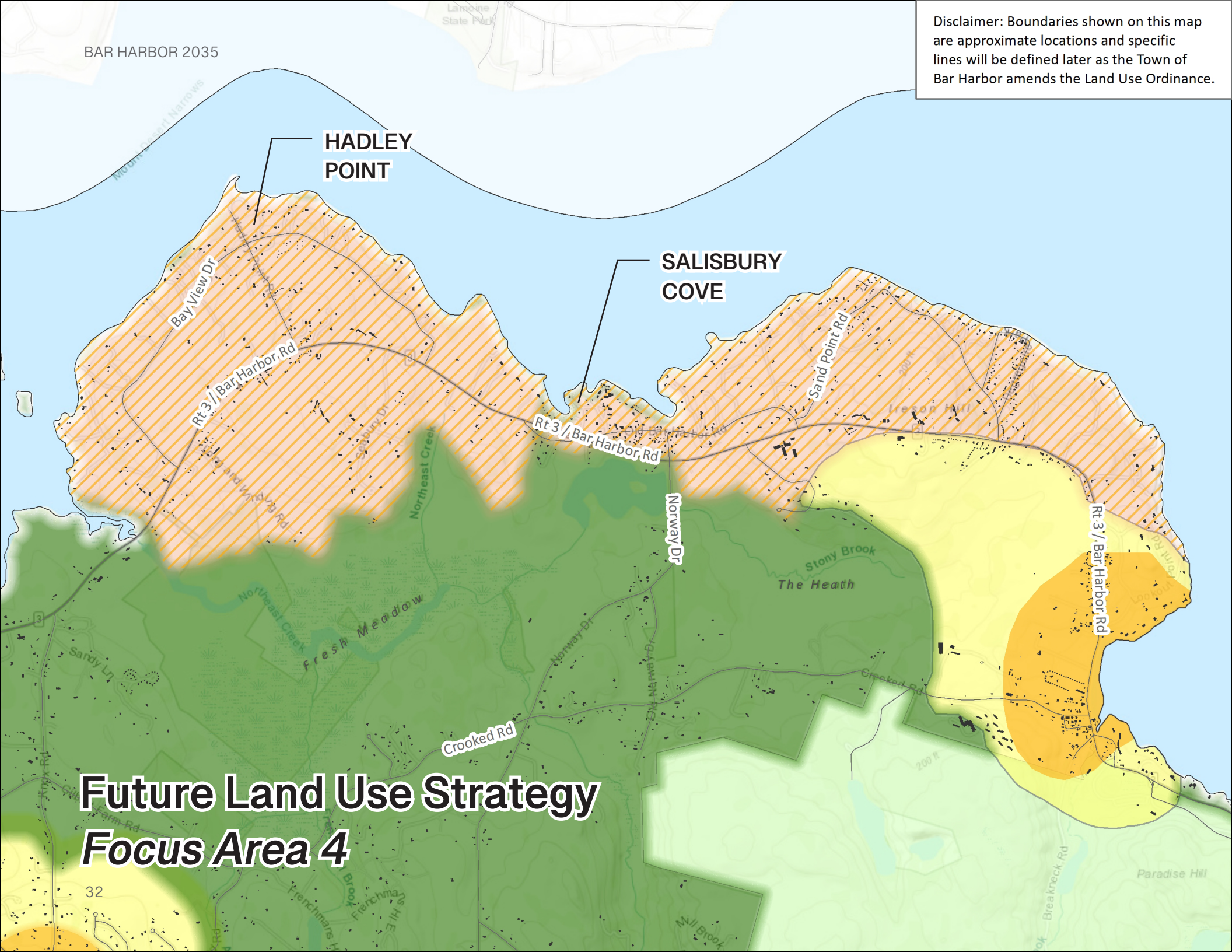
Future Land Use Strategy Focus Area 3
Town Hill Village Center and Village Residential

A longer-term goal identified by the community is the creation of a denser village pattern of development in Town Hill Village Center (THVC), compatible with the more rural character of this area. The THVC is currently a distinct location for small-scale commercial activity, residential development, and institutional land uses. However, this area of Bar Harbor is not currently served by municipal water and sewer infrastructure.

Although this area is envisioned to support a lower density of development than Downtown or Hulls Cove Village Center, additional infrastructure is likely needed to support the increased land use activity. Without this infrastructure, growth will continue to be accommodated through individual and shared well and septic systems. These realities may help inform some interim regulation changes that support gentle density and help coordinate new development efforts in a way that will reinforce the desired future village pattern. This efforts should include continued efforts to address and increase pedestrian safety, walkability, parking, and traffic calming as priorities. The low-density residential area surrounding Town Hill Village should also be considered as a location for gentle density and would benefit from the creation of pedestrian and bicycle connections from its outskirts to the center.



Disclaimer: Boundaries shown on this map are approximate locations and specific lines will be defined later as the Town of Bar Harbor amends the Land Use Ordinance.



Future Land Use Strategy

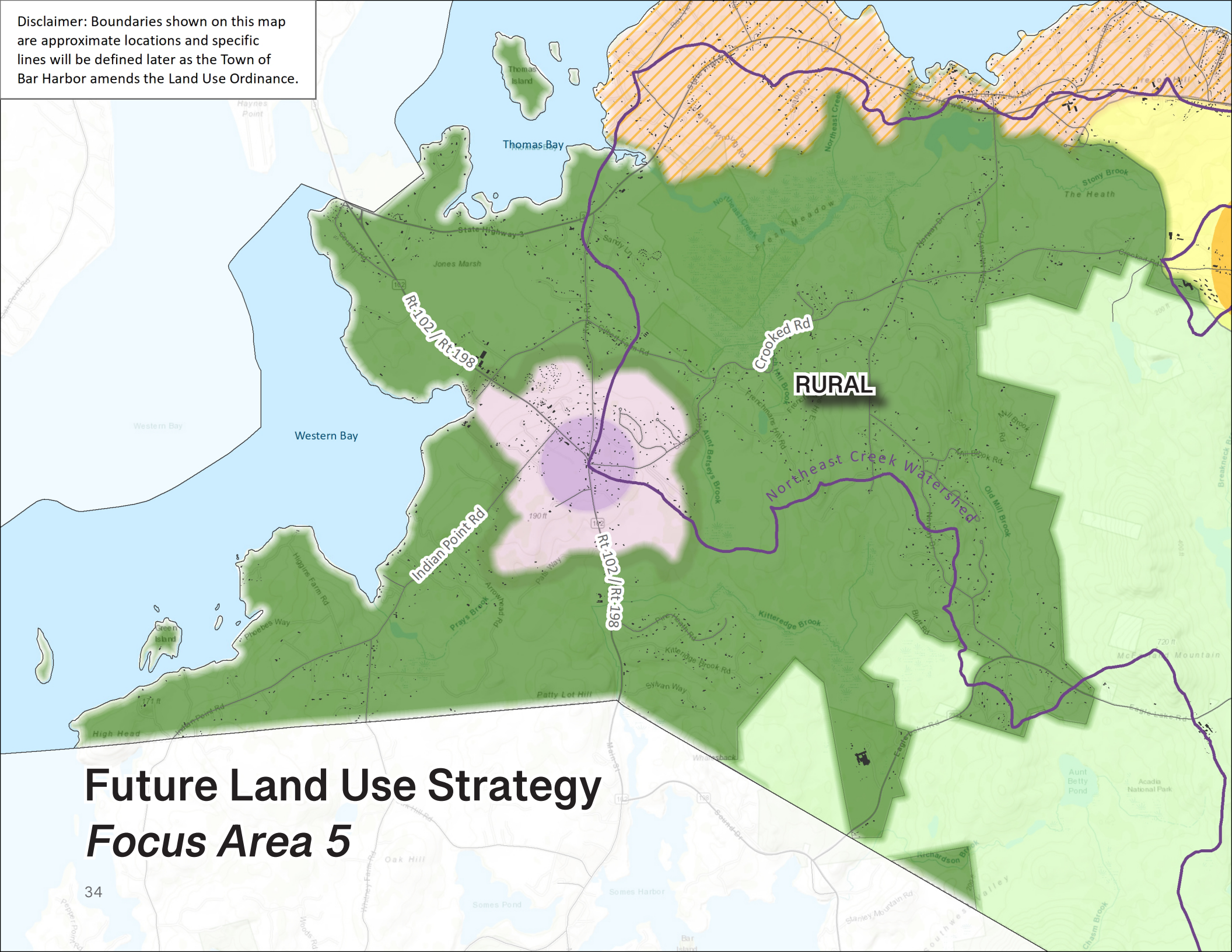
Focus Area 4

Future Land Use Strategy Focus Area 4
Hadley Point and Salisbury Cove

The areas near Hadley Point and Salisbury Cove have also been specifically identified as future residential development areas. While this portion of the community is envisioned as different than the Downtown Area and Hulls Cove Area over time, it does provide an opportunity to accommodate some of the much-needed residential development in Bar Harbor. Both areas are primarily residential now and have frontage along Route 3. They also contain a series of internal roadways that could be used to provide access to new residential development. In the near-term a lower development density (compared to Downtown and Hulls Cove) is envisioned for these areas due to the lack of water and sewer infrastructure. Like Town Hill, Hadley Point and Salisbury Cove may be locations to accommodate and coordinate some new development following the principles of gentle density because of the reliance on well and septic systems. If additional density or a greater mix of uses is identified as a priority in future comprehensive plans, investments in water and sewer infrastructure would be necessary. For now, the area would benefit from some minor regulatory changes and investments in pedestrian and bicycle infrastructure.



Disclaimer: Boundaries shown on this map are approximate locations and specific lines will be defined later as the Town of Bar Harbor amends the Land Use Ordinance.



Future Land Use Strategy

Focus Area 5

Future Land Use Strategy Focus Area 5
Rural

Bar Harbor's remaining rural areas account for 65% of the town's land area outside of the National Park, and there is a strong desire by residents to retain this rural landscape. Routes 3 and 102, critical local routes, pass through this area. These roadways provide visual and physical access to these lands and the low density residential and commercial uses present. A network of protected lands, natural resources, and cultural resources shape the character of these areas and should be retained and buffered from future development.

A significant portion of the Northeast Creek Watershed is within this rural area, and water quality protection in this watershed has been identified as a top priority. To accomplish these objectives, Bar Harbor should carefully develop and adopt performance standards that guide future development and protect these sensitive natural and cultural resources, which include the unique visual character, agricultural and forest lands, ecological areas, water quality, and other priorities.

The use of appropriate land use control tools and performance standards should include incentives and/or requirements to cluster new development and its associated infrastructure while avoiding and protecting adjacent natural and cultural resources. To avoid a sprawl pattern of development along the roadways in this rural area, access management policies and strategies should also be adopted to coordinate vehicle access to new developments. Given these controls and protections, additional housing configurations beyond single-family residential units could be permitted and even enforced.



Planning Themes and Frameworks



Six distinct planning themes have been identified to reinforce the Vision and Future Land Use Strategy presented in Bar Harbor 2035, and to guide the implementation process ahead. They include:

- **Stewardship of Resources**
- **People-Centered Transportation**
- **Housing Solutions**
- **Community Infrastructure and Services**
- **A Diverse Economy**
- **Regulatory Revisions**

The themed approach to Bar Harbor 2035 has provided an opportunity to focus on the biggest issues that Bar Harbor must come to terms with and address over the coming decade and beyond. Each of the themes is presented as a major section of the Plan to provide a summary of the known issues and opportunities related to the topics included, and to identify how they can be addressed. These themes are interconnected, inform each other, and will be informed by two overarching planning frameworks identified in the graphic:

- **Sustainability, Efficiency, and Resilience**
- **Diversity, Equity, and Inclusion**


Diversity, Equity, and Inclusion
Sustainability, Efficiency, and Resilience
Housing Solutions
People-Centered Transportation
Stewardship of Resources
Bar Harbor 2035
A Diverse Economy
Regulatory Revisions
Regulation
Community Infrastructure and Services

Planning Frameworks

This comprehensive planning process identified two significant planning frameworks that informed the writing of Bar Harbor 2035 and will guide its implementation. These two frameworks have been woven into the themes and actions within the Plan because they are central to what the community wants to embody, and also central to the work of implementing Bar Harbor 2035.

In the broadest sense, Bar Harbor is seeking to create a future where equitable access to health, prosperity and fulfillment is not limited based on a person's race, ethnicity, age, gender, ability, religion, sexuality, or socio-economic status. This goal will also be reflected in the efforts to prepare, adapt, and thrive as a resilient community in response to current, emerging, and sometimes urgent, social, economic, and environmental shocks and stressors. Together these frameworks express and reinforce the opportunities Bar Harbor 2035 seeks to leverage, and the issues raised by the public that need to be holistically addressed. To effectively plan for the future, the community must commit to responsible stewardship of its natural systems and the built environment; address global challenges like climate change with local actions; and be an inclusive and welcoming community that provides opportunities for all existing and potential new residents. Implementation of Bar Harbor 2035 will help the community rise to these challenges. The following are descriptions of each of these planning frameworks:



Sustainability, Efficiency, and Resilience

Climate change, loss of habitat, water resource impacts, and other threats to natural resources are impacting communities throughout coastal Maine, the country, and the world. Bar Harbor is aiming to be a more resilient community that is actively addressing these challenges through coordinated, community-based public and private

efforts that mitigate the impacts of climate change, work toward carbon neutrality, strive for coastal resilience, protect natural resources and ecosystem services, and increase environmental sustainability. This framework also recognizes that Bar Harbor has space and financial limitations that will require an emphasis on efficiency.

Together, community sustainability, efficiency, and resilience planning will ensure that Bar Harbor is a community that is socially connected, well managed, addresses residents' current challenges while planning for the needs of future generations, and can withstand future hardships while fostering community recovery. Across the community, actions will need to be taken at the site, parcel-level, neighborhood-scale, town-wide, and into the surrounding region to fulfill this goal.

Through land use regulations, infrastructure investments, and local, state, and national partnerships, the community will strive to provide clean energy, reduce energy consumption, protect water quality, and minimize the reliance on fossil fuels in homes, businesses, institutions, and municipal operations. Bar Harbor will also continue to steward, protect, and rehabilitate natural habitats and find innovative solutions to other pressing climate issues.



Diversity, Equity, and Inclusion

Bar Harbor will strive to meet the needs of all residents and visitors. Together, residents and property owners are committed to creating an accessible and welcoming community in which individuals can achieve their full potential. As an international destination, Bar Harbor attracts and supports international visitors and employees. Looking ahead, diversity, equity, and inclusion will guide and inform policy development, infrastructure design and investment, capital improvement planning, and local governmental processes and initiatives. This focus will help identify and address issues that some members of our community face disproportionately including lack of transportation alternatives, secure and affordable housing options, food access, social and recreational opportunities, and the need for other support services.



PLANNING THEMES

Housing Solutions



Housing has become an emerging issue nationwide, and the cost and availability of housing have real impacts on many Bar Harbor residents and families. Current residents have identified housing as one of the biggest issues facing the Town of Bar Harbor. Demands on the existing housing stock are placing pressure on several different segments of buyers and renters. The topic of housing also generates images of development and fear of resource degradation and community character. However, everyone needs a home, and if Bar Harbor hopes to retain a diversity of residents, a range of housing solutions will be needed over the coming decade.

Housing Issues

Bar Harbor has many physical, regulatory, and economic constraints that limit the production of housing. These constraints include the current zoning regulations, limited developable land, limited available infrastructure, high cost of development, and other challenges that drive up costs and deter development.

Secondary homebuyers, investment property buyers, and short-term rentals are also a growing share of the residential property owners in Bar Harbor. This demand further amplifies the competition for year-round and seasonal units, and impacts the local economy.

As employers in Bar Harbor look to grow, the need for more working-age residents increases, and supporting this employment growth requires an affordable year-round housing supply. Without an adequate supply of housing, potential residents are pushed off the island and forced to commute or to find employment opportunities elsewhere. Given the lack of affordable housing and its impact on the local economy, many employers have started providing housing and supporting workers in finding housing. In a 2022 survey of Bar Harbor employers, most respondents indicated that they support strategies to provide more workforce housing options including zoning changes that would make it easier to build housing. To address this need for a variety of housing options at different price points, the community will need to commit to adopting additional housing policies, programs, and incentives over the coming decade. Each of these initiatives should be focused on maintaining the existing year-round housing stock, and generating new units that meet the identified housing needs in Bar Harbor. This issue cannot be addressed in isolation. Housing is a regional issue and many surrounding communities on MDI and the nearby mainland are suffering from many of the same issues. The town should continue to collaborate with regional partners to support and build on each other's efforts to increase the housing stock within the region.

Fortunately, Bar Harbor and surrounding communities have already been working to document and understand the many challenges related to housing and the existing or potential residents with specific housing needs that are not being met.

> **"Housing is everything. It is the basis of our ability to meet most of our other needs and wants. It is our tether to a place and to a community. Home is where we make nearly all our most consequential plans. Our career trajectories, our close relationships, and our health all depend on what kind of housing we are able to secure and where."**
>
> ***- "Escaping the Housing Trap", Charles Marohn and Daniel Herriges***

This work is being guided by the 2023 Housing Framework, and the 2022 Bar Harbor Housing Analysis completed by RKG Associates. These efforts revealed that there continue to be gaps in for younger residents, growing families, and older residents, as well as challenges for local businesses and the economy as a whole.

These challenges are compounded by the increase in owner-occupied units that was driven by the two largest age cohorts in the community: those aged 45- 54 and those over the age of 65. Another contributing factor is the fact that nearly a quarter of the resident households in Bar Harbor now have an income between $100k-$150k/year. Over the past decade, this has been the fastest growing income cohort.

The number of short-term rental units and listings has also risen rapidly over the past decade. The peak season for booking these units has also been extended earlier in the spring and later in the fall than in years past. The percentage of vacant and available units for rent and for sale has also become so low that finding a place to live is extremely challenging. This situation stops existing households from transitioning into a home that best meets their current needs, prevents new residents from settling in the community, and drives up prices further resulting in longer and more costly commutes for many employees, and a shortage of employees for local employers.



A land use analysis of the developed parcels in Bar Harbor revealed that only 2% of the land area on those parcels is currently covered by buildings. This figure indicates that there will be opportunities for further subdivision or infill development in some portions of the community in the future; and the location of these new structures should be informed by the Future Land Use Strategy and available infrastructure.

What Did Residents and Others Say About Housing?

94% of the participants at the Fall 2022 community forums stated that the needs of all community members in Bar Harbor are not currently being met. Community members indicated an overwhelming desire for more affordable housing in the community particularly for young families, low-to-middle-income workers, seniors, year-round community members, and minority populations.

Many community members recognized that workforce housing is a priority issue. Employers are having trouble finding workers because workers cannot live here. Many homeowners who participated in the planning process indicated that they bought homes many years ago and feel fortunate. However, even if they wish to downsize/age in place within Bar Harbor, that is not currently an option. Many homeowners acknowledged that they can only afford to remain in Bar Harbor by renting part of their home. Some generational families also commented on the need to rent their properties to be able to afford them.

When asked what types of housing should be accommodated in Bar Harbor and where, participants identified three specific areas:

- Town Hill
- Hulls Cove
- Downtown

Each of these areas was considered by participants as a location for potential future housing, including single-family units, multifamily units, and apartments.

"The search for housing and the thought of losing housing is a constant stress in my life along with everyone else I know. As a renter, being in a position of fearing that I will lose my housing is unfair and not equitable. Several people I know have been homeless due to the current housing situation."
-2022 Fall Forum Participant

"We had to rent ten [homes] in three years before we were able to purchase a home in 2005. My family's needs have changed but we are unable to afford the next level of housing."
-2022 Fall Forum Participant

Looking Forward



Housing related issues touch all of the themes of the Bar Harbor 2035 Comprehensive Plan and will continue to be a priority issue for the town to tackle over the next decade.

With a longer tourism season, increasing numbers of visitors, and an increased need for employees, new housing units are necessary. Creating a diversity of housing types that fit into and support the needs of Bar Harbor, and its residents is the best strategy for maintaining a healthy and diverse resident population. This strategy will require an increased commitment to proactively addressing housing related issues and challenges, conquering housing related fears, and creating the changes needed to bring a new housing vision to reality.

The intent is to broaden the available housing options that meet different levels of affordability and needs, in locations and in a manner that respect character and natural resources while providing for efficient use of land. Many of the new residential units needed in the near-term should be constructed in the Downtown and Hulls Cove areas given the existing infrastructure available in both areas. These areas should be the primary areas of focus for most new development in the coming years and are desirable locations for permitting or incentivizing a range of residential unit types.

Elsewhere in the community, most properties are supported by private well and septic infrastructure, and the rate of growth will be slower and less visible. In these areas, some new housing development is possible following the principles of missing middle housing and gentle density. However, this new development must be carefully guided by regulations that provide site design flexibility and ensure resource protection, an important balancing act for the community and the reality of being an amenity-based community. **The implementation efforts required to bring this vision to reality include:**

- **Setting clear targets for the number and type of housing needed;**
- **Researching and implementing regulatory and non-regulatory housing solutions; and**
- **Collaborating with regional partners to increase the available housing stock.**

Focus Area for Future Action

Researching and Implementing Housing Solutions

Investigating potential housing policies, programs, funding mechanisms, and incentives that help to maintain the existing year-round housing stock and generate new units is a core goal for Bar Harbor's housing future.

This work could be informed by a housing working group or committee in Bar Harbor comprised of town staff, elected and appointed leaders, businesses and anchor institutions, developers, homeowners, renters, and others who have an interest in housing outcomes in the town. These efforts will be instrumental to implementing and eventually updating the Housing Policy Framework, but most importantly, they will drive action on housing issues in Bar Harbor. Given the complexity of the issue, this action will need to encompass regulatory changes and non-regulatory initiatives.

Potential regulatory actions could encourage businesses to build new units for their seasonal workforce, decrease and/or eliminate inspection fees and permit fees for certain types of housing, and might offer incentives to owners of existing seasonally occupied dwelling units if they transition them into year-round rental units. Potential non-regulatory initiatives will include solutions like educating the public on home sharing opportunities and programs, acquiring deed restrictions to convert existing market-rate homes to affordable homes, and ensuring a strong partnership with housing organizations to develop new affordable housing units.







Key Concept

Housing Policy Framework

In 2019, Bar Harbor developed and began implementing this framework to ensure that the town was expediting an increase in housing availability and affordability for year-round residents. This effort holistically addresses the unique and pressing housing challenges identified in earlier town plans, visions, and strategies. Since that time, regulatory changes have been proposed and adopted in Bar Harbor, and some have already resulted in the creation of new residential units. The Housing Policy Framework was updated in 2023.

The **Housing Vision** for Bar Harbor is as follows:
Support Bar Harbor's year-round community by having adequate and affordable workforce housing for residents who work in town, for families hoping to raise their children here, for seniors hoping to stay in the community as they age, and for businesses looking for a stable workforce and housing base needed to expand the town's year-round economy.

The ten strategies identified in the Housing Policy Framework include:

- Develop Housing Targets (Underway)
- Develop Short-Term Rental (STR) Restrictions (Implemented)
- Develop Zoning for Employee Housing (Implemented)
- Develop Housing Needs Assessment and Action Plan (Completed)
- Identify Zoning Barriers to Housing (Underway)
- Remove Zoning Barriers to Housing and Provide Zoning Incentives for LMI and Workforce Housing
- Create Partnerships with Community Organizations (Underway)
- Collaborate with the Acadia Region Group
- Create partnerships with Large Employers (Underway)
- Secure National Park Service Town Hill Land (Underway)
- Improve Rental Conditions (Underway)
- Reduce Red Tape (Underway)
- Encourage LTRs
- Balance Seasonal Employee Housing Needs with Year-Round Housing Needs (Underway)

Focus Area for Future Action

Setting Housing Targets

If the creation of new homes is a priority for Bar Harbor, it is critical that the community work together to set targets for a range of new housing unit types, and then track and report on the progress made.



These targets could include projected annual increases in the following areas: housing stock, the percent of employees who live and work in Bar Harbor, deed restricted housing for year-round residents, employer-owned dwelling units, and the percent of year-round-occupied housing units. This work should be informed by the Housing Policy Framework and Housing Analysis that informed Bar Harbor 2035. Such an initiative will help the town understand the number of rental units and homes needed at various price levels to meet projected demands. Then, a website could be created to serve as a municipal data dashboard that regularly updates the community on progress made and challenges encountered. The overall purpose of this initiative is to understand and monitor the need for housing in Bar Harbor, and then ensure that efforts, actions, and initiatives are producing the intended and needed results.



Key Concept
Housing Analysis

In 2022, Bar Harbor completed a Housing Analysis to address a need identified in the Housing Policy Framework, and because the comprehensive planning process quickly identified housing as one of the biggest issues facing the Town of Bar Harbor. This analysis was completed to gain a deeper understanding of the various demands placed on the housing market, and to broaden the understanding of how those demands are impacting supply and affordability.

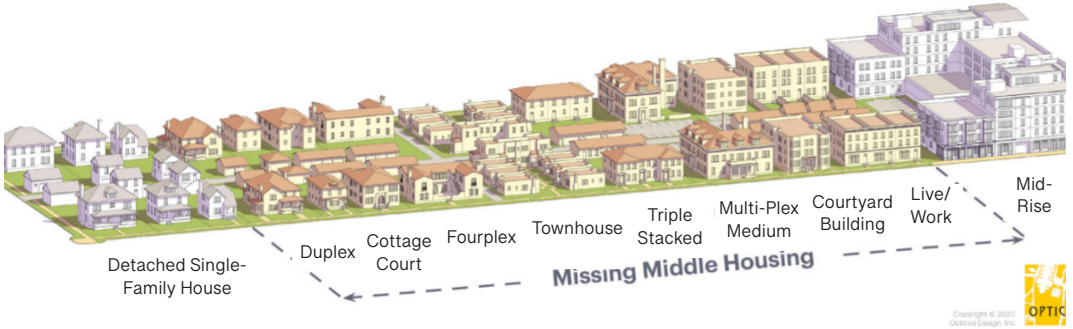
Some of the key insights gained from this analysis include the following:

- Between local zoning and limited developable space, Bar Harbor has many physical and regulatory constraints that limit the production of housing.
- Secondary homebuyers and investment property buyers are a growing share of the residential property owners in Bar Harbor.
- Given the lack of affordable housing, many employers have begun providing housing or supporting workers in finding housing.
- The employer survey completed for this analysis indicated that most respondents support strategies to provide more workforce housing options, as well as advocating for zoning changes that would make it easier to build housing. Significant worker housing changes to the land use ordinance were made in 2024.
- Housing demand projections estimate that there is demand for roughly 616 new housing units by 2033.
- Bar Harbor's increasing share of units owned by non-residents is a lost opportunity in capturing year-round residents and workers and slowing the rise in housing costs.

Key Concept
Missing Middle Housing

Missing Middle Housing is a type of housing that represents a variety of house-scale buildings that accommodate multiple housing units and can be configured many different ways. This concept has gained traction in many communities working to address their own pressing housing issues because it promotes the development of residential structures that are compatible in scale and form with detached single-family homes and can be located in existing or new walkable neighborhoods.

These building types, including duplexes, fourplexes, cottage courts, and courtyard buildings, provide diverse housing options. They are called “Missing” because they have typically been illegal to build in many communities since the mid-1940s and “Middle” because they sit in the middle of a spectrum between detached single-family homes and mid-to-high-rise apartment buildings in terms of form and scale as well as number of units and, often, affordability. In the top diagram, the Missing Middle types are shown, providing many housing options in between the single-family homes and higher intensity apartment buildings. Many of these building forms lend themselves to denser downtown and village scale neighborhoods, such as Bar Harbor’s Downtown and Hulls Cove, and present alternatives for infill development and redevelopment projects.





Focus Area for Future Action

Regional Collaboration

Ongoing collaboration with regional partners on and off Mount Desert Island will support and build on each other's efforts to meet the shared goal of increasing the quantity and variety of available housing.



This regional collaboration should be guided by the implementation actions identified at the 2023 MDI Housing Solutions Summit, at future regional housing summits, and through related efforts that come out of the MDI Housing Solutions Initiative. Local comprehensive plans, like Bar Harbor 2035, will also help to further clarify the housing needs and identify solutions to pursue with these regional partners. The ultimate goal is to create a balanced housing market that provides housing options affordable to all incomes across the region.

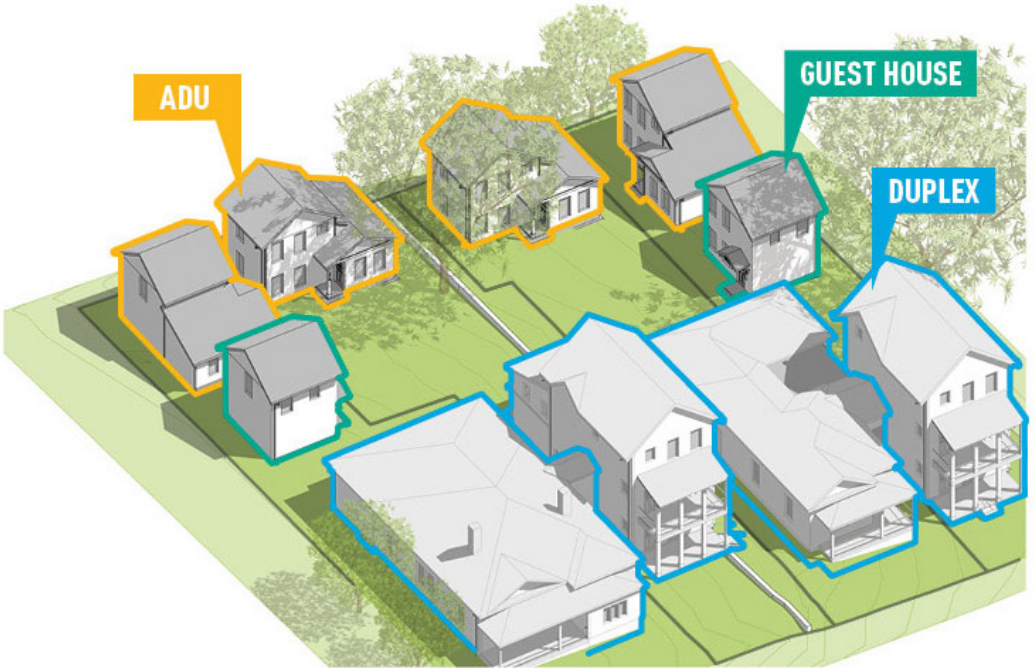


Key Concept
Gentle Density

This type of development often represents a variety of house-scale buildings that accommodate multiple housing units and can be configured many different ways. This concept has gained traction in many communities working to address their own pressing housing issues because it promotes the development of residential structures that are compatible in scale and form with detached single-family homes and can be located in existing or new walkable neighborhoods.

While larger multi-family structures and higher densities may be possible in some areas with water and sewer infrastructure, many of Bar Harbor's more rural and suburban neighborhoods could also accommodate more housing—and more affordable housing—if land use regulations allowed "gentle" increases in density. Often this change is implemented by permitting the construction of accessory units, two- to four-family homes, and small-scale apartments. One of the reasons this technique would be effective in Bar Harbor is the cost of land. According to the Brookings Institute, "where land is expensive, building more homes per parcel increases affordability."





Stewardship of Resources



The significant natural and cultural resources that have shaped Bar Harbor's character also draw residents and visitors, and fuel the local economy. Together these resources serve as defining characteristics of the community and make it unique.

Bar Harbor's natural and cultural resources add to the quality of life for residents, and are the very reason Bar Harbor is a popular destination for visitors. However, these very resources, the exceptional aesthetics and services they provide, and the resilience of the community are at risk from development pressure, high visitation rates, and climate change. If not protected and cared for, these resources will be degraded and lost over time, and with them, the community's unique character and charm.

Natural Resources

Bar Harbor's natural environment includes marine resources, shorelines, and inland areas that support a diverse array of plants and wildlife. This network of natural resources provides clean water and air, carbon storage, scenic views, and many other benefits to the community and its many visitors. Specific examples of these precious resources include Eagle Lake, Northeast Creek Watershed, the night skies, shorelines and marine resources, and both publicly and privately held forest and agricultural lands.

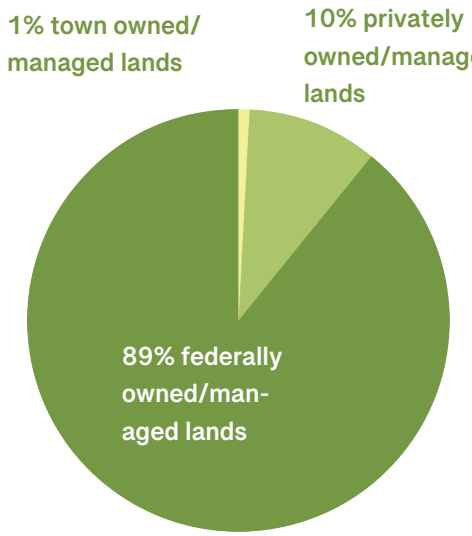
This physical landscape also provides a tremendous array of recreational opportunities including trails for walking and hiking, boating, playgrounds and picnic areas, cross-country skiing, bicycling, and rock climbing. These recreation resources also serve a diversity of residents and visitors, and the level of use by both groups is increasing. The Northeast Creek watershed includes a large area of the community outside of Acadia National Park and drains numerous freshwater tributaries. It is an area of statewide ecological significance that provides unfragmented habitat and water resource protection for much of Bar Harbor.



Over HALF of the land in Bar Harbor has already been permanently protected and is no longer developable.



THESE LANDS INCLUDE:



Acadia National Park provides the bulk of the protected land in the community and accounts for 68% of the connected habitat within Bar Harbor.

Cultural Resources

Bar Harbor's many historic and cultural resources contribute another layer of interest and uniqueness to the community. Examples include the 15 significant prehistoric archaeological sites, 22 properties and 3 districts on the National Register of Historic Places, 92 historic archaeological sites consisting of shell middens, shipwrecks, sawmills, camps, farmsteads, and cemeteries, the many historic resources within Acadia National Park, the working waterfront, and the area's working farms. Many organizations and partners are working to protect, promote, and educate the public about these resources.

The working landscapes of Bar Harbor's farms, forests, and shoreline also add a cultural aspect to the network of natural resource areas. According to Maine Coast Heritage Trust, there has been an 83% decline in the total acreage of active farms in Bar Harbor between 1940 and 2013. Working farmlands once reinforced the character of the community and provided critical open space. Now, they face numerous challenges including limited land area and high land values.



The working waterfront supports the commercial harvest of marine resources as an important part of Bar Harbor's economy. It represented $49,035,622 in total value between 2012 and 2020 across eight species. Some of the remaining lands that could be classified as working landscapes are designated as current use lands in Bar Harbor. While not considered conservation lands, the current use land program offers property owners a reduction in assessed value to retain open space, working waterfronts, farmlands, and tree growth.

The Town of Bar Harbor also has a rich and unique history as seen in its coastal location, architecture, working waterfront, Wabanaki heritage, Acadia National Park, and tourism legacy. This unique history is reflected in the town's historic resources including its buildings, carriage roads, bridges, shipwrecks, shell middens, camps, and more. Bar Harbor has several examples of unique adaptive reuse projects, which involve the contemporary reuse of historic structures and properties while also maintaining their historic integrity. Some examples include the use of La Rochelle Mansion by the Bar Harbor Historical Society as a museum and the Stone Barn Farm for public access for recreation, education, and other public programs. In addition, the night skies of Bar Harbor are well known for having the largest expanse of natural dark sky east of the Mississippi River, a unique part of Bar Harbor's heritage that needs to be protected.

What Did Residents and Others Say About Natural Resources?

When asked about existing resource protection efforts, the community was split. A portion of respondents indicated that Bar Harbor already does enough to safeguard its natural resources, while another portion thinks that Bar Harbor does not do enough. However, many community members recommended more protection for water resources, specifically groundwater, drinking water, and inter-tidal areas.

When asked how resource protection and development needs are being balanced, community members were split in their opinions on whether Bar Harbor is effectively balancing the protection of natural resources with the need for housing and other development. Many noted that they are not in favor of relaxing regulations for development because the landscape and natural resources are the reason that people live in Bar Harbor, and once the natural resources are developed, there is no going back. Some residents also noted that the economy is dependent on these natural resources.

"We cannot be complacent about sea-level rise."
-2022 Fall Forum Participant

What Did Residents and Others Say About Cultural Resources?

Community members indicated that the historical and cultural resources within Bar Harbor, in addition to its many natural resources, are a vital part of its character as a coastal New England community.

Some also expressed concern that these resources are being lost. Others noted that these resources provide many educational opportunities and are a draw for visitors. Many also emphasized the need to involve and recognize Wabanaki people to a much greater extent and to acknowledge their history on this land.

Several respondents commended the signage acknowledging Bar Harbor's historic resources and indicated they would like to see more. Celebrations and festivals highlighting important historic or cultural events were also suggested, and there was a very high level of interest in additional arts, cultural, and heritage programs.

"The town could do more to acknowledge the [Wabanaki] people whose land we occupy."
-2022 Fall Forum Participant

Climate Change

The challenges and impact of a changing climate are now something all communities must face as they plan for the future, and Bar Harbor is no exception.

Climate change was identified by participants at the community forums as one of the top challenges Bar Harbor will need to face and work to overcome by 2035. Climate impacts include warming ocean temperatures, frequent extreme precipitation events, storm surges, drought, damage to heritage sites, unpredictable growing season changes, and rising sea levels. While Bar Harbor is fortunate in avoiding many of the same coastal hazards as low-lying areas of Southern Maine, it does experience strong storm surges and associated flooding.

This threat is generating strong interest in inventorying the community's shoreline, working waterfront infrastructure, and heritage sites before they are damaged or lost. The community has already experienced the realities of climate change in the form of increasing frequency and intensity of precipitation events, increases in drought and drought intensity, rising winter temperatures, coastal storms and damage, and decreased snowfall.

To address these issues and minimize damage from future events a Climate Emergency Task Force has been formed and a Climate Action Plan has been created. These efforts directly informed this Comprehensive Plan and the implementation actions identified.



Looking Forward



The good news is that there is deep interest in the community to care for and protect these important resources while facing the many challenges identified in Bar Harbor 2035.

This effort will require an ongoing commitment by the community to protect its remaining natural, scenic, and cultural resources as it guides and accommodates new development and addresses new threats from a changing climate. Engaging property owners in this work will be essential to its success and will require outreach, engagement, and education along with support of these efforts over time. The sustainability and resilience of Bar Harbor will also be dependent on the ability to protect significant surface waters from pollution and degradation, and to monitor and report out on the quantity of groundwater that is available.

Ensuring equitable access to Bar Harbor's publicly accessible natural and cultural resources is also a priority. While the community is further along on this undertaking because of the presence of Acadia National Park and other protected lands, the town should still work to make signage and facilities accessible to a broad range of users (language, universal access, etc.). These initiatives will present opportunities for collaboration with other communities on Mount Desert Island on regional planning, management, and regulatory efforts related to these shared and critical resources.

The actions required to bring protect and steward these resources and Bar Harbor's community character include:

- **Strategic conservation and the collaborative stewardship of protected lands**
- **Ensuring the protection and management of fresh and marine water resources**
- **Caring for the many historic and cultural resources and leveraging them as education opportunities**

Focus Area for Future Action

Strategic Conservation and Stewardship

Collaboration will continue to be the top strategy for land and resource-related conservation and stewardship efforts. This approach should include working closely with local property owners, land trusts, and others to protect major points of physical and visual access to Bar Harbor's coastal waters, especially along public ways and in public parks.

These efforts should also include the strategic conservation of remaining critical ecosystems that are not currently protected, and lands that are identified as providing increased protection from the impacts of climate change. Some additional priorities include:

- Acadia East and Taunton Bay which have been identified as focus areas for conservation due to their statewide ecological significance,
- Lands that sequester and store carbon,
- Lands that protect water quality and quantity,
- Remaining prime farmland soils and soils of statewide importance, and
- Significant habitats and connectivity between habitats.

The intent is to pursue the conservation and stewardship of parcels that contain these characteristics using both regulatory and non-regulatory strategies, and to ensure that these efforts are balanced with Bar Harbor's other efforts to accommodate additional housing in appropriate locations. The management of this network of protected lands should ensure equitable access to Bar Harbor's publicly accessible natural areas, while considering and regulating carrying capacity and overuse issues where necessary. While Bar Harbor may be further along in providing a high level of access because of the presence of Acadia National Park and other protected lands, the town should work to ensure signage and public facilities are accessible to a broad range of users (language, universal access, etc.).







Key Concept

Ecosystem Services and Nature-Based Solutions

Ecosystem services refer to the many benefits that nature provides for humans and other species — both direct or indirect, and small or large. These include clean air and water, carbon storage, flood control, food production, pollination, recreation, and many others. Increasingly, how the community cares for its natural resources and open spaces is being considered in light of these many benefits, and a desire to ensure they continue. There is also increasing recognition of the value that the natural resources providing these services have in addressing climate change, often referred to as nature-based solutions.

Such solutions include efforts to protect forest lands, plant meadows, and restore wetlands as fundamental strategies for addressing the climate crisis. Nature-based solutions are critical and accessible. These natural solutions can reduce emissions, remove carbon from the atmosphere and lock it away, make ecosystems more resilient, and lower climate change risks for residents. These solutions are also often lower in cost than conventional alternatives, provide an opportunity for everyone to get involved in the solutions needed, and ensure that future generations will benefit from improved human, economic, and ecosystem health.

Focus Area for Future Action

Water Resource Protection

Water quality and quantity have been identified as critically important to existing and future development efforts in the community. Protection of Bar Harbor's surface and groundwater resources will require limiting polluted runoff, limiting development of impervious surfaces, and preventing water contamination from septic systems.

Water resource protection is a topic that concerns many residents and has been documented as an issue in some sections of the community. An example of this work is the 2004 Stratex Groundwater Study for the Hadley Point Area. This is especially true for areas like Town Hill and Hadley Point that currently rely on wells for drinking water. Understanding and addressing water resources town-wide will require ongoing monitoring and reporting by the town to inform citizens, and to guide policy changes and other implementation efforts.

Bar Harbor's water resources include the shoreline and marine resources, and continued collaboration with property owners, businesses, and others in these areas will be necessary. These areas provide important public access, support the working waterfront, offer recreation opportunities, contain important habitat, support fisheries, and require different approaches to management and enforcement. They are part of a complex ecosystem and a significant contributor to Bar Harbor's community character. This portion of the community is also on the frontline of climate change, and is impacted by invasive and introduced species. The shoreline and marine resources also present new opportunities related to recreation and commercial activity for the community to research and explore. Many opportunities exist for landowner and agency collaboration around these issues, around research and monitoring, and also around the implementation of new policies and practices.







Focus Area for Future Action

Cultural and Historic Resource Protection

Encouraging the preservation of historic and archaeological sites, properties, and buildings, and celebrating Bar Harbor's unique history is essential to the Bar Harbor 2035 community vision. This will require public education as well as an ongoing outreach and engagement effort.

This outreach should provide property owners with access to information on any available resources or incentives that would aide their preservation or stewardship efforts. This effort could be accomplished in collaboration with local historical societies, the Maine Historic Preservation Commission, and other partners. Bar Harbor should also work with these entities to assess the need for a comprehensive community survey of the community's historic and archaeological resources. Such an effort could also be instrumental in informing future regulatory changes. It has also been suggested that owners of National Register-listed properties be included in the Design Review Overlay District.

Aside from connecting Bar Harbor residents and community members with historic preservation efforts, there is also an opportunity to support Bar Harbor's cultural resources, which include the Jesup Library, nationally-renowned Abbe Museum and the Bar Harbor Historical Society at LaRochelle. These places are an integral part of Bar Harbor and provide spaces for people to celebrate Bar Harbor history and the spirit of community. Support can range from co-coordinating events with community partners to financial support.







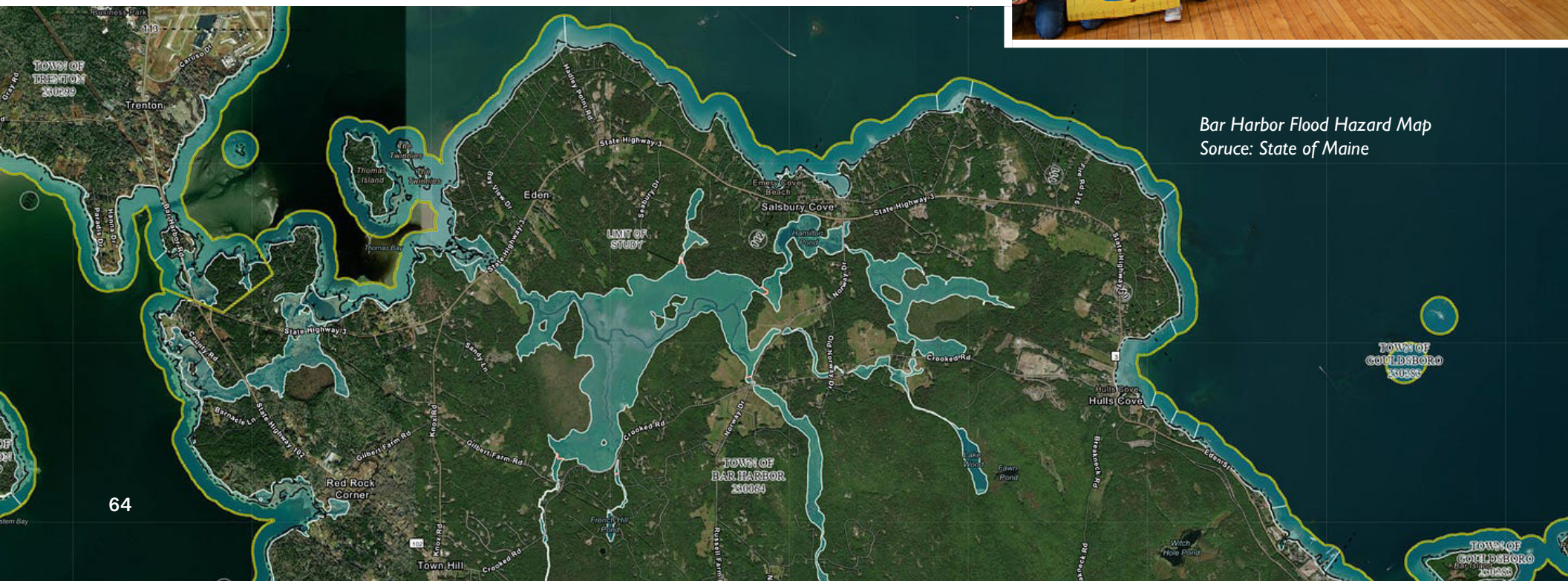
Key Concept
Adaptive Reuse

Adaptive reuse is the process of reusing an existing building for a new purpose that may be different from what it was originally designed or built for and is a longstanding and increasingly popular planning and development practice. It is not strictly limited to historic preservation. Adaptive reuse involves investing in a building that may be past its prime and renovating it for new uses that also address contemporary needs. As Bar Harbor looks for ways to become a more sustainable and resilient community while retaining its distinct character, adaptive reuse will be one of the best development and climate strategies the community can implement. A significant portion of each building's carbon emissions come from its materials, and building related construction debris is another significant challenge and source of emissions. Adaptive reuse provides a strategy for cutting back on both emissions and construction and demolition waste — not to mention the associated costs and other impacts — that come with building something new. When this technique is employed the community also retains part of its history, identity, and character while accommodating new uses.

Focus Area for Future Action
Climate Action and Resilience

The goals and actions identified in the Climate Action Plan have informed the creation of this Comprehensive Plan, and should be central to its implementation, which means setting a high bar of achieving 100% renewable electricity for municipal operations by 2026 and across the community by 2030. The preference is to use locally generated renewable power as much as possible to accomplish these goals. The transportation related actions also align with the People-Centered Transportation theme of the Plan as they advocate for the creation of a sustainable transportation system that incorporates safe, accessible, zero-emissions transportation alternatives by 2030. Efforts to minimize and divert waste, guide the construction of low-carbon and resilient buildings, and to educate and engage the public in these efforts will be needed to be successful. All of these efforts will help Bar Harbor become a leading green tourism destination and promote climate action as a key component of a sustainable year-round local economy.





Bar Harbor Flood Hazard Map
Soruce: State of Maine

People-Centered Transportation



Transportation systems connect people and places. They also provide access to employment, homes, and services in Bar Harbor, island-wide, and to the mainland. Bar Harbor's transportation system includes all of the infrastructure that supports travel including a network of roadways, off-road paths, sidewalks, parking areas, public transit, crosswalks, signage, and safety features. Most importantly, it also includes the broader community who use vehicles, bicycles, their feet, or other devices to move around the town and across Mount Desert Island.

Each of these modes of travel requires a certain level of infrastructure planning and investment. However, a full range of transportation infrastructure is not accessible in all locations. The result is a fragmented transportation system where the various travel modes, and the infrastructure they rely on are considered in isolation, resulting in a somewhat disconnected transportation network.

Transportation in Bar Harbor

The transportation network in Bar Harbor needs attention to ensure efficiency and sustainability and provide improved economic opportunity. It is often defined by congestion, safety and parking concerns and is increasingly generating conflict between users. There is a general recognition among residents that this system does not serve all travel modes or users and will not be adequate to support the future land use strategy articulated in Bar Harbor 2035. Bar Harbor has limited bicycle and pedestrian infrastructure town-wide which limits overall connectivity, and some of the Downtown's roadways have poor sight lines influencing bicycle and pedestrian safety. Bar Harbor's narrow local roads and rural highways with their ever-increasing driveway entrances are now carrying much heavier volumes of traffic at peak times. The network also provides limited safe space for other road users. This situation is further complicated by the fact that a single entry point provides access to Mount Desert Island.

With the number of visits to Mount Desert Island projected to increase over the



Transportation Issues

- **Increased visitation to Acadia National Park and Bar Harbor resulting in traffic congestion.**
- **Narrow roadways and poor sight lines in the Downtown impact pedestrian and bicycle safety.**
- **Lack of pedestrian and bicycle infrastructure town-wide limits connectivity for pedestrians and cyclists.**
- **Despite parking improvements in recent years, issues still persist due to rising demand.**
- **Local roadways not designed to handle larger volumes are seeing increased traffic volumes at peak times.**

coming decade, the town's approach to transportation planning and management must shift considerably. The current transportation system detracts from the community character, impacts residents' quality of life, and degrades visitors' experiences. A people-centered transportation network will creatively manage congestion, provide safe and convenient transportation options for various travel modes, and will deliver a number of co-benefits including improved air quality, reduced energy use, and increased human health.

In Bar Harbor, shifting from an automobile dominated system to a people centered system is already underway. This new approach to transportation planning in Bar Harbor is part of a regional awareness that innovative transportation solutions are needed for Mount Desert Island as a whole. Early signs of improvement include the increase in Island Explorer ridership and the pending opening of the Acadia Gateway Center, which will function as a new parking and transportation hub. It is important to note that only 22% of the Island Explorer's current riders are year-round residents. The people centered transportation strategies envisioned for Bar Harbor need to accommodate residents and visitors. Meeting this goal will require an increase in electric, active, and public transportation solutions across the community throughout the year.

Accomplishing this vision will require the community to embrace new approaches to transportation policy and infrastructure design. These new approaches must recognize the significant relationship between land use activity and transportation access and incorporate constructive strategies that effectively mitigate and alleviate the congestion being experienced by vehicles and pedestrians within the Downtown and along major corridors. The resulting improvements will increase the safety, connectivity, and frequency of trips to a variety of destinations by public transit, pedestrian, and bicycle.

There is also a significant amount of behavior change that will be required to achieve a vision for a people-centered approach to transportation planning. For this change in behavior to be effective and long lasting, it must be supported through infrastructure changes that reflect a complete street approach that accommodates a variety of travel modes through context sensitive design. These infrastructure changes will also need to embrace the principles of Vision Zero to ensure that users of all ages and abilities are equitably and safely accommodated.



What Did Residents and Others Say About Transportation?

Community members identified potential improvements to Bar Harbor's transportation system including more pedestrian and bicycle infrastructure, reducing congestion downtown, incentivizing tourists to leave their cars on the mainland, and creating a parking lot outside of Downtown so people can walk/bike into downtown.

During public outreach many respondents said they lived too far away from Downtown to walk or bike, or they need to transport children or gear when they travel. Others said walking and biking on roads is hazardous and noted the lack of sidewalks, particularly in Town Hill.

However, many responses indicated a desire for more bicycle paths and sidewalks, and safer and wider paths to increase bikability and walkability. They also identified a desire for more shared uses paths, pedestrian streets, or streets without cars.

Respondents also expressed that the current public transportation system does not suit their needs. Issues mentioned include the limited daily and seasonal schedules, and that the limited routes cater more to tourist areas rather than residential areas.

"I rarely bicycle because it is unsafe to be a cyclist in Bar Harbor. Drivers are aggressive and there isn't sufficient cycling infrastructure. I would use public transit if it was better resourced in terms of frequency and stops."
-2022 Fall Forum Participant

"Ideally, we'd have bike routes. I don't know if that's possible. Biking doesn't feel super safe though. I'd like to have a bus system--continuous--connecting the villages and the labs with our downtown."
-2022 Fall Forum Participant

Looking Forward



The creation of a people-centered transportation system in Bar Harbor is long overdue and will result in many positive, visible shifts in the community.

This project will take time, and in the near-term, transportation initiatives should be closely coordinated with the land use changes identified for the Downtown, Hulls Cove, and the Route 3 corridor in between.

Looking ahead, Bar Harbor will create a well-coordinated and connected multi-modal transportation system that prioritizes, encourages, and promotes a combination of public transportation, bicycling, and walking options. The new transportation system envisioned for Bar Harbor will draw people out of their vehicles and onto the streets and pathways of the community, green the transportation corridors and expand public spaces, reduce energy and emissions, and create opportunities for active travel for all. It will alleviate traffic congestion by supporting safe and convenient travel for many transportation modes beyond the single occupancy vehicle.

The implementation efforts required to bring this vision to reality include:

- **Adoption of a Complete Streets Policy that will guide infrastructure investments**
- **Supporting transit, carpooling, and other alternative transportation modes**
- **Expanding the infrastructure for electric vehicles**

Key Concept
Complete Streets

Transportation corridors should be designed and built for all users of the road. Complete Streets provide an approach to planning, designing, building, operating, and maintaining Bar Harbor's roads, paths, and sidewalks to ensure safe access for all people who need to use them. This approach includes infrastructure for pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

While Complete Streets provide a comprehensive approach to street design, there is no singular design prescription for Complete Streets. Each facility is unique and responds to its community context. A complete street may include sidewalks, bike lanes (or wide paved shoulders), dedicated bus lanes, comfortable and accessible public transportation stops, frequent and safe crosswalks, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more.
The context and needs of users will be different within the Downtown than along rural roadways, and the infrastructure should look different as a result, even when using a Complete Streets approach. For more information, visit the National Complete Streets Coalition website.



An example of a Complete Street in Saco and Scarborough, Maine Route 1 Corridor.



Bar Harbor Pride Festival Painted Crosswalk

Focus Area for Future Action
Designing Streets for All

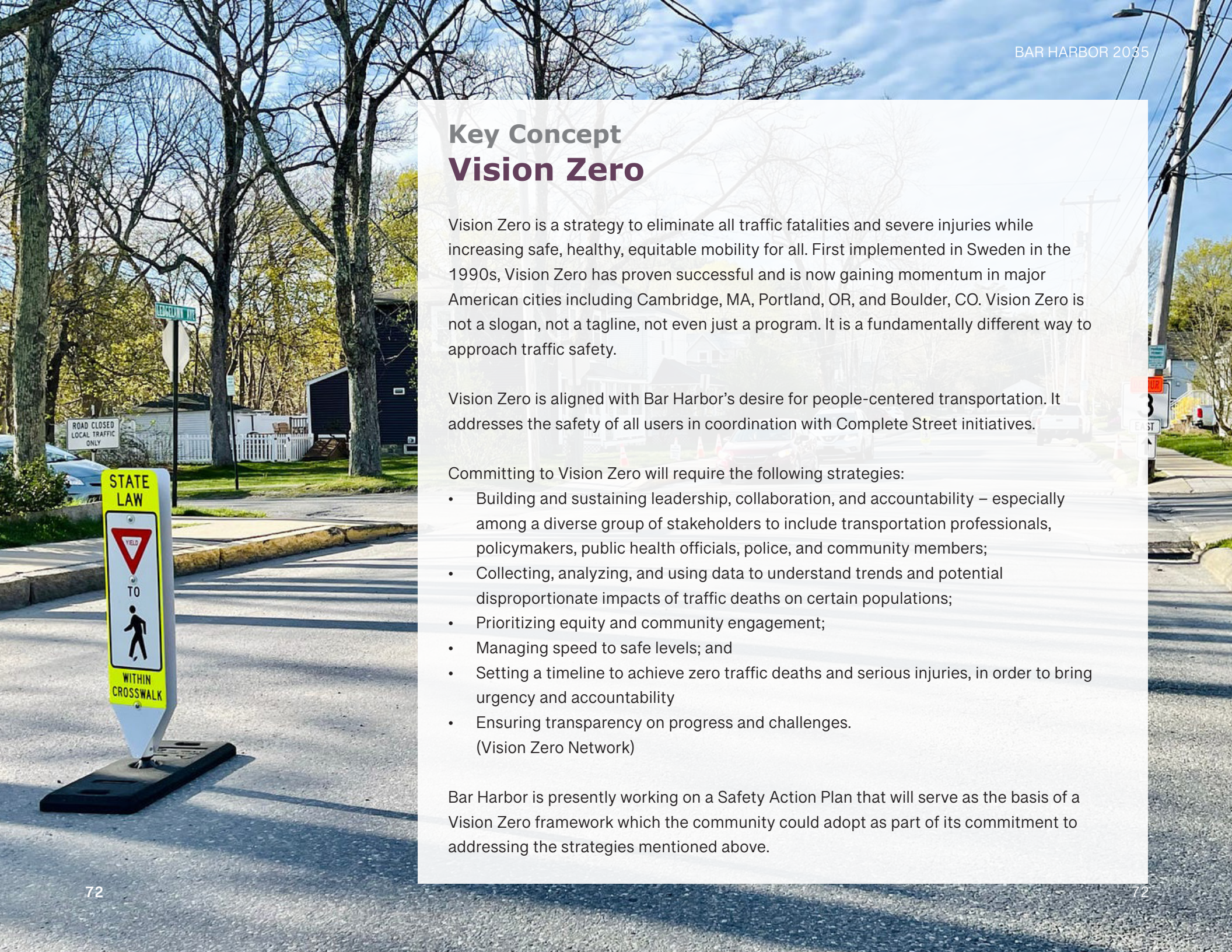
The adoption of a municipal Complete Streets Policy and documented public commitment to a Vision Zero Policy will ensure safe, healthy, sustainable, and equitable mobility for all.

This strategy should include the creation of design standards for all transportation modes that will guide the design and construction of future transportation infrastructure in Bar Harbor. Once these policies are in place, they can be used to inform and guide the investments needed in the Downtown and Village areas and along the rural transportation corridors that connect these mixed-use areas. Depending on the space available and the context of the area in question, these investments might include sidewalks, bicycle lanes, crosswalks, and shared use paths along with supporting amenities such as street trees, bus shelters, and bicycle racks.

There should be a focus on connectivity and consideration given to all modes of transportation, and to all travelers, especially, the transportation needs of children and those without access to a vehicle. Incorporating placemaking practices into the transportation infrastructure planning and design process will ensure transportation improvements are tailored to the setting and will allow the town to test design solutions and engage the community in the process.

In the context of transportation, creative placemaking is an approach that deeply engages the arts, culture, and creativity, especially from underrepresented communities, in planning and designing projects so that the results better reflect and celebrate local culture, heritage and values. As part of this approach, temporary experiments can be used to solicit feedback and test solutions for all users before the designs are finalized and construction begins.





Key Concept
Vision Zero

Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries while increasing safe, healthy, equitable mobility for all. First implemented in Sweden in the 1990s, Vision Zero has proven successful and is now gaining momentum in major American cities including Cambridge, MA, Portland, OR, and Boulder, CO. Vision Zero is not a slogan, not a tagline, not even just a program. It is a fundamentally different way to approach traffic safety.

Vision Zero is aligned with Bar Harbor's desire for people-centered transportation. It addresses the safety of all users in coordination with Complete Street initiatives.

Committing to Vision Zero will require the following strategies:

- Building and sustaining leadership, collaboration, and accountability – especially among a diverse group of stakeholders to include transportation professionals, policymakers, public health officials, police, and community members;
- Collecting, analyzing, and using data to understand trends and potential disproportionate impacts of traffic deaths on certain populations;
- Prioritizing equity and community engagement;
- Managing speed to safe levels; and
- Setting a timeline to achieve zero traffic deaths and serious injuries, in order to bring urgency and accountability
- Ensuring transparency on progress and challenges.
  (Vision Zero Network)

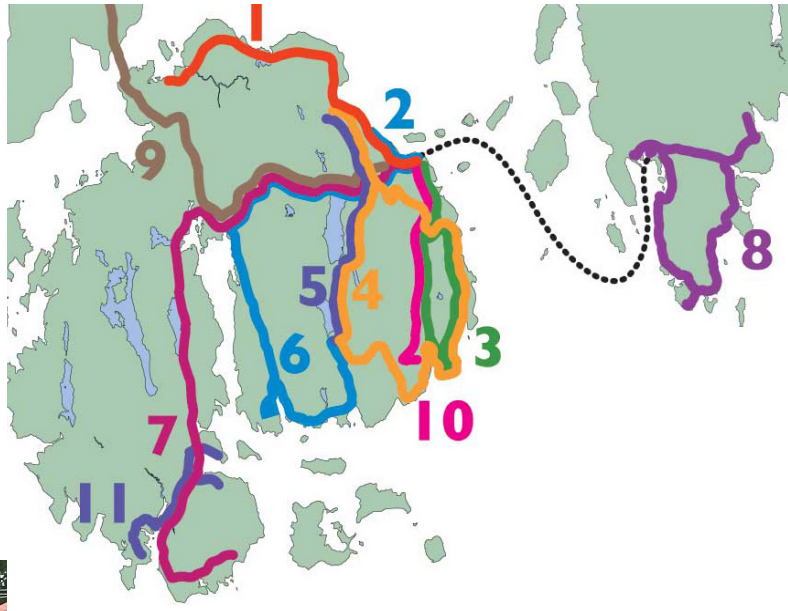
Bar Harbor is presently working on a Safety Action Plan that will serve as the basis of a Vision Zero framework which the community could adopt as part of its commitment to addressing the strategies mentioned above.

72

Focus Area for Future Action

Improving and Increasing Public Transit Use

Bar Harbor's bus routes, van-pools, and car-pooling alternatives need to play a larger role in this new transportation system. Fortunately, the timing for this shift is good. The implementation efforts include several initiatives such as the use of the ferry terminal as an in-town transit hub with parking and direct pedestrian and bicycle connections to the Downtown and other nearby destinations. The expansion of Island Explorer operations and increases in services to meet the needs of residents will also be a critical improvement. These two initiatives should be coordinated with the opening of the Acadia Gateway Center and new or expanding car-pool and van-pool operations. All of these efforts should be considered when planning for suitable pickup locations in the community and should be incorporated into the design of complete streets with supporting amenities such as bus shelters.





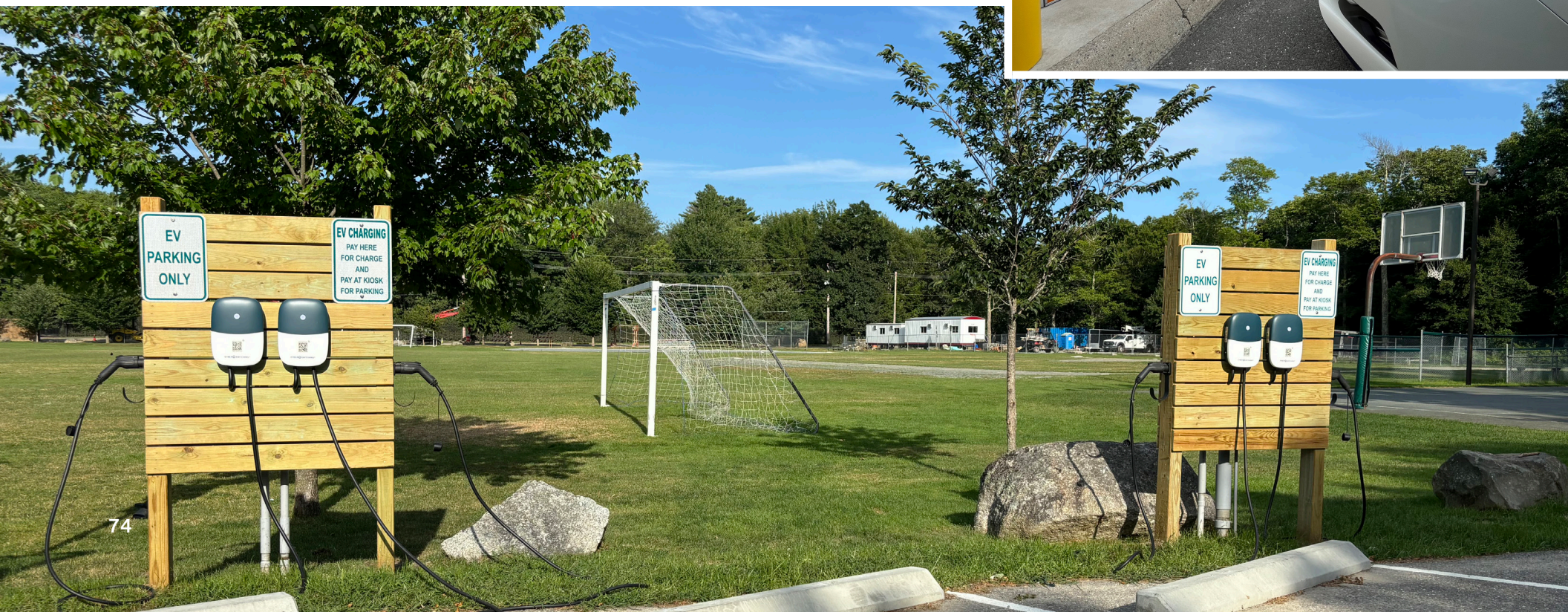
Focus Area for Future Action

Accommodating Electric Vehicles

As the approach to transportation in Bar Harbor changes, so will the vehicles and energy sources used. The use of electric vehicles will be seen at all scales and for very different types of travel.

This shift will include efforts by Downeast Transportation to begin using electric Island Explorer buses, an increasing number of residents and visitors with electric vehicles, and the use of electric bicycles, scooters, and other micro-mobility devices. New infrastructure is needed to support the use of all these. The charging infrastructure can be accommodated on municipal sites (to some degree) and through partnerships with local businesses and property owners by removing any regulatory barriers that may exist.





Key Concept

Open Streets

This concept involves strategically selecting streets, temporarily closing them to cars, and opening them up for people. On an Open Street, people traffic replaces car traffic, and streets become places where people of all ages, abilities, and backgrounds can be active and build community. The Open Streets concept is now part of a wider global movement of temporary street closures in many different communities. An Open Street initiative in Bar Harbor could be a single event to start, reserved for annual events, or scheduled as a more regular monthly or weekly event.

Open Streets can help foster a more vibrant downtown culture by attracting residents and visitors in a new and creative way. Open Street policies can also increase transportation equity. This concept is just another strategy for Bar Harbor to experiment with as it creates a more people-centric transportation system. This new system will help address congestion while also improving access for those with limited mobility who rely on transit, walking, or biking to get around. To plan for an Open Street concept, having the appropriate infrastructure in place is important – this includes understanding and planning for parking and the efficient rerouting of traffic to ensure efficient flow despite the closing down of road(s) to vehicles.

Community Infrastructure and Services



Bar Harbor is a relatively small community given its population base of approximately 5,000 year-round residents. However, it attracts and attempts to support a high rate of visitation annually. Property owning residents and non-residents and local businesses make this visitation possible by paying taxes that provide necessary funding. These locally generated funds are then used to finance the community infrastructure and services that support and benefit residents and visitors alike.

Community Infrastructure includes the structures that house community services and operations, including the Town Office, Public Works, Fire and Police Departments, Jesup Library, and others, as well as water and sewer infrastructure (pipes, treatment, etc.)

The daily operations needed to meet the needs of residents, businesses, and visitors are referred to as **Community Services.** This category includes town administration, code enforcement, road maintenance, waste management, public safety, and many others.

Capital Needs and Issues

For Bar Harbor, the demand for year-round services, the ongoing need to staff and maintain these facilities and services, the responsibility to consider the annual and long-term costs to townspeople, and the need to look at the feasibility of improvements or expansion over a longer time horizon will be a critical component of the path forward.

Some of Bar Harbor's municipal buildings and support infrastructure is aging and/or at capacity, as identified and explained in the Current Conditions Report included in the Appendix. This condition is a significant issue for the town to understand and address because of the limited land available for development, and the desire to coordinate future development activity primarily in areas already served by these facilities and services.



Over the coming decade, Bar Harbor will need to balance and coordinate the timing and scope of some large capital investments. This process will require data collection and reporting on the condition, capacity, and limitations of the town's community infrastructure. Updated inventories and assessments of these structures and facilities will enable the community to better anticipate and plan for capacity limitations and needed investments. This information will then help inform local decision makers and voters as they work to prioritize where to invest local tax dollars. Fortunately, some appropriate inventory and planning tools have been identified and utilized and are described in greater detail in this section. There is interest in using these tools more broadly over the coming decade.

As capital investments are identified and scheduled, it will be critical for the residents and business owners in Bar Harbor to ensure that adequate access and time are available for town staff and contractors to complete the necessary construction and infrastructure related

projects. This work can be accomplished before and during the short construction season through collaboration and clear communication while ensuring that the needs of local businesses, residents, and visitors are also being met. Some of these investments will also help Bar Harbor address other important town goals including:

- Implementing building and equipment improvements that move Bar Harbor to Net-Zero. Net-Zero is achieved by reducing carbon emissions and sequestration carbon dioxide from the atmosphere.

- Recognizing the importance of the investment in the schools and other public facilities for their role building social capital and connections, adding vibrancy, and supporting a multi-generational community.

- Minimizing sprawl and pollution by implementing the Future Land Use Strategy through the upgrading and expansion of water and sewer infrastructure and identifying potential funding mechanisms for these investments.

- Ensuring all existing and future facilities and infrastructure are constructed to be more resilient and able to withstand the changing climate.

- Prioritizing clear municipal communications, transparency, and broader representation within local government (staff and volunteers).

- Continuing to collaborate regionally on shared facility and service solutions.





What Did Residents and Others Say About Community Facilities and Services?

As the Future Land Use Strategy illustrates, increases in density were identified as a need in areas served by water and sewer infrastructure. However, there were questions and concerns related to the timing and cost of these investments and how they relate to the bonding in 2022 for improvements.

Many community members also indicated support for some improvements at existing parks and noted open space and recreation resources that need attention.

The town's transportation infrastructure was another area of focus. Many community members noted that a pedestrian-focused downtown should be a priority, that better sidewalks are needed, and in general that the parking situation and traffic congestion downtown need to be addressed.

Many participants noted that there are community infrastructure and services being paid for by residents that are compensating for the impacts of tourism. There was interest by some in imposing a lodging tax or somehow increasing taxes on hotels to mitigate the road and utility use from visitors.

"We need to do some quantitative analysis on when town services are often overwhelmed by visitors. That is, examine the carrying capacity of town services."
-2022 Fall Forum Participant

On exploring partnership opportunities with other communities:

"This should absolutely be the way of operating. It's crazy to me that they are separate when each community is relatively small and you could pool resources."
-2022 Fall Forum Participant

Looking Forward



Bar Harbor residents are proud of their community buildings and services, yet there is broad recognition that additional investments will need to be made in the future.

The stewardship of these structures and related infrastructure is an ongoing commitment, and would benefit from detailed tracking and reporting. Also, the land use pattern identified in Bar Harbor 2035 is not possible without town-wide collaboration on infrastructure planning and investment. Making this vision a reality will require creativity, new partnerships, and possibly some new funding sources.

The implementation efforts required to bring this vision to reality include the following:

- **Expanding and institutionalizing a Community Asset Management Planning Program for all public structures and utilities;**
- **Upgrading wastewater treatment facilities as necessary to minimize pollution and to support implementation of the Future Land Use Strategy;**
- **Identifying alternative source of revenues to help maintain or decrease the tax rate; and**
- **Prioritizing clear municipal communications, transparency, and broader representation within local government (staff and volunteers) to ensure diverse perspectives are represented.**

Focus Area for Future Action

Developing an Asset Management Program

Use of an Asset Management Planning Program for all town facilities and infrastructure will guide and inform regular maintenance efforts and long-range capital investment planning.

The updated inventories and assessments generated by an Asset Management Program will enable the community to better anticipate expenses and plan for capacity limitations and needed investments. This data could also be used to inform a facilities master plan for all town structures to determine their best use and any upgrade, renovation, expansion, or replacement needs. This data will also be instrumental to informing facility upgrades needed to accommodate Bar Harbor's anticipated growth, increasing visitation, and changing demographics. As part of this process, the State of Maine advises the town to locate new facilities and the majority of growth related capital investments in designated growth areas.





Key Concept

Asset Management and Capital Investment Planning

Long-range monitoring and maintenance of town assets (buildings and infrastructure) will ensure consistent and timely investment is made towards priority projects and will guide investment decisions into the future. The publicly-owned buildings and infrastructure in Bar Harbor are the legacy of multi-generational investments, and are actively stewarded by town staff. Increasingly, municipalities are recognizing the value of tracking and monitoring these investments to better plan for future upgrades and replacements. To accomplish this planning, many municipalities are now turning their attention toward asset management programs as a process for making informed decisions to achieve the goal of delivering services, managing risks, and getting greater value for the money invested.

Asset management helps town departments confidently evaluate and communicate trade-offs between service, cost, and risk. It provides the community with a way of prioritizing projects and resources, and can be used to inform the capital improvement planning process. In doing so, it helps the community decide what infrastructure needs to be replaced or renewed, and how many years they can get out of the investment. It also helps the community figure out how much they should be saving for future infrastructure investments and can demonstrate accountability to residents and businesses in the community.

Asset information, condition rankings, and maintenance history can be assigned to each of the individual buildings and infrastructure components being monitored. Each distinct asset can also be linked to service requests, work orders, repair costs, and other information. These items can also be queried to identify prior repair histories, recurring or pending maintenance needs, or pending inspection needs.

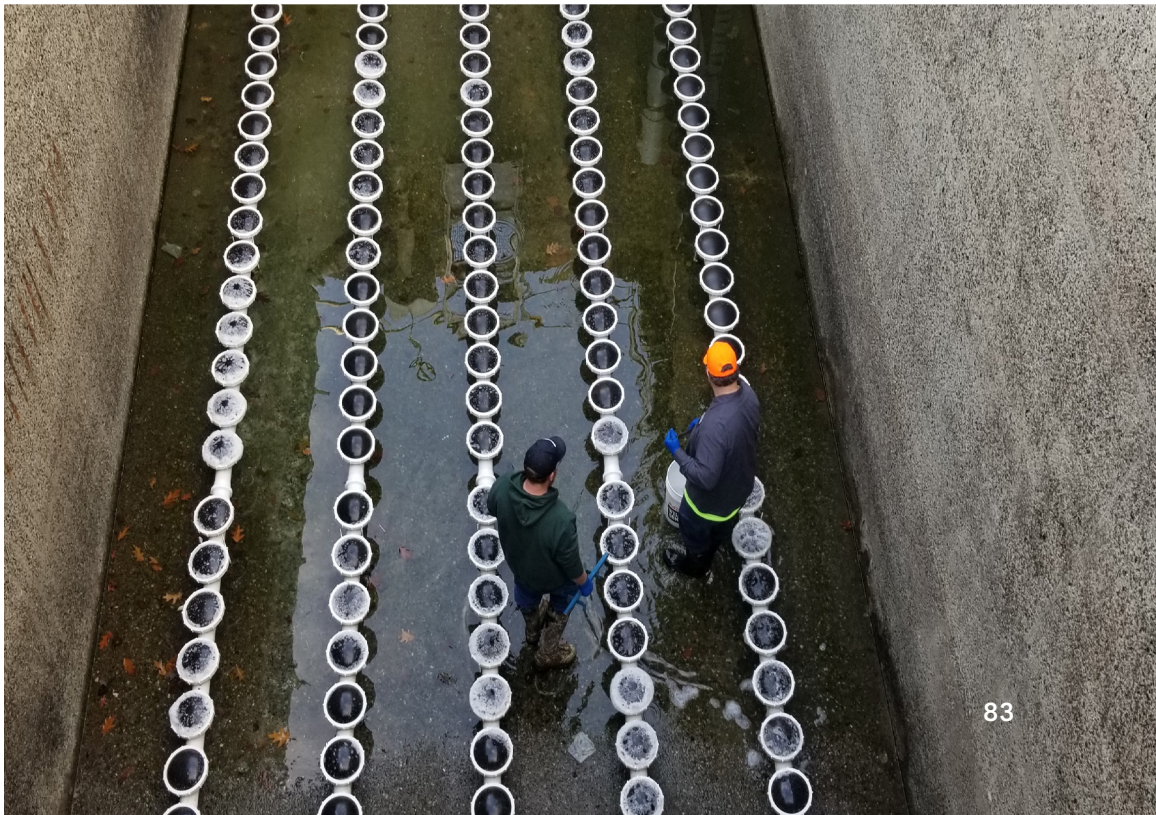
Focus Area for Future Action

Expanding Wastewater Treatment Facilities

Bar Harbor's desire to retain and steward the landscape and resources that define the community and to focus new development and redevelopment activity in areas with existing development will require future investments.

Focusing the majority of new development activity within the Downtown and designated village areas provides an opportunity for a more efficient land use pattern, greater density, and improved walkability which are all goals of Bar Harbor 2035. However, the success of these initiatives will be limited by the availability of water and sewer infrastructure. Over time, this issue will require the expansion of the service area and the upgrading of related infrastructure to meet this demand. This work may also present new opportunities to minimize pollution and to invest in maintenance and improvements of the water system as recommended in the Water System Master Plan. Along with any expansion of service, there is a need for specific improvements to the sewer system as recommended in the updated Combined Sewer Overflow Master Plan. This Plan highlights the need to also improve the infrastructure used for stormwater treatment and ensure it is sized to handle larger weather events.





Focus Area for Future Action

Investigating Alternative Sources of Revenue

As an amenity community and desirable destination for many visitors, the cost of retaining Bar Harbor's distinct character, and creating an efficient land use pattern falls on local property owners.

This has become both a burden and a limitation. To create a path forward that will embody the vision and future land use strategy presented in Bar Harbor 2035, new funding sources are needed. This is an opportunity to collaborate on creative solutions that will diversify the funding sources for the growing needs of the community and its visitor base.

These efforts should include:

- Researching funding mechanisms to expand water and sewer infrastructure and services,
- Investigating alternative sources of revenue such as impact fees and other techniques to help maintain or decrease the tax rate,
- Encouraging not-for-profit organizations to increase their payments in lieu of taxes.
- Creating an Economic Development District to fund downtown infrastructure and seasonal municipal facilities and services, and
- Exploring new tax options that could supplement local property taxes and assist in providing the expected level of services to the tourist industry.







Focus Area for Future Action

Municipal Communications, Transparency, and Broader Representation



Like many communities, Bar Harbor residents often find themselves divided on pivotal issues. However, when communication is clear and the process is transparent, these differences of opinion can be understood and addressed.

The process used to create Bar Harbor 2035 modeled the need for municipal projects and communications to be accessible, transparent, and to include broader representation of residents and other stakeholders. While no process is perfect, the town will continue to strive to ensure diverse perspectives are represented and that barriers to participation are reduced. This effort will require a commitment from local leaders and active involvement by residents. If successful, Bar Harbor will increase civic engagement and create a culture of participation in town affairs. Additionally, it will be extremely important for the town find effective ways to engage historically underserved populations in Bar Harbor beyond the traditional means of public outreach.



Key Concept

Access and Energy Improvements

The two planning frameworks guiding Bar Harbor 2035 are:

- Diversity, Equity, and Inclusion;
- Sustainability, Efficiency, and Resilience.

Bar Harbor's public facilities and infrastructure should embody and reflect both of these frameworks and serve as a model for other sectors in the community. All of Bar Harbor's public facilities should be inviting and feel safe to members of the public, regardless of their residency or background. Equitable and accessible facilities are welcoming and designed for all regardless of race, income, ability, age, gender, or sexual orientation. These efforts will encourage greater civic engagement and help foster the culture of participation in town affairs that Bar Harbor is seeking.

Over time, all public facilities should be upgraded and maintained to a standard that ensures greater energy efficiency, sustainability, and resilience. A net zero designation has been suggested as the goal for these facilities. The financial investments made to reach these goals will benefit residents and town staff over the long-term through reduced energy costs, improved building performance, and reduced health and environmental impacts. The new wing being constructed at the Jesup Memorial Library should serve as an inspiration and resource for other projects in the community. The resulting energy and access improvements should then be leveraged to inspire positive changes throughout Bar Harbor.

A Diverse Economy



Bar Harbor's economy is composed of a network of social and economic relationships that have a direct impact on the community's land uses, development pattern, transportation system, and the demand for municipal infrastructure and services. The economy provides employment and services to residents and visitors, contributes to residents' quality of life, and supports visitor experiences.

Bar Harbor has a robust tourism economy, an active downtown that benefits from tourists visiting Acadia National Park and Mount Desert Island, as well as a year-round economy anchored by a number of key institutions and other businesses. As the tourism economy continues to grow, tensions in the community arise because the needs of tourists conflict with the needs of locals. These conflicts are often spoken about in relationship to economic impact benefiting a few, the tax burden on residents (especially those of fixed-income), unaffordable housing, traffic congestion, and the need to oversize infrastructure to meet peak demand.

The Local Economy

As housing prices continue to rise and year-round housing availability shrinks, employees and workers that work in Bar Harbor are having to move further away.

The majority of jobs in Bar Harbor fall into the following sectors: professional, scientific, and technical services; health care and social assistance; retail; accommodations and food service; and educational services. The presence of employers such as The Jackson Laboratory, the MDI BioLab, MDI Hospital, College of the Atlantic make the community unique and provide jobs to residents in Bar Harbor and the surrounding region. However, 70% of all jobs in Bar Harbor are currently filled by employees that live outside of town and are required to commute into the community.

Bar Harbor is also unusual for a community of its size because it has a very robust tourism economy, that continues to grow,



70% of all jobs in Bar Harbor are currently filled by employees that live outside of town and are required to commute into the community.

There are 5 primary employment sectors in Bar Harbor.

- Professional, Scientific, and Technical Services
- Accommodations and Food Services
- Healthcare and Social Assistance
- Retail
- Educational Services

fueled by its waterfront location and the presence of Acadia National Park. While the economy of Bar Harbor is more than tourism, the tourism sector is a large and constantly changing component. This aspect of the economy presents its own housing and transportation challenges, and the length of the visitation season is growing. The seasonality of Bar Harbor's economy creates challenges related to finding and retaining employees and has created a reliance on the H-2B visa program to fill many seasonal job openings each year. In a typical year, an additional 750 people are working, and some are living, in Bar Harbor at the peak of the season during July and August.

The complexity of the local economy can be seen in the labor and housing shortages this very desirable community. To address these needs, additional housing inventory and housing alternatives at different levels of affordability are greatly needed for workers wishing or choosing to live in Bar Harbor. This challenge is an opportunity to address the labor shortages and to enhance the year-round residential aspect of the community that many residents desire. During the public outreach conducted for Bar Harbor 2035, many community members stated that affordable housing for year-round residents and workers is needed to foster a vibrant community. In 2020, the average median income was $54,600. However, on average, annual wages for many employees in Bar Harbor are below $40,000 a year. This reality makes it difficult for workers to afford housing locally, which also makes it challenging for employers to recruit and retain workers. Addressing the housing challenges in Bar Harbor is a primary mechanism to support existing businesses and Bar Harbor's economy.

The other benefits of additional housing units as identified by participants in this planning process include a sustainable year-round community and a greater diversity of people that can reside in the town. These changes would benefit the community both socially and economically.

Managing the evolving impacts and benefits of tourism has also been identified as a near-term challenge that needs to be addressed collaboratively, and this work clearly relates to other changes captured in the Vision and Future Land Use Strategy presented in Bar Harbor 2035. Working across sectors on tourism management initiatives over the coming decade will allow Bar Harbor to understand and then creatively address the lack of revenue available to meet existing expectations and needs for municipal services and infrastructure.

During the public outreach conducted for Bar Harbor 2035, participants noted that future economic activity should be focused in the downtown area, and there was a general awareness by all participants that infrastructure improvements will also be needed to support this future economic activity. There was also some recognition that the existing zoning restrictions may prevent density in some of the areas where it is needed and desired. These findings all relate to the need for tourism management and should play a central role in Bar Harbor's economic initiatives in the years ahead.



What Did Residents and Others Say About The Economy?

When asked how Bar Harbor can better integrate the needs of a large seasonal workforce and foster a vibrant year-round economy, community members focused largely on the need for housing units. Some also mentioned transportation improvements and the role that employers should play a role in providing housing.

Participants were also asked how to balance a healthy seasonal economy with the desire for a year-round economy. Some responses categorized the current level of tourism as not sustainable. Overcrowding, especially downtown, and at key locations such as Hannaford's or Walgreens was mentioned in many responses. There was also a sense that the money generated by tourism does not stay within the community, and that tourism related income should be used toward infrastructure investments. The idea of limiting the number of visitors coming to Bar Harbor each year was even mentioned as a possibility by some participants.

Overall, the responses suggested that the balance of the local economy should be less seasonal and more year-round. Specific comments included:

"The balance should be shifted towards year-round residents."
"Community should come first."

One of the most prevalent responses was to have more businesses open year-round, including more restaurants, shops, and resources for year-round people. Some participants also suggested finding ways to incentivize this new level of year-round activity.

"I think smaller areas within Bar Harbor such as Hulls Cove could benefit from economic development - stores/businesses/ housing could create more varied destinations for tourists as well as provide more stable year-round opportunities for locals."
-2022 Fall Forum Participant

"Focus future economic development in established villages where major infrastructure exists or would be easy to connect to."
-2022 Fall Forum Participant

Tourism Management

In the context of Bar Harbor 2035 and the implementation efforts ahead, tourism management should be envisioned as managing a shared resource in a mutually beneficial way.



When tourism activity escalates, the community experiences an over-abundance of visitors, possibly beyond the capacity of the community at times, which can negatively impact the very qualities that attract visitors and residents to Bar Harbor. The four identified management objectives for a shared resource like tourism are:

- Equity
- Sustainability
- Efficiency
- Resilience

For tourism management to be equitable, it should benefit the whole community and be perceived as being fair by most members. The benefits must not be limited to one segment of the community (i.e. business community) to the expense of the other (i.e. year-round residents).

For tourism in Bar Harbor to be sustainable for future generations, the negative impacts of tourism growth and development must not be so severe that the community loses the very qualities and assets that attract people to live and visit.

For tourism management to be efficient, it needs to produce equal value and economic benefit for the efforts expended.

For tourism to be resilient, it needs to be able to respond to changing social and environmental conditions and to bounce back and function when circumstances change.

To be successful in managing Bar Harbor's shared economic resources, including tourism, all sectors need to work together. To start such a collaborative management initiative in Bar Harbor, the community will need to commit to regular facilitated meetings of representatives of all sectors (municipal, residential, business, institutional, etc.).

This structure will ensure that all are engaged in tourism management in a mutually beneficial way and with a shared vision. Then, the community can begin to research and fund solutions related to labor and housing related shortages, fund and complete infrastructure improvements, and implement transportation solutions.

Looking Forward



For a small coastal Maine community, Bar Harbor's local economy is strong and unique in many ways.

This situation is further characterized by the mix of opportunities and challenges that touch many of the planning topics identified in Bar Harbor 2035, which include the fragility created by the documented housing and labor shortages, and also the congestion and other impacts being experienced locally.

Additionally, creating a healthy and sustainable economy, that is in line with Bar Harbor's other community goals, should include addressing emissions by divesting the municipality and other willing parties from fossil fuel interests. It should also include participating in the creation of a Route 3 Corridor Management Plan that ensures sustainable tourism, successful economic development, and a better quality of life. Strong partnerships, clear communication, and regular collaboration will be needed to address these and other aspects of the economy over the coming decade. The economy that is envisioned for Bar Harbor will better balance the needs of residents and visitors, minimize impacts on the community's shared resources, and be profitable. The implementation efforts envisioned for these local economic needs include:

- **Collaborative engagement on tourism management in a mutually beneficial way;**
- **Working across sectors to address and fund solutions to the labor and housing shortages; and**
- **Retaining and acquiring water access for the working waterfront, water-dependent uses, businesses, and residents.**

Focus Area for Future Action

Strategies for Managing Tourism

When the community begins a tourism management process, it may be best to start with a review of relevant data and analysis that can inform and guide these efforts.

This review could include data on water and sewer capacity, residential access to services, demands on existing housing stock, projected demands for new housing, transportation demand, and other information. This data would help establish a baseline understanding for collaborative and ongoing efforts on tourism management. This effort should also include a commitment to regular facilitated meetings of representatives of all sectors (municipal, residential, business, institutional, etc.) to engage in tourism management in a mutually beneficial way, and regular communications to the public on the status of this initiative and any action being taken.

It may also be beneficial for Bar Harbor to develop an economic development strategy that is informed by this tourism management initiative. This strategy could help balance various competing interests including tourism sectors and the hospitality industry different fishing interests, the medical community, and not-for-profit research and educational organizations.



Key Concept
Who Pays?

The Amenity Trap Report released by Headwaters Economics states that many “infrastructure needs are driven by visitors, but costs are borne by residents.” This appears to be the case in Bar Harbor where residents are maintaining infrastructure and services that are greater than what is needed for the local population. This is a documented mismatch that should be addressed over the coming decade by aligning local tax and fee structures to capture revenue equitably. This is a top challenge for local governments like Bar Harbor that are amenity destinations.

Unaddressed infrastructure and service shortfalls can deepen tensions between locals and visitors. Unique among amenity communities like Bar Harbor is the need to provide services for visitors, who far outnumber residents, while also conserving the amenities that are supporting the community. Some local governments in this situation have found that they suffer from legacies of dependence on a single economic sector and mismatched revenue. In many places, state policies also hamstring local government options.

See https://headwaterseconomics.org/wp-content/uploads/2023HE-Amenity-Report-R3b-LOWRES.pdf for more context, case studies, and potential tools.

Focus Area for Future Action

Labor and Housing Solutions

All sectors need to work together to address and fund solutions to the labor and housing related shortages in Bar Harbor through the creation of housing units, infrastructure improvements, and transportation solutions.

While these topics are also regional issues, and Bar Harbor should continue to work with established partners at that scale, local action needs to be taken as well. These actions may include:

- Assigning coordination responsibility and funding for a staff person or entity;
- Identifying new mechanisms to finance investments in public infrastructure, services, and housing solutions that support the local economy;
- Establishing a Capital Improvement District in the Downtown and possibly in other mixed use village areas, and
- Supporting the creation of a Downtown Master Plan and a companion Transportation Plan for the Downtown and villages.





Key Concept

Infrastructure and Financing Tools

Local businesses require infrastructure and services to support them and their customers. In a community like Bar Harbor that has a high rate of visitation and greater demand of services, the property taxes collected are insufficient to deliver the infrastructure and services needed. The town tools below have been identified as possible solutions that need more research and consideration locally.

CAPITAL IMPROVEMENT DISTRICTS (CID)

CIDs Are used to collect fees that the Town can then use to fund activities in that area of the community. Each existing property is assessed equally to generate this revenue. The revenue collected is then used to pay for physical improvements such as sidewalks, lighting, plantings, and increases in water and sewer infrastructure or expanded municipal services. The revenue could also be used to fund marketing or public information efforts, and signature events within the district.

TAX INCREMENT FINANCING (TIF) DISTRICTS

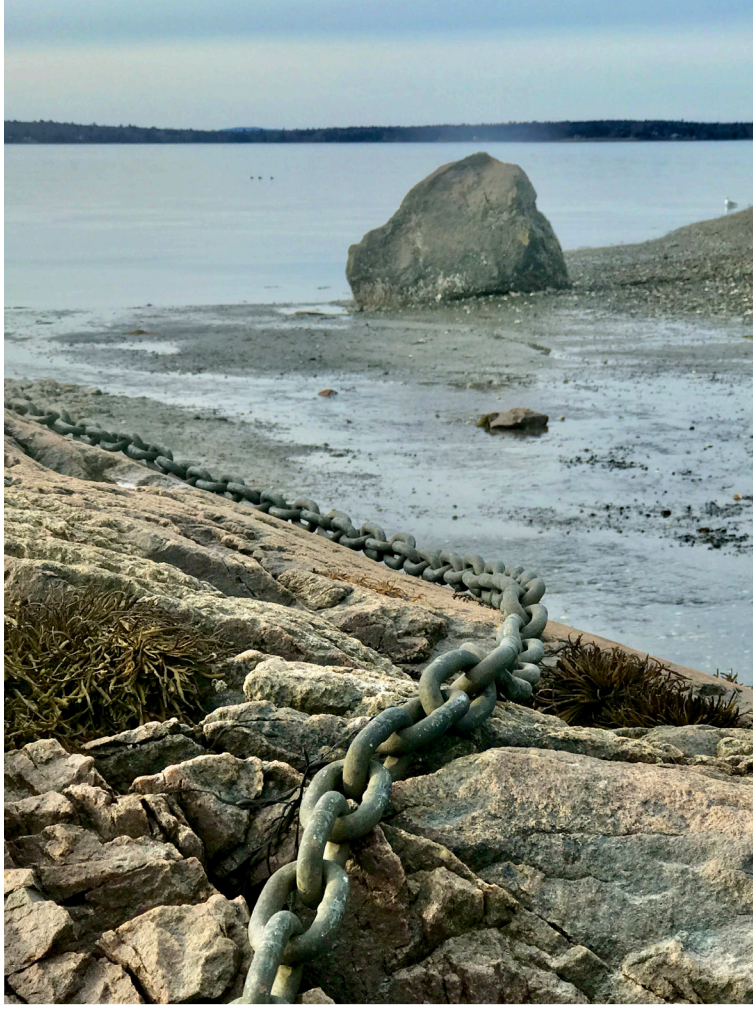
TIF Districts are a flexible finance tool used by municipalities to leverage the value of and property taxes generated by new development projects within a defined geographic area. This type of program is locally adopted and managed. The municipality defines the district area, determines the amount of new taxes to be captured, sets the term (up to 30 years), and identifies the allowable projects that can be funded. Once this tool has been adopted all new projects in the designated district will provide a percent of the new property taxes they generate to fund the projects needed. This tool is used in many municipalities to fund infrastructure improvements that support the local economy.

Focus Area for Future Action

Waterfront Access

As a coastal community, Bar Harbor should work to retain, acquire, and expand opportunities for water access that are critical for a working waterfront, water-dependent uses and businesses, and residents and visitors.

As part of this effort, the harbor should be managed as a dynamic shared resource that meets the needs for commercial fishing, recreational boating, cruise lines, whale watch operators, and other users. This arrangement could include the establishment of additional moorings, reorganization of the mooring field, and improved access to moorings while ensuring that water-dependent uses and businesses are being served. Efforts to fund and improve the ferry terminal as a significant transportation resource are also a priority. The quality of these marine waters and their associated habitats are also critically important and will require ongoing monitoring and management.





Regulatory Revisions



Zoning ordinances regulate the land uses, pattern, and appearance of development in Bar Harbor. The ordinance delineates zoning districts and identifies dimensional regulations, use requirements, and other regulations to guide development. Smart, inclusive zoning supports the community's goals for housing, economic development, social cohesion, and environmental protection. The complexity found in Bar Harbor's existing regulations is an effort to address the wide array of issues the community faces, the overall development pressure in the town, and the desire of residents to retain the community's distinct character. However, with more than **40 unique zoning districts** that have evolved over time, many of the existing land use regulations will no longer provide adequate guidance and direction toward the town's vision. For this reason, regulatory revisions have surfaced in Bar Harbor as a near term priority and a central theme of Bar Harbor 2035.

Regulatory Issues

With a clear Vision and Future Land Use Strategy outlined in Bar Harbor 2035, there is an opportunity to simplify the regulations so they are easier to understand and more user friendly.

This opportunity should results in regulations that:

- Recognize the limited land available for development;
- Reinforce and implement the Vision and Future Land Use Strategy;
- Clarify the preferred character, pattern, and density of development by area;
- Recognize the need for infrastructure investments that support these preferred patterns of development;
- Address housing, transportation, and other critical community needs identified in Bar Harbor 2035; and
- Acknowledge the cost implications, inefficiencies, and visual impacts of sprawling development.



If the Vision and Future Land Use Strategy presented in Bar Harbor 2035 reflect what the community would like to see in the future, this goal must also be reflected in the land use regulations that will guide the many applications and incremental changes ahead. This revision will require a high level of communication, collaboration, and compromise across a diverse set of partners to do this work well and in a timely fashion.

The review and approval process that land use regulations, specifically zoning ordinances, provide is intended to clearly inform and guide applicants by informing them of what is permitted on their property and the steps needed to seek permission to proceed. Bar Harbor could create a more user friendly, visual, and predictable regulatory process while still setting important required standards that applicants must meet. The intent is to clearly communicate what is expected and then to guide future development and redevelopment projects toward the same end goals that Bar Harbor 2035 includes.

This change can be accomplished by:

- Implementing the regulatory actions and revisions suggested in this Comprehensive Plan,
- Ensuring that land uses and the many parcels in Bar Harbor are regulated in accordance with the vision and future land use strategy in this Comprehensive Plan,
- Setting clear understandable standards for development and redevelopment projects, and
- Continuing to promote public safety, health, and welfare in town.

What Did Residents and Others Say About Bar Harbor's Existing Zoning?

Overall, community members who participated in the Bar Harbor 2035 planning process indicated that the town's zoning should be less complicated, streamlined, and more aligned with the town's vision.

Many community members did not feel that Bar Harbor's existing zoning effectively guided development activity in town. Some stated that current zoning standards discourage desired development, allow for loopholes for undesired development, and in some cases, are contradictory to the goals they're meant to achieve.

Many community members noted that regulations should support infill and multi-unit development and increased density strategically within certain areas of town better equipped for growth, and also balance this with maintaining or creating open and green space. Many also expressed desire for simplified zoning language and zoning district designations to promote a simpler process for developers and property owners so that residents can better understand the zoning requirements.

Increasing housing diversity and supporting housing creation is a distinct goal of Bar Harbor 2035. Many community members would like to see future zoning that encourages year-round, worker housing development.

Many community members expressed a desire for rural zones to stay rural and mentioned concerns related to accommodating future development, availability of infrastructure, and pressure on soil and on water quality and quantity.

"I think we are missing opportunities because [Bar Harbor's zoning] is too complicated. So many zones for a tiny area. "

-2022 Fall Forum Participant

"I think we need fewer zoning districts...and better enforcement."

-2022 Fall Forum Participant

Looking Forward



This level of regulatory review and revision will require a strong commitment by local decision makers, property owners, residents, and business owners alike during the implementation of Bar Harbor 2035.

Crafting and adopting effective regulatory tools in a timely fashion is not a small feat. This process will likely involve both staff and outside professional support at key times to ensure it is transparent, informative, engaging, and results in regulatory standards that residents understand, support, and will adopt. Without this level of commitment, it is unlikely that the vision and future land use strategy outlined in Bar Harbor 2035 can be realized. However, Bar Harbor 2035 is possible with a continued commitment by all sectors of the community working together. This work is an exciting prospect and an opportunity to pull the community together to tackle the challenges before them and determine the town's destiny collaboratively. The stakes are very high for everyone.

The implementation efforts required to bring this initiative forward and make the future land use strategy a reality include:

- **Completion of a policy and regulatory audit of Bar Harbor's existing land use regulations against the adopted Comprehensive Plan;**
- **Researching and developing regulatory provisions that address the creation of needed housing units; and**
- **Ensuring Bar Harbor's natural and cultural resources are considered and protected by performance standards in the regulations.**

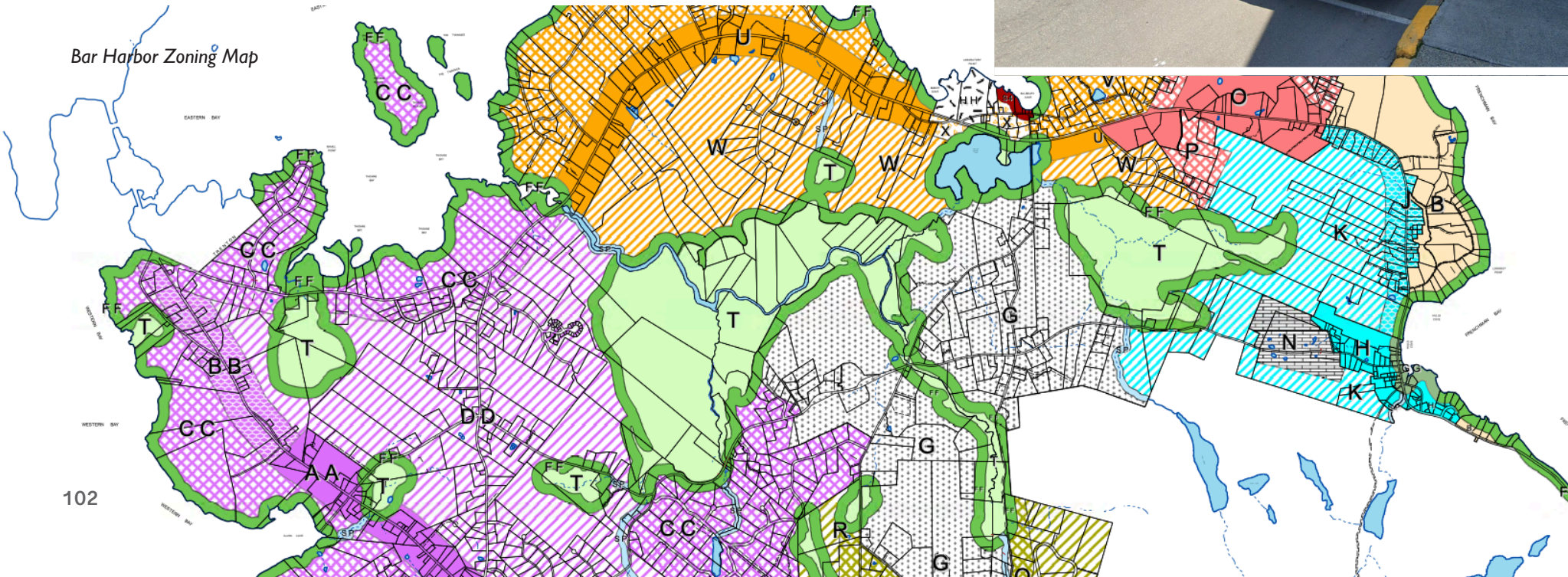
Focus Area for Future Action

Policy and Regulatory Audit

An important first step toward regulatory revisions for Bar Harbor is the completion of a policy and regulatory audit.

This includes a careful review of Bar Harbor's existing land use regulations against the adopted Comprehensive Plan's Vision, Future Land Use Strategy, and implementation actions. This process will clearly identify any disconnects and inconsistencies that must be addressed through regulatory amendments over the coming years. This process will help to identify how best to reduce the overall number of zoning districts. It is also an opportunity to consider how new regulatory approaches could better serve the town and future applications while working toward the vision articulated in Bar Harbor 2035. Without this investment early on it is challenging to align the Comprehensive Plan and the land use regulations that guide and direct development activity.





Key Concept
Form-Based Code

Bar Harbor's existing zoning regulations are an example of Euclidean Zoning which has been the default approach in many communities since zoning was initially adopted. Euclidean zoning is focused primarily on the separation of uses into specific districts, whereas form based codes stress the importance of mixed-use areas and focus on the placement, mass, and relationship of the buildings to each other and the shared public way. Because form based codes are prescriptive (they state what the town wants), rather than proscriptive (what the town does not want), form based codes can often achieve a more predictable physical result. This type of regulatory framework is envisioned for the Downtown area and other Growth Areas.

Form based codes are one of the more effective land use tools for shaping pedestrian-scaled, mixed use, and active village and town centers. This regulatory approach was developed as a direct response to increasing sprawl development. Form based codes are also a context-sensitive approach to land use regulations. They recognize that the existing character and pattern of development and the adopted standards are based on an inventory of the area. The regulations and standards in form based codes are presented in words, clearly drawn diagrams, and other visuals. As a result, they are typically more concise and user friendly, communicating concepts like density clearly to the user. The standards are based on a local regulating plan that designates the appropriate form, scale, and character of development, rather than merely distinctions in land-use types and fixed dimensional standards. Form based codes are regulatory, not advisory, making them different and more dynamic than design guidelines. They also enable incremental growth and infill development more successfully, resulting in less reliability on one developer to implement the vision for a compact, pedestrian oriented, and active environment. A nice resource and example for Bar Harbor is A Framework for Form-Based Codes on Cape Cod.



Focus Area for Future Action
Housing Provisions

Regulatory revisions in Bar Harbor should be closely related to the documented need for a variety of housing solutions.

The research and regulation development associated with this action should address the creation of year-round housing units, reduce zoning related barriers to housing development, direct new housing development to locations informed by the Future Land Use Strategy, and provide zoning incentives for the creation of workforce housing. This process may also include developing new regulatory provisions for the construction of tiny houses, cottage developments, co-housing opportunities, conservation subdivisions, townhouses, small apartments, and other types of homes that serve the changing needs and demographics of the population and match the Future Land Use Strategy.

The feasibility of adopting Inclusionary Zoning in Bar Harbor has also been identified as a strategy to further evaluate. This adoption should include consideration of how to tailor the policy to Bar Harbor's local market conditions, and where the policy would be applied in the town to generate the types of affordable homes that are needed most. The creation of pre-approved building plans for Accessory Dwelling Units and other types of desired housing should also be considered. This type of strategy would also help incentivize the construction of new housing units that meet the identified local needs in the most appropriate locations.





Key Concept

Housing Supply Accelerator Playbook

In cities, towns and villages across the nation, local leaders are facing a pressing challenge: a shortage of nearly four million housing units. The impacts of this shortage—felt keenly by residents, community leaders, community planners and businesses alike—include low rates of housing vacancies/availability, escalating rents, soaring home purchase prices, workforce shortages, and more. Research has also shown that housing supply is not growing proportional to demand, exacerbating affordability gaps for lower-income households. This issue has been documented in a new resource, the Housing Supply Accelerator Playbook published in 2024 by the American Planning Association (APA) and the National League of Cities (NLC). This challenge is also present in Bar Harbor and regulatory revisions will play a major role in addressing the housing supply shortage locally.

WHAT IS HOUSING SUPPLY?

APA and the NLC are advocating for a future where all communities have a supply of housing options that are diverse, attainable and equitable. Addressing housing supply shortages will require a multifaceted approach that includes expanding, preserving and improving local housing supply.

- **EXPANDING:** Expansion entails the production of new housing units across various types to meet the local demand for housing effectively.
- **PRESERVING:** Preservation entails safeguarding existing housing stock, thereby preventing the loss of affordability and deterioration in quality. This facet includes the preservation and adaptive reuse of historic buildings for residential use.
- **IMPROVING:** Improvement focuses on enhancing the quality, safety and livability of existing housing stock, ensuring that it meets the needs of residents effectively.

A key strategy for accomplishing this vision is the adoption of transparent, predictable, and flexible local regulations.

Focus Area for Future Action

Natural and Cultural Resource Protection

This community desire will require that Bar Harbor's resources are protected through sound land use policy and regulations.

This need is a recognition that:

- Limited land is available for future development;
- Sprawl has cost, climate, and visual impact implications; and
- Bar Harbor's identity and role as an Amenity Community is shaped by its resources and assets.

Creating and adopting performance standards within the land use regulations will provide a way to address the context and specific needs of the Downtown/Village Growth Centers and the Rural Areas of the community. This task is easier in areas that switch to a form-based code as it is inherently part of that regulatory approach, but many good examples also exist for the use of performance standards through traditional Euclidean zoning in rural areas. These adopted standards can be used to strategically inform applicants and landowners and guide new development activity while minimizing impacts on the town's natural and cultural resources.

This initiative should also include requirements in the zoning to cluster new development, which will reduce infrastructure costs and ensure that large areas, especially core habitat, remain intact. It would also be beneficial to review the effectiveness of existing natural resource related regulations to determine if they are still effective tools in Bar Harbor, or if a different standard could be used to accomplish the intended goal. This step could include a review of all required shoreline/wetland setbacks and other strategies intended to reduce nitrate loading, and consideration of new strategies to monitor, enforce, or incentivize septic system maintenance.









Key Concept

The Cost of Sprawl

It is well documented that sprawling development patterns create economic burdens and liabilities that exceed any perceived benefits. Sprawl development is often low density, automobile dependent, and has a seemingly endless outward expansion that consumes available natural and community resources. In contrast to sprawl, smart growth strategies can enhance the economic vitality and efficiency of a community.

The measured economic costs of sprawl often include increased travel time and expense; decreased economic vitality of downtown and village centers; loss of natural resources; loss of landscapes that support tourism and wildlife; increased tax burdens due to expanded infrastructure for low density development; health impacts; and many other issues.

Given Bar Harbor's limited land area for development, small population size, high rate of visitation, and role as an amenity community, there is no room for sprawl development patterns and their inefficiencies.













BAR HARBOR 2035
IMPLEMENTATION

Introduction

The Implementation Section for Bar Harbor 2035 is how the vision, future land use strategy, and aspirations of the Comprehensive Plan become reality. Everyone plays a role in the implementation of Bar Harbor 2035.

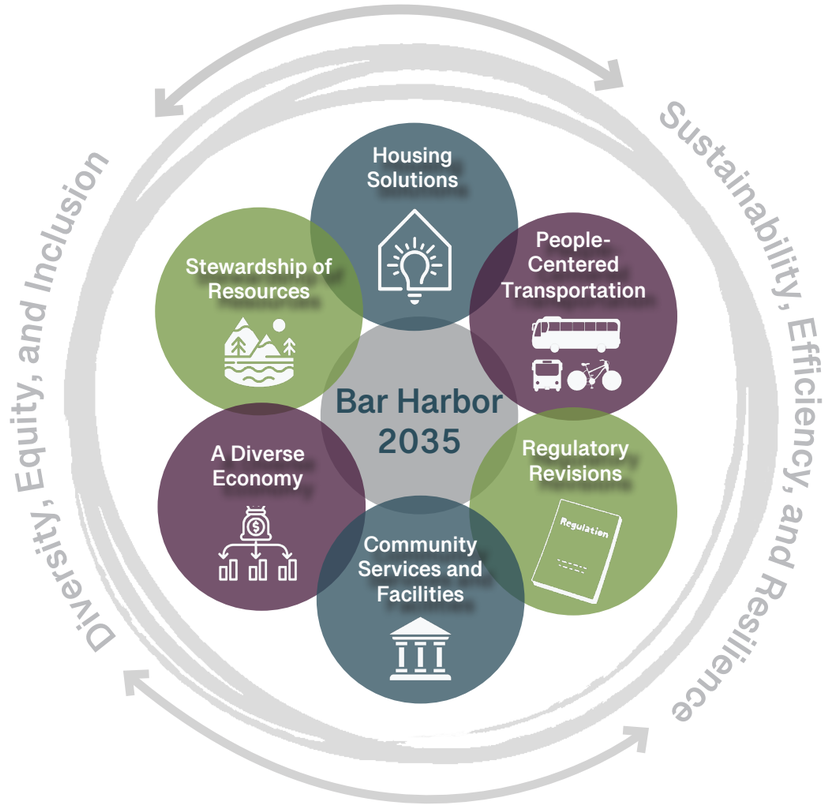
This section includes a set of general actions designed to guide the implementation process, and many actions organized by planning theme that will guide changes to the town's land use regulations, capital investments, and other initiatives. These actions were developed over many months and were directly informed by public feedback, conversations with town boards and committees, staff input, and guidance from the Comprehensive Planning Committee. They were vetted with the public in several community meetings and refined based on the feedback received.

Organization of the Matrix

The Implementation Matrix includes detailed information about each action and corresponding planning themes.

Some actions are standalone, while other actions articulate an overarching concept with more specific steps or ideas bundled underneath. Together, those specific ideas collectively work to achieve the overarching concept. The actions reference a variety of community planning terms and concepts. These are defined within the Planning Themes. The Matrix includes the following categories:

- **Cross-Themes:** While each action is assigned to a planning theme, many are achieving objectives related to other themes as well. To illustrate how actions overlap, cross-themes are identified. For example, a housing action might also work towards economic goals and promote stewardship of resources. Themes are identified by the following abbreviations:
  - H = Housing Solutions
  - S = Stewardship of Resources
  - T = People-Centered Transportation
  - C = Community Facilities and Services
  - D = A Diverse Economy
  - R = Regulatory Revisions
- **Level of Priority:** To help prioritize action, a level of priority is assigned to each action (and re-evaluated on an annual basis) to ensure that town efforts are most efficient, and the many issues Bar Harbor is facing are tackled in a strategic way. Priority levels include:



  - High = most important work to accomplish in the near-term
  - Medium = needs to be accomplished, but not the highest actions on the list
  - Low = can happen at any point, less pressing overall
- **Responsible Party(ies):** To support and track implementation, the likely responsible party (or parties) are identified.
- **Potential Partners:** Many actions require the support of partners throughout the community and region, and these are identified in this column.
- **Status of Action:** To track the progress of implementation, a place to record the status of actions is included in the matrix. Status of actions include:
  - In progress
  - Ongoing
  - Complete

The implementation table will be maintained and overseen by the Town's Planning Department. It will also be publicly available on the town's website and the status of actions will be updated on an annual basis.

General Actions

General actions are those that keep the implementation process of the Bar Harbor 2035 Comprehensive Plan moving along and alive.

They are meant to guide the implementation process and support the completion of the many actions Bar Harbor is aiming to accomplish. These actions will be spearheaded by the Town's Planning Department, and should be institutionalized as part of the Department's annual activity to ensure momentum and transparency during implementation of Bar Harbor 2035.

1. **To guide the implementation of the Comprehensive Plan, Bar Harbor will establish a Comprehensive Plan Implementation Committee** that meets, at a minimum, twice throughout the calendar year. This committee which may be composed of Board/Committee Chairs, department heads, or their designees will prioritize and coordinate the completion of implementation actions outlined in the Plan to ensure implementation action items are being worked on by the appropriate parties. A Comprehensive Plan Implementation Committee also monitors progress towards vision and future land use strategy in the Comprehensive Plan. Example Implementation Committee responsibilities include:
    a. Prioritize action items to work on annually.
    b. Serve as a liaison with town boards and committees that have a role in implementing the Comprehensive Plan.
    c. Assist the various responsible parties in understanding how the Comprehensive Plan integrates with their existing priorities to enable these parties to advance their own goals while simultaneously advancing the goals of the Comprehensive Plan.
    d. Identify both successful strategies and barriers to progress.
    e. Be responsible for public education about the Comprehensive Plan implementation process.
    f. Provide a report annually to the Town Council and Town Meeting.

2. **Coordinate an annual end-of-year joint meeting** of all boards, committees, and local officials in Bar Harbor that are active partners in the implementation of the Comprehensive Plan to evaluate progress from the past year and plan for the upcoming year.

3. **Regularly report on the progress of the 2035 Comprehensive Plan** to the public through media channels, the town's email lists, a newsletter, and through the town's website.

4. **Ensure the Town's Planning Department serves the role of "tracker" to document progress and the completion of specific action item**s in a master implementation table that includes detailed information including responsible party, potential partners, and level of priority. This will ensure consistency and accountability over the coming years.



#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
1. Housing Solutions											
1.1	**Develop housing targets and track progress. This could include:**				✓	✓	✓				
1.1A	Create a housing working group or committee in Bar Harbor comprised of town staff, elected and appointed leaders, businesses and anchor institutions, developers, homeowners, renters, and others who have an interest in housing outcomes in the town. Meet quarterly throughout the year to discuss housing policies and programs, zoning changes, incentives, and how to increase the availability of housing in Bar Harbor through creative partnerships.				✓	✓	✓				
1.1B	Create a Municipal Data Dashboard that is regularly updated to provide information on Bar Harbor's housing supply, housing demand, resident population, workforce population, visitation, and other metrics. The purpose of this initiative is to ensure that efforts, actions, and initiatives are producing the intended and needed results.				✓	✓	✓				
1.1C	Document approved housing projects, track them, and ensure the affordability of designated units over time.				✓		✓				
1.1D	Create definitions for the many types of long-term rentals that are permitted so they can be documented and incentivized.						✓				
1.1E	Identify price points, income targets, numbers of bedrooms, mortgage and rent affordability gaps, etc. for the number of rental units and homes needed to meet projected demands.					✓					
1.1F	Identify other desired targets such as the annual increase in housing stock, % of employees who live where they work, % of deed restricted housing for year-round residents, % of employer-owned dwelling units, and % of year-round-occupied housing units.					✓					
1.1G	Track progress on the Housing Policy Framework and update it as needed.										
1.1H	Create a housing webpage so the public can easily access information on the town's housing efforts along with other housing related information.				✓						
1.2	**Investigate potential housing policies, programs, and incentives that help to maintain the existing year-round housing stock. This may include the following types of strategies:**										
1.2A	Investigate potential property tax abatement programs for existing residents to encourage them to remain year-round residents by making it more affordable for them to live here.				✓	✓					
1.2B	Consider removing inspection fees and permit fees for certain types of housing. This could be reserved for developments with certain percentage of affordable housing or specific types of housing that are most needed.				✓		✓				
1.2C	Consider a town program that offers incentives to owners of existing seasonally occupied dwelling units if they transition the use of their dwelling unit into a year-round rental unit.				✓						
1.2D	Consider a new local program to acquire deed restrictions to convert existing market-rate homes to affordable homes. This is a method to preserve the existing housing stock as year-round affordable rental and ownership housing.				✓	✓					
1.2E	Promote and expand existing programs and uses to encourage businesses to build new units for their seasonal workforce rather than buying year-round dwelling units.				✓	✓	✓				
1.2F	Monitor short term rental trends in residential neighborhoods to inform future policy decisions, and take appropriate policy actions as necessary to achieve goals.				✓	✓	✓				
1.3	**Investigate potential housing policies, programs, and incentives that increase available housing in Bar Harbor. This may include the following types of strategies:**										
1.3A	Encourage the creation of year-round rental units through regulatory and non-regulatory approaches.				✓		✓				

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
1.3A	Educate the public on home sharing opportunities and programs.				✓						
1.3B	Work with businesses and institutions to create seasonal and year-round housing. This may require expanding existing programs and developing new programs, and promoting housing opportunities to businesses (new uses, ordinance amendments, etc.). Major employers and developers will benefit from easy access to relevant information, targeted incentives, and local funding resources tailored to meet community needs.				✓	✓					
1.3C	Create a land acquisition fund that could acquire properties, deed restrict them, and sell or turn them over to a non-profit, housing trust, or private developer to operate and manage. Potentially partner with the Housing Authority, Island Housing Trust, or a private developer to manage these new units.				✓						
1.3D	Take a leadership role in the development of the Acadia National Park (ANP) Town Hill parcel.				✓						
1.3E	Assist the YWCA with the development of the Hamilton Station parcel.				✓						
1.3F	Identify ways to stimulate the creation of housing on vacant, underutilized, and town-owned parcels.				✓	✓					
1.4	**Research, develop, and implement funding mechanisms to help capitalize on housing solutions.**										
1.4A	Consider strategies such as the taxing of real estate transfers, and target any funds generated to subsidize housing opportunities.				✓	✓					
1.4B	Secure a municipal housing bond to capitalize on potential housing projects, land acquisition for housing, subsidization of loans, and other investments in Bar Harbor's housing supply.				✓	✓					
1.4C	Adopt a Tax Increment Financing (TIF) program/policy for housing in specific locations.				✓		✓				
1.4D	Explore ways to help encourage the creation of more housing including creative financing.					✓					
1.5	**Collaborate with regional partners to support and build on each other's efforts to increase the housing stock.**										
1.5A	Ensure a strong partnership with the housing authority to develop new housing units.				✓						
1.5B	Engage with development professionals, realtors, financial institutions, and others to understand the potential impacts of certain initiatives and incentives.				✓	✓					
1.5C	Collaborate with others across Mount Desert Island on the implementation of the actions identified at the 2023 MDI Housing Solutions Summit, at future Summits, and through related efforts that come out of the MDI Housing Solutions Initiative, to create a balanced housing market that provides housing options affordable to all incomes.				✓	✓					
1.5D	Work with housing partners to change attitudes towards increased housing production, housing variety, density, and affordability to "Yes In My Backyard."				✓	✓					

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
1.5E	Work with the Acadia Region partners to develop a region-wide approach to identify, assess, and develop solutions to housing, transportation, workforce development, economic diversity, and sustainable visitation/tourism. This should include representatives of the Acadia Region (Mount Desert, Southwest Harbor, Tremont, Trenton, Ellsworth, and Lamoine), Hancock County Planning Commission, MDI & Ellsworth Housing Authorities, Island Housing Trust, Maine Coast Heritage Trust, Downeast Partners, and others.				✓	✓					
2. Stewardship of Resources											
2.1	**Encourage voluntary protection of important natural, scenic, and cultural resources by:**										
2.1A	Pursuing strategic conservation of remaining critical ecosystems that are not protected, and the lands and shorelines that provide protection from the impacts of climate change. Prioritize conservation in Acadia East and Taunton Bay – the two identified focus areas of statewide ecological significance. Lands which sequester carbon should also be prioritized. Coordinate with regional efforts, and continue to coordinate with state and local agencies.					✓					
2.1B	Prioritizing protection of land with Prime Farmland soils and soils of statewide importance while balancing this need with other identified needs including the creation of additional housing. Consider options such as the Maine Farm Link program through the Maine Farmland Trust to support existing and new farm operations.	✓									
2.1C	Working with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks.				✓	✓					
2.1D	Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.					✓					
2.1E	Develop a viewshed protection plan to include goals and objectives before developing regulations and standards. This includes working to identify and agree on the viewsheds that are to be protected. This includes protecting the scenic approaches to the villages and the Acadia Scenic Byway.					✓					
2.1F	Work toward greater dark sky compliant lighting throughout the community. This could be informed by a review of the land use ordinance to identify ways to increase compliance with standards or objectives provided by the International Dark Sky Association.						✓				
2.1G	Preserving and maintaining significant habitats by preserving undeveloped parcels and maintaining/increasing connectivity between habitats. To accomplish this:				✓	✓	✓				
2.1H	Encourage local landowners to consider conservation easements with local conservation groups (Acadia National Park, Maine Coast Heritage Trust, etc.) if they are interested in pursuing long term preservation of their property. Consider protecting critical natural resources with willing sellers, distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.				✓	✓	✓				
2.1I	Take advantage of the Current Use program and Open Space Tax Laws, land valuation, and incentives to adjust property values based on open space.				✓	✓	✓				
2.1J	Encourage the conservation of large, undeveloped blocks of at least 100 acres and un-fragmented forest blocks of at least 200 acres through the use of tax incentives, such as the Tree Growth and Open Space Tax Program.				✓	✓	✓				

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
2.2	**Work with public and private partners to extend and maintain a network of trails, and connect with regional trail systems where possible.**			✓		✓					
2.3	**Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property, including land and shorelines. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.**				✓	✓					
2.4	**Ensure equitable access to Bar Harbor's publicly accessible natural areas, while considering carrying capacity and overuse issues where necessary. While Bar Harbor is further along on this because of the presence of Acadia National Park and other protected lands, the town should work to make signage and facilities accessible to a broad range of users including recreational, commercial, and residential uses (language, universal access, etc.)**				✓						
2.5	**Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary, plan for, a comprehensive community survey of the community's historic and archaeological resources including historic buildings and shoreline infrastructure. This effort should inform the regulatory changes.**	✓			✓		✓				
2.6	**Encourage the preservation of historic properties, buildings, and shoreline infrastructure through outreach and engagement.**					✓					
2.7	**Encourage owners of National Register listed properties to be included in the Design Review Overlay District.**						✓				
2.8	**Support the goals and actions in the Climate Action Plan (version 2.0) including (paraphrased here, see Climate Action Plan for the full list of goals and actions):**										
2.8A	Achieving 100% renewable electricity for municipal operations by 2026 and across the community by 2030, with a preference for using locally generated renewable power.				✓						
2.8B	Electrifying municipal building heating and cooling systems, and supporting residential and commercial building electrification and efficiency.				✓						
2.8C	Support sustainable transportation through safe, accessible, zero-emissions transportations systems including the electrification of all municipal and school vehicle fleets and a widely used electric vehicle charging network to the greatest extent possible by 2030.			✓							
2.8D	Support sustainable, low-carbon, and resilient land use and development across Bar Harbor.				✓		✓				
2.8E	Minimize and divert waste for residential, commercial, construction, and municipal waste and support local food systems across the Island.	✓			✓	✓					
2.8F	Establish Bar Harbor as a leading green tourism destination and promote climate action as a key component of a sustainable year-round local economy in Bar Harbor.					✓					
2.8G	Raise public awareness of climate adaptation and resilience across the community, and to protect Town and community assets and investments.				✓						
2.8H	Raise awareness and understanding of the climate emergency across the community.				✓						
2.9	**Protect significant surface waters from pollution and improve water quality where needed by limiting runoff of watershed pollutants, limiting development of impervious surfaces, and preventing water contamination from septic systems.**						✓				

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
2.10	**Monitor and report out on the quantity of groundwater that is available. This is especially important in areas like Town Hill that rely on wells for drinking water.**				✓						
2.11	**Protect marine resources and encourage working waterfront needs by:**					✓					
2.11A	Providing information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities.					✓					
2.11B	Encouraging owners of marine businesses and industries to participate in clean marina/ boatyard programs.					✓					
2.11C	Providing sufficient funding for and staffing of the harbormaster and/or harbor commission, and shellfish wardens.				✓						
2.11D	Considering the feasibility of designating Bar Harbor Bay as a federal “no discharge area” and increasing local enforcement capacity.				✓						
2.11E	Performing a follow-up eelgrass survey in Frenchman Bay.										
2.11F	Conduct a study that explores economic, ecological, social and cultural concerns and opportunities surrounding the aquaculture sector and its various species in Frenchman Bay and the Mount Desert Narrows.					✓					
2.11G	Establishing a pump out station at the Ferry Terminal.				✓						
2.11H	Identifying needs for additional recreational and commercial access (which includes parking, boat launches, docking space, fish piers, and swimming access). As well as identifying ways to address those access needs, such as state and federal working waterfront and coastal access programs, other funding opportunities, tax incentives, municipal planning tools, and other mechanism that address recreational and commercial access shortfalls. Work with the Maine Working Waterfront Coalition, land trusts and others to explore tools that support increased access at both private and publicly owned shorelines				✓	✓					
2.11I	Monitoring water quality of Town beaches and coastal waters and continue to participate in the Maine Healthy Beaches Program. Consider developing ordinances and regulations, as appropriate, to address identified water quality issues and protect coastal and marine waters. Work with local research institutions to establish a long-term scientific baseline study of water quality in Frenchman Bay before, during, and after cruise ship visitation.				✓		✓				
2.11J	Support efforts to monitor and conserve local marine ecosystems including current commercially harvested species, eelgrass (and rockweed), emerging native species (warmer -water species with northbound-moving ranges), invasive introduced species, native intertidal communities, and fouling communities.					✓					
2.11K	Reviewing and updating the Shellfish Management Plan as needed.				✓						
2.12	**Monitor the stability and changes in sensitive shoreline habitats that are vulnerable to climate change, including saltmarshes and other wetland, eelgrass beds, bluffs, beaches, and other shoreline vulnerable to degradation due to sea level rise, changing sea-ice, and changing perturbation due to introduced species. Use this information to identify and pursue the actions needed.**				✓						

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
2.13	**Encourage landowners to voluntarily protect water quality using resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.**				✓						
2.14	**Adopt and monitor water quality protection practices and standards for construction, the maintenance of public and private roads, and public properties. Require their implementation by contractors, owners, and community officials and employees. The Town should also:**				✓	✓	✓				
2.14A	Provide educational materials at appropriate locations regarding aquatic invasive species.				✓		✓				
2.14B	Continue funding water quality testing and participate in local and regional efforts to monitor water quality.				✓		✓				
2.14C	Assess the impacts of shoreline development on both freshwater and saltwater.					✓					
2.15	**Identify and preserve freshwater habitat by:**										
2.15A	Monitor and protect significant vernal pools.				✓		✓				
2.15B	Educate landowners about wetland protection requirements and distributing this information with building permit application packets.				✓						
2.15C	Recommend to the State that the wetland protection evaluation be integrated into the onsite wastewater disposal process to enable the Town to map wetland locations and review development near wetlands.				✓		✓				
2.15D	Educate residential landowners on practices to protect watersheds including a campaign to encourage regular septic system maintenance and information on household cleaning products, pesticides, and fertilizer. Consider subsurface wastewater maintenance reimbursement and assistance comparable to what is available in Mount Desert for landowners that participate.				✓						
2.16	**Collaborate with other communities on Mount Desert Island on regional planning, management, and regulatory efforts regarding shared critical resources. This should include:**				✓	✓	✓				
2.16A	Working with neighboring communities on Mount Desert Island to protect water resources.				✓	✓	✓				
2.16B	Working with the communities of Frenchman's Bay, Blue Hill Bay, and Otter Creek, and Acadia National Park to protect the water quality and habitats of the bays and inlets and from marine and shore-based activities. Support regional harbor and bay management plans.				✓	✓					

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
3. People-Centered Transportation											
3.1	**Adopt a complete streets framework that will guide the design and construction of transportation related infrastructure in Bar Harbor. This strategy should include:**										
3.1A	Adopt a Complete Streets Policy that is consistence with Maine Department of Transportation's Policy.				✓	✓	✓				
3.1B	Develop multi-modal design standards to guide the design and construction of transportation related infrastructure.				✓	✓	✓				
3.1C	Investing in Complete Street infrastructure within the Downtown and Village Growth areas, and along the transportation corridors that connect these mixed-use areas to ensure equitable and sustainable transportation alternatives. This might include sidewalks, bicycle lanes, crosswalks, and shared use paths along with supporting infrastructure such as street trees, bus shelters, and bicycle racks.		✓		✓	✓					
3.1D	Plan and design to build and modify streets that will enable safe access for all users, including pedestrians, bicyclists, motorists, etc. There should be a focus on connectivity and consideration given to all modes of transportation. Especially the transportation needs of children and those without access to a vehicle.				✓	✓					
3.1E	Consider prioritizing investments that improve pedestrian, bicycle, and vehicle safety and the functional area of intersections. This should include but not be limited to the intersections of Mt Desert and Main Street, West Street and Route 3, and others.				✓						
3.1F	Incorporate placemaking practices into the transportation infrastructure design process. This will allow the town to test design solutions and engage the community in the process before designs are finalized and construction begins.				✓						
3.1G	Identify existing parking and traffic congestion issues in the downtown and other locations, and work to address these transportation challenges with infrastructure improvements and policy changes. This should include the development and updating of a prioritized improvement, maintenance, and repair plan for the community's transportation network.				✓	✓					
3.1H	Work toward a Vision Zero-type strategy and additional wayfinding to decrease traffic fatalities and severe injuries, while providing safe, healthy, equitable mobility for all.				✓	✓					
3.1I	Address line of site issues along existing roadways this should include in town locations and outlying areas where the geometry, tree growth, utility poles and signage are incompatible with traffic speed.				✓						
3.1J	Evaluate the potential benefits and impacts of pedestrian only access to some areas of the community (existing streets, the Pier, etc.) at certain times. This could be trialed as a pilot "Open Streets" project.					✓					
3.2	**Expand electric vehicle charging infrastructure on municipal properties, and through local regulation changes. This could include electric bicycle charging stations in the downtown and other key locations.**				✓		✓				

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
3.3	**Maintain, enact, or amend local ordinances as appropriate to address or avoid conflicts with:** • **Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73);** • **State access management regulations pursuant to 23 M.R.S.A. §704; and** • **State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.**						✓				
3.4	**Maintain, enact, or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.**						✓				
3.5	**Research the potential for abatements for road association costs handled by residents on private roads, to facilitate maintenance, drainage, etc. The intent is to help year-round residents in outlying areas who have limited benefit from town services, and are committed to proper road maintenance.**				✓						
3.6	**Initiate or actively participate in regional and state transportation efforts.**				✓						
3.7A	Coordinate with the National Park Service, Maine Department of Transportation, and other on using parking as a tourism management tool.										
3.7	**Encourage car-pooling and other alternative modes of transportation, including the Island Explorer, to help combat congestion and reduce vehicle emissions. This strategy should include:**		✓			✓					
3.7A	Collaboration with the Acadia Gateway Center (opening in 2025) and its role as a parking and transportation hub				✓	✓					
3.7B	Continue to support the operation and expansion of services by the Island Explorer. Including expanded services for Bar Harbor residents.				✓	✓					
3.7C	Pursue the use of the Ferry Terminal as a transit hub, satellite parking location, parking and/or pedestrian connection		✓		✓	✓					

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
4. Community Facilities and Services											
4.1	**Expand and institutionalize a Community Municipal Asset Management Planning Program to include all municipal structures and utilities. Updated inventories and assessments will enable the community to better anticipate and plan for capacity limitations and needed investments.**		✓	✓							
4.2	**Ensure that adequate time is available for the Department of Public Works and others to complete necessary construction and infrastructure related projects. This needs to be addressed and coordinated to ensure these important projects are implemented while being sensitive to the needs of residents and businesses.**			✓							
4.3	**Continue to plan for critical Capital Improvements including:**										
4.3A	Develop a master plan for town facilities to determine their best use and any needed upgrade, renovation, expansion, or replacement needs.		✓								
4.3B	Invest in Geographic Information System capacity to assist with planning, asset management, benchmarking, etc.	✓	✓	✓							
4.3C	Find new ways to plan for and provide parking that is sensible, effective, and fair.			✓							
4.3D	Renovate the second floor of the municipal building to accommodate additional use by the Town Council and others.										
4.3E	Based on the 2012 space needs analysis of the Police and Fire departments (Fire fly Lane building), expand, and renovate the space and work with the Town of Mount Desert and others to optimize delivery of services.										
4.3F	Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.		✓	✓		✓					
4.3G	Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.										
4.4	**Upgrade wastewater treatment facilities and sewer systems as necessary to minimize pollution, and study potential water and sewer service area expansions. This will help the community better understand what such expansions would require, and their feasibility as critical aspects of implementing the Future Land Use Strategy. This should include:**		✓								
4.4A	Maintaining the federal waiver for water system filtration requirements.		✓								
4.4B	Working with Acadia National Park to maintain the water quality of the town's drinking water supply - Eagle Lake and Bubble Pond – to retain the Environmental Protection Agency drinking water filtration waiver. Threats to the water quality include but are not limited to development in the watershed, aquatic invasive species, phosphorus loading, turbidity, and others. Ensure best management practices for portions of the watershed located within the Town of Bar Harbor. Given that Eagle Lake is the source of drinking water for the Town of Bar Harbor, protection of aquifer recharge areas and public wellheads is not applicable.		✓			✓					
4.4C	Monitor water quality of Eagle Lake and Bubble Pond and manage the watershed.		✓			✓					
4.4D	Invest in maintenance and improvements of the water system as recommended in the Water System Master Plan.		✓			✓					

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
4.4E	Explore expansion opportunities of the public water system outside of the current service areas including converting the seasonal line to a permanent line.		✓			✓					
4.4F	Monitor whether or not there is adequate capacity for treatment using septic systems in the identified growth areas. Where feasible, increase the connection of new development to the sewer system and consider expansion of the sewer system to accommodate additional development density in the areas targeted for new development growth.		✓			✓					
4.4G	Continue to invest in maintenance and improvement of the sewer system as recommended in the updated Combined Sewer Overflow Master Plan, as updated.		✓			✓					
4.4H	Continue to improve the infrastructure used for stormwater treatment, and ensure it is sized to handle larger weather events.		✓			✓					
4.4I	Research funding mechanisms to expand water and sewer infrastructure and services.		✓			✓					
4.5	**Create a Municipal Net Zero Energy Plan to guide Bar Harbor's Efforts to reduce air emissions. At the same time the community should support and incentivize the efforts of residents, landowners, businesses, and institutions to complete energy conservation measures and install renewable energy systems and battery storage systems. These efforts should include opportunities for all regardless of income level, and efforts should be made to involve owners and renters. The new wing being planned for the Jesup Memorial Library is intended to serve as a demonstration site and source of information for other projects in the community. Together these efforts should include completion of the following actions:**	✓	✓	✓	✓	✓					
4.5A	Develop clear environmental objectives and policies to guide all municipal purchasing decisions.		✓								
4.5B	Transition the town's fleet of vehicles to electric where feasible.		✓	✓							
4.5C	Develop an energy efficiency program for existing buildings and utilities including street lights.		✓								
4.5D	Convert existing fossil fuel/wood based heating and cooling systems to electric in all municipal facilities/buildings.		✓								
4.5E	To the greatest extent possible new buildings should be designed and constructed to net zero standards.		✓								
4.5F	Expand the Town's solar energy production and renewable energy purchasing to meet the Town's total energy needs.		✓								
4.5G	Include nature-based solutions and changes to site maintenance on all municipal properties.		✓								
4.5H	Intentionally and pro-actively offer informational and educational campaigns to show residents how to upgrade their home energy systems to run more efficiently and reduce greenhouse gas emissions, on electric mobility options, and how to evaluate and access the various types of rebates, incentives and tax credit programs available at the state and federal levels.		✓	✓							
4.5I	Within Town right-of-way's conduct regular Tree Health Assessment and maintain street trees. Select native species adaptable to climate change for new trees.		✓	✓							

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
4.5J	Commit to a municipal composting program and if possible, expanding this program to include businesses. These efforts will help retain soil nutrients within the community and reduce emissions.	✓	✓								
4.5K	To the greatest extent possible, municipal purchasing should focus on products and services that support energy conservation, waste management, and other sustainable systems.		✓	✓							
4.6	**Work with surrounding communities and organizations to identify opportunities and optimize shared regional services and facilities, as appropriate and cost effective. Existing intermunicipal and shared services agreements should be maintained, and additional opportunities for shared services and procurement should be explored.**		✓			✓					
4.6A	Continue to work cooperatively with the local schools to determine the most efficient and affordable method to deliver a high-quality education to our students.		✓								
4.6B	Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.					✓					
4.6C	Support and work with the YMCA as they provide recreational services for the Town.		✓								
4.7	**Improve wireless and telecommunication services and expand broadband capacity.**	✓		✓		✓					
4.8	**Ensure collaborative and coordinated public safety which includes:**	✓		✓		✓					
4.8A	Continuing to provide Public Safety dispatch services at the local level.										
4.8B	Having the Fire Department and Police Department continue to be a resource for the development and maintenance of emergency operations plans for businesses.					✓					
4.8C	Continuing to investigate opportunities for the coordination of island wide public safety.										
4.9	**Identify alternative source of revenues such as impact fees and other techniques to help maintain or decrease the tax rate. This should include:**					✓					
4.9A	Encourage not-for-profit organizations to increase their payments in lieu of taxes. This could include the creation of an optional funding model for all payments in lieu of taxes.					✓					
4.9B	Create an Economic Development District to fund downtown infrastructure and seasonal municipal facilities and services.			✓		✓					
4.9C	Work with the area and statewide communities, the chambers, the business community, and the state legislature to explore tax options including but not limited to a local or regional option sales tax and property transfer tax, as a supplement to local property taxes to assist in providing the level of services to the tourist industry that is expected of the town.			✓		✓					
4.9D	Seek authority to levy a local/regional option tax. The Town should encourage the state to authorize a local/regional option tax to place the burden of funding tourism-related operational and infrastructure costs on those using and increasing the cost of services.			✓		✓					
4.10	**Assess and review amenity needs in parks and other public spaces and determine if there are areas underserved by pocket parks, playgrounds, and other amenities. This should include:**		✓								
4.10A	Providing services and amenities in public spaces that are in-line with the purpose of the space/park.		✓								
4.10B	Providing comfort stations at town-owned properties such as, but not limited to, Hadley Point and Town Hill.		✓								

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
4.10C	Consider the creation of a Park and Recreation Department to ensure appropriate and efficient delivery of services										
4.10D	Creating a list of recreation needs or developing a recreation plan to meet current and future needs. This should include assigning a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.		✓								
4.11	**Given the changing climate and the storms the community has experienced, efforts should be made to make all existing and future facilities and infrastructure more resilient to these changes. This should include new construction and reconstruction efforts.**			✓			✓				
4.12	**Prioritize clear municipal communications, transparency, and broader representation within local government (staff and volunteers) to ensure diverse perspectives are represented and that barriers to participation are reduced. This may include:**										
4.12A	Encourage and promote communication and coordination between the Town Council, three quasi-judicial boards, committees, commissions, and task forces.										
4.12B	Develop strategies and an overarching approach to enhance municipal communication to residents and other community members regarding town projects, initiatives, and events. This should include examining the town website, newsletter, media channels, and messaging.										
4.12C	Create a campaign to promote civic engagement and a culture of participation in town affairs. This could include increasing the presence of town boards and committee activities, clarifying, and communicating the processes and procedures around public input, and educating residents and property owners about how local government works and how, when, and where their voice can be heard in shaping town policy.										
4.12D	Engage the community, especially traditionally historically underserved populations, about services, programs, and support available and provided by the town and regionally.										
4.12E	Consider allowing participation of non-Bar Harbor residents for certain committees such as the Marine Resource Committee.										

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
5. A Diverse Economy											
5.1	**All sectors need to work together to address and fund solutions to the labor and housing related shortages through the creation of housing units, infrastructure improvements, and transportation solutions.**	✓			✓		✓				
5.1A	To facilitate these economic development related initiatives and effect change, the Town should assign responsibility and provide financial support to a staff person or entity (e.g., local economic development committee, local representative to a regional economic development organization, the community's economic development director, regional economic development initiative, or other).				✓						
5.1B	The community should identify mechanisms to finance public infrastructure and service investments and housing solutions that support the local economy (local tax dollars, creating a tax increment financing district, Community Development Block Grant, other grants, bonding, impact fees, etc.).	✓			✓						
5.1C	Consider establishing a Capital Improvement District in the downtown and possibly in other mixed use village areas. This would allow the town to make capital improvements within the designated district area and then assess the cost to the property owners within the district. These improvements would be restricted to roads, drainage, and water/sewer infrastructure.		✓	✓	✓						
5.1D	Participate in regional economic development planning efforts.				✓						
5.1E	Develop an Economic Development strategy that is informed by the Tourism Management initiative. This strategy should balance competing interests among various tourism sectors and the hospitality industry; among different fishing interests; the medical community; and between the Town's not-for-profit research and education organizations' interest.		✓		✓						
5.1F	Research and consider the adoption of a Tourism Development District which would levy a potential assessment. The funds raised could be used to offset municipal funding for tourism related services and infrastructure.			✓	✓						
5.1G	Work with the Chamber of Commerce, cultural organizations, and the National Park Service to promote sustainable tourism.		✓								
5.1H	Provide incentives for growth of year-round businesses and consider expanding the provisions for home-occupations.						✓				
5.1I	Support investment, implementation, and creation of a Downtown Master Plan, and a companion Transportation Plan for the downtown and villages.	✓		✓			✓				
5.2	**Participate in the creation of a Route 3 Corridor Management Study that includes Ellsworth, Lamoine, Trenton, Bar Harbor, Mount Desert, and Acadia National Park. A Corridor Management Plan is needed to ensure sustainable tourism, successful economic development for existing or emerging businesses, transportation solutions, and a better quality of life.**	✓	✓	✓							
5.3	**Identify relevant data to inform and guide the management of tourism. This could include infrastructure capacity, residential access to services, demands on housing stock, and other information. This effort could become the baseline for collaborative and ongoing efforts on tourism management with other sectors.**	✓	✓		✓						

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
5.4	**Commit to regular facilitated meetings of representatives of all sectors (Municipal, Residential, Business, Institutional, etc.) to engage in tourism management in a mutually beneficial way. This could be based on the identified peak population number, capacity of municipal infrastructure, or other documented factors. The management objectives guiding this effort should include:** • Ensuring tourism management is equitable, it should benefit the whole and be perceived as being fair by most. The benefits must not be limited to one segment of the community. • Ensuring tourism is sustainable for present and future generations, and the community does not lose the very qualities and assets that attract people to live and visit. • Ensuring tourism management is efficient and successful while providing economic and other benefits. • Ensuring tourism is resilient and responds to changing environmental conditions so that the system continues to function when circumstances change.	✓	✓	✓							
5.5	**Retain, expand, and acquire water access for working waterfront, water-dependent uses, businesses, and residents. This should include:**										
5.5A	Providing more moorings through a better organized mooring field(s), and providing equal access to moorings, while ensuring that water-dependent uses and businesses are being served.			✓	✓						
5.5B	Manage the harbor as a shared resource between users such as commercial fishing, recreational boats, cruise lines, kayak companies, whale watch operators, etc.		✓	✓	✓						
5.5C	Continue to set aside parking for commercial fishing.			✓							
5.5D	Continue to develop plans to improve the Ferry Terminal property and identify funding for implementation.			✓	✓						
5.5E	Continue to work with the Coast Guard, pilots, and the National Oceanic and Atmospheric Administration to identify recommended travel routes for larger vessels.			✓							
5.5F	Support efforts to monitor, improve, and manage the Town and region's marine resources industries, including the quality of marine waters and associated habitats. Increase communication around the diverse forms of water quality information, including drinking water and wastewater monitoring, state bacteria tracking in coastal waters, cruise ship monitoring, harmful algal bloom sampling, and microbial source tracking."		✓			✓					
5.6	**Continue to work toward divesting the municipality from fossil fuel interests.**		✓	✓	✓						

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
6. Regulatory Revisions											
6.1	**Complete a Policy and Regulatory Audit of Bar Harbor's existing land use regulations against the adopted Comprehensive Plan's Vision, Future Land use Strategy, and Implementation Actions. This process will identify disconnects and inconsistencies that must be addressed through regulatory amendments over the coming years. This process will also be used to identify how best to reduce the overall number of zoning districts. After completing the Policy and Regulatory Audit, the town should also do the following:**	✓	✓	✓	✓	✓					
6.1A	Engage in the rewriting and formatting of the zoning ordinance to better meet the needs and goals of the community in a user-friendly, readable, simplified style that incorporates visuals.				✓						
6.1B	Consider the development of a Form-Based Code or similar regulatory approach for the Downtown and all mixed-use village areas to clarify the development process and what Bar Harbor desires from developers. This type of zoning provides an opportunity to streamline, help visualize, and clearly communicate the regulatory requirements (including building form, density, site design, architecture, and streetscape) and opportunities to future applicants.	✓	✓		✓	✓					
6.1C	Use the descriptions provided in the Future Land Use Strategy narrative to maintain, enact, or amend local ordinances as appropriate to:										
6.1D	Clearly define the desired scale, intensity, and location of future development and economic development activity;				✓	✓					
6.1E	Establish and/or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and	✓			✓	✓					
6.1F	Clearly define protective measures for critical natural resources and, where applicable, important natural resources.		✓								
6.1G	Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.		✓								
6.1H	Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.			✓	✓	✓					
6.2	**Research and develop regulatory provisions that address the creation of year-round housing units, reduce zoning related barriers to housing development, direct new housing development to locations informed by the future land use strategy, and provide zoning incentives for the creation of workforce housing. This may include:**	✓			✓	✓					
6.2A	Developing new provisions for the construction of tiny houses, cottage developments, co-housing opportunities, conservation subdivisions, townhouses, small apartments, and other types of year-round homes that serve the changing needs and demographics of the population, and match the future land use strategy. At least 10% of the new residential development built during the next decade should qualify as affordable.	✓			✓	✓					
6.2B	Study the feasibility of adopting Inclusionary Zoning in Bar Harbor which should include assessing the financial implications on future development, how to tailor the policy to Bar Harbor's local market conditions, and where the policy would be applied in the town. The policy could also consider in-lieu fees that could be used to offset housing construction costs in other developments or finance other housing programs in Bar Harbor.	✓			✓	✓					

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
6.2C	Adopt zoning changes that build on state legislative initiatives to remove barriers to housing development in Bar Harbor.	✓				✓					
6.2D	Identify and address any constraints to infill and other denser housing alternatives in the areas of the community served by municipal water and sewer while considering the character of these areas. Consider incentives such as density bonuses in these areas to encourage the development of affordable/workforce housing.	✓	✓	✓	✓	✓					
6.2E	Propose ways to simplify the subdivision review process. This may include amendments to approved plans and could incentivize simple subdivisions, e.g. Individual lots.				✓						
6.2F	Propose allowing variations in minimum lot sizes in new subdivisions while maintaining the same number of units per acre by right.	✓	✓								
6.2G	Maintain, enact, or amend ordinances to allow the addition of at least one accessory dwelling unit per residential unit in growth areas, subject to site suitability.	✓									
6.2H	Consider the creation of pre-approved building plans for Accessory Dwelling Units. This would expedite the construction process if allowed by right and only requiring inspections by the building inspector.	✓	✓		✓						
6.2I	Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).	✓									
6.3	**Limited land is available for future development and sprawl has cost, climate, and visual impact implications, and Bar Harbor's identity is shaped by its resources and assets. To address these issues, the Town will create and adopt Performance Standards to address the specific needs of the Downtown/Village Growth Centers and the Rural Areas of the community. These standards will be used to strategically guide new development and minimize impacts on the town's natural and cultural resources. This could include:**		✓								
6.3A	Evaluate the effectiveness of existing natural resource related regulations to determine if they are effective tools, or if a different standard could be used to accomplish the intended goal – examples - shoreline/wetland setbacks and nitrate loading.		✓		✓						
6.3B	Reconsider requirements for large minimum lot sizes that are intended to reduce pollutants from reaching surface waters as they may have limited influence on overall nitrogen export and further, and have unintended consequences for development potential on vacant, developable land. The Town might instead consider:		✓								
6.3C	Identify and enforce maintenance of existing septic systems that may be malfunctioning or failing. This could include mandatory pump-outs via a pump-out ordinance and required septic inspections and performance standards implemented during property transfer above and beyond those required by the State in the coastal zone and along lakes. This could also include subsidies/assistance for septic maintenance.		✓		✓						

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
6.3D	Rather than a blanket minimum lot size requirement, strengthen enforcement of new septic system placement (Article V Private Sewage Disposal, §165-18: §165-21) to focus on protecting sensitive areas, for example as defined in the 2007 Comprehensive Plan as: • Areas on or near dug wells • Recharge zones (the upper third of a watershed) • Areas in close proximity to older wells or deep excavations such as rock quarries • Areas of thin soils), soils with low recharge rates, and other areas where ground or surface water is vulnerable.		✓								
6.3E	Ensure local land use ordinances remain consistent with Maine Stormwater Management regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502), Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in surface waters, and the Maine Pollution Discharge Elimination System Stormwater Program.		✓								
6.4	**Continue to analyze the location and extent of lodging operations in the community, and work to determine how much lodging is needed and desirable. This effort should include the simplifying and clarifying of lodging definitions, and a determination of which zoning districts should accommodate future lodging operations.**				✓	✓					
6.5	**Ensure Bar Harbor's natural resources are protected through sound land use policy and regulations. This includes:**		✓								
6.5A	Continue requiring subdivision and non-residential property developers to look for and identify critical natural resources that may be on site and take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation; require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent Beginning with Habitat maps and information regarding critical natural resources.		✓								
6.5B	Manage nutrient loading and eutrophication in the Northeast Creek drainage in line with current science and studies, and adjust land use policies and regulations as applicable. Recognize available data that can inform this effort, any gaps in data that need to be addressed through new partnerships, and the need for ongoing management.		✓								
6.5C	Preserve high value watershed and water resources by limiting runoff of watershed pollutants (especially nitrogen and phosphorous), and limiting the development of impervious surfaces, especially in outlying districts. This includes:		✓								
6.5D	In growth areas (Downtown, Town Hill, Hulls Cove), balance protecting fresh water resources while allowing for more intensive growth demands, such as through amending the land use ordinance to incorporate low impact development and/or green infrastructure standards where applicable.		✓			✓					

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
6.5E	The Town, developers, and landowners should work to ensure that the open space set aside in new subdivisions is the central design feature around which roads and buildings are organized, using a conservation subdivision strategy. The open space should be contiguous with open space on adjacent properties, incorporate critical natural and cultural resources found on site, and be permanently protected from development. Measures should be taken to prevent roads and other forms of development from dividing the open space into smaller fragments or impacting the identified resources in the future.		✓								
6.5F	Maintain, enact, or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.		✓		✓						
6.5G	Comply with State Shoreland Zoning updates.		✓		✓						
6.5H	Working with the Forest Service and the Soil and Water Conservation district when developing land use regulations relevant to agricultural and forestry.		✓		✓						
6.5I	Minimize non-residential development in rural areas to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.		✓			✓					
6.5J	Permitting land use activities that support agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.		✓			✓					
6.5K	Reviewing/revising existing regulations to adopt Best Management Practices for agricultural activities and definitions of such activities.		✓								
6.6	**Other specific policy and regulatory considerations and changes that have been identified include:**										
6.6A	Improve buffering and screening standards to ensure compatibility between uses.	✓	✓								
6.6B	Include a shade trees requirement in buffering and landscaping standards.		✓								
6.6C	Apply National Fire Protection Association historic standards to historic properties.		✓								
6.6D	Monitor and evaluate the effectiveness and performance of programs and ordinances.				✓						
6.6E	Update the minimum standards for both public and private roads.			✓	✓						
6.6F	Update the Town Council Policy for accepting roads built to town standards.			✓	✓						
6.6G	Adopt an Enhanced 911 ordinance.				✓						
6.6H	Assist businesses in understanding the regulations and local regulatory process.				✓	✓					
6.6I	Review the purpose and make-up of boards, committees, and task forces to ensure meaningful and efficient operations.				✓						
66J	Evaluate the community's interest in changing the Charter and pursuing a different form of local government.				✓						
6.6K	Consider the Code Enforcement Officer as the permitting authority for certain town-owned projects.				✓						

#	Action	Related Themes						Level of Priority	Responsible Party(ies)	Potential Partners	Status of Action
		H	S	T	C	E	R				
6.7	**Protect Bar Harbor's historic and cultural resources as development occurs in town.**		✓								
6.7A	For known historic archaeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.		✓								
6.7B	Adopt or amend land use ordinances to require the Planning Board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.		✓								
6.7C	The town, developers and landowners should work to ensure that the open space set aside in new subdivisions is the central design feature around which roads and buildings are organized, using a conservation strategy.	✓	✓	✓							
6.7D	Encourage cluster development through zoning, ensuring large areas, especially core habitat remain intact.	✓	✓								
6.8	**Consider expanding the Design Review Board's jurisdiction to other areas of town. This could include:**	✓	✓			✓					
6.8A	Study the villages to identify features, structures, and visual aspects that warrant preservations.	✓	✓			✓					
6.8B	Review and make changes to the design review standards to better align with the Maine Historic preservation guideline and other related standards.		✓								
6.9	**Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board, or municipal official.**				✓						
6.10	**Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.**				✓						
6.11	**Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.**				✓						
6.12	**Track new development in the community by type and location.**	✓			✓	✓					
6.13	**Periodically (at least every five years) evaluate implementation of the comprehensive plan.**				✓						



Town of Bar Harbor, ME

Where Are We Now?

An Analysis of Current Conditions

A Document that will inform Bar Harbor 2035:

A Comprehensive Plan for the Future

August 2024



Acknowledgments

The Town of Bar Harbor would like to express its gratitude to everyone who contributed to the development of this Existing Conditions Analysis report for the 2035 Bar Harbor Comprehensive Plan. This includes the Comprehensive Planning Committee, town staff, and the consulting team, including Resilience Planning and Design, FB Environmental, and RKG Associates.

Contents

Introduction	5
Bar Harbor Today	6
Demographics	8
Housing	20
Economic Development	46
Transportation	66
Public Facilities, Services, and Infrastructure	89
Natural Resources	115
Parks, Open Space, and Recreation	149
Historic and Archaeological Resources	171
Land Use	191
Fiscal Capacity	221
Appendix	228



Photo Credit: Joyce Mahoney

Introduction

The purpose of this Existing Conditions Analysis is to provide a baseline understanding of Bar Harbor as a community in 2022. This report will inform the development of the 2035 Comprehensive Plan and guide the work of the Comprehensive Planning Committee, town staff, the consultant team, and the public over the next year. This report represents the first of three phases of the Comprehensive Plan writing process, and will also help the town satisfy requirements set by the State of Maine for comprehensive plans. It will become an appendix to the 2035 Comprehensive Plan.

ORGANIZATION

The Existing Conditions Report is divided into chapters by topic. Each chapter begins with a short summary profile that highlights information about the current conditions of Bar Harbor as it pertains to that topic. Each of these profiles is then followed by a longer inventory section that includes more data, tables, maps, key findings, and other information related to the topic. Each chapter explains what exists in Bar Harbor now, how the community is changing, and what emerging issues, challenges, and opportunities the town should consider addressing in its 2035 Comprehensive Plan.

BACKGROUND

This report will be used to guide the consulting team that is assisting the town in developing the Comprehensive Plan and to engage the public during the public outreach planned over the coming year. It will be the main source of information used to inform discussions with the public about the future of the community with the public to identify a clear vision and the collective action steps necessary to achieve it during the next decade.

It is important to note that this report represents a snapshot in time. Current conditions in any community are always in flux. Additionally, this report is not meant to be exhaustive. It explores current conditions related to aspects of community life that pertain to land use planning, future growth, and infrastructure investment. Sources for this report include land use data provided to the town by the State of Maine, federal data, supplementary private data sources that provide additional context, interviews with town staff and other key community partners, and other relevant reports, studies, and publications that have been completed by the town or by other community entities.

CENSUS DATA EXPLANATION

For Bar Harbor's Existing Conditions Report, the consultant team used the 2015-2019 5-Year American Community Survey (ACS) data package to analyze demographic, household, and housing trends. At the time in the project schedule when data needed to be pulled, organized, and analyzed, it was unknown exactly when the new 2016-2020 ACS package would be available to the public as the Census experienced delays in releasing the data due to the pandemic. To maintain the project schedule and ensure the team had enough time to analyze the data and write the Existing Conditions Report, the 2015-2019 data package was used. It is worth noting that data from the 2020 Decennial Census was also unavailable except for population and housing unit counts.

The consultant team has a high level of confidence in the 2015-2019 ACS data and does not anticipate any major changes in trends if 2016-2020 ACS data were used to replace what is already in the Existing Conditions Report. The new ACS data would likely show a continuation of current trends given that the new five-year estimates would only be adding one new year (2020) to the average. In Bar Harbor particularly, housing trends seen leading up to the pandemic have most likely become more acute further reflecting trends currently described in the existing conditions analysis.

Bar Harbor Today

Bar Harbor is a year-round community with more than 5,000 residents. It is well known for its natural beauty, proximity to Acadia National Park, its working waterfront, and its historic villages. The community is also a popular destination attracting those who own second homes and tourists visiting the community for a short-term stay. While Bar Harbor and other communities on Mount Desert Island boast many assets that make this coastal area of Maine desirable to many people, these communities are also facing similar issues, constraints, and challenges that will require a collective lens and collaborative solutions moving forward.

Early in 2022, the topics of **housing, infrastructure investment, tourism capacity, and the balance of the seasonal and year-round economy** were identified as the top issues that Bar Harbor needs to address in the future. These priority issues were selected based on input from municipal staff, board members, and elected decision makers. They recognize that the lack of housing units and housing affordability in town is limiting who can live in the community, which impacts the composition of the community, the local economy, municipal services, and quality of life. A vibrant community is one that has housing options for a variety of people, including workers, families, seniors, low-moderate-higher income individuals, college students, and more.

Bar Harbor is also home to a diversity of year-round employers for the Mount Desert Island region and has a bustling downtown with a variety of small businesses that serve both seasonal and year-round residents. The town's large employers support a few thousand jobs and are important economic generators on the island. The presence of large institutions and employers like MDI Hospital, College of the Atlantic, The Jackson Laboratory, and MDI Biological Laboratory are unique for a community of this size. Many employers and workers are struggling to find adequate housing in Bar Harbor and on Mount Desert Island, resulting in long commute times, limits to the pool of employees that businesses can rely on, childcare challenges, and other issues. Seasonal workers are another population that has unique housing needs and limited existing opportunities to accommodate these needs. As the tourism season is lengthening on either end of the summer season, this will continue to be an issue unless addressed. The workforce in Bar Harbor also needs to support trainees that have different housing needs than college students or permanent residents.

Bar Harbor's municipal infrastructure is aging and has some capacity limitations that are in need of significant investment, particularly due to the fact that Bar Harbor receives thousands of visitors a year who are attracted to Acadia National Park. This municipal infrastructure includes transportation infrastructure, the stormwater system, and water and sewer utilities. Public facilities, such as the town's schools, are also in need of additional investment. While the tourism sector generates income (through parking and cruise ship fees) that supports municipal services, it also contributes additional costs and impacts to municipal services, such as solid waste, public safety, and water and sewer.

The tourism-based economic sector in Bar Harbor is one of the primary drivers of employment and economic activity for the town. However, tourism is growing, and with that growth, tensions within the community are prompting questions around the level of economic impact provided, taxes paid, amount of municipal services required, and perceived transportation and infrastructure impacts. The

seasonal influx of people, particularly in Bar Harbor's downtown, creates significant vehicle and pedestrian congestion, traffic safety concerns at downtown intersections, and parking capacity issues. Even with a robust seasonal public transit system and well-established vanpooling and carpooling alternatives, the reliance on automobiles is overwhelming the community's roadways. Looking ahead, addressing congestion during peak tourism times through expanded pedestrian and bicycle infrastructure throughout the town, and increasing regional public transit alternatives will be critical.

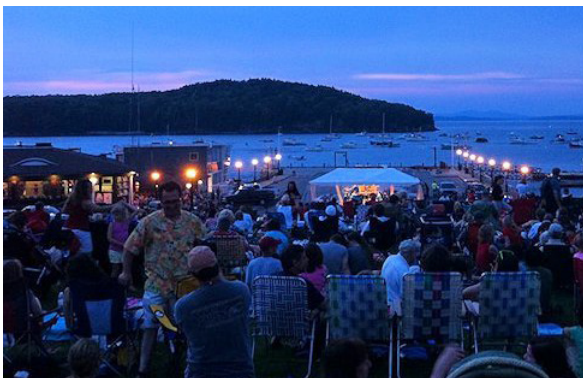
However, these are not the only issues and opportunities that must be considered when planning for Bar Harbor's future. With more than 50% of its land area conserved, Bar Harbor is fortunate to have many important natural resources protected from development, but has limited options when considering where and how to accommodate future development. As Bar Harbor plans how to best manage future growth, a variety of needs and issues will need to be balanced including the capacity of infrastructure, community character, natural resource quality, housing needs of specific populations, and the finances of the community.

And yet, Bar Harbor remains a desirable place to live, work, and play. Visitation is on the rise, and existing employers have many open year-round positions available. Looking forward, the community will need to grapple with big questions as it articulates a vision and direction for directing future growth. How does Bar Harbor gracefully withstand the pressures that come with being a desirable place to visit and live? How does the town sustain an equitable and livable year-round community? How does Bar Harbor best protect the assets that make our community special?

The chapters in this Existing Conditions Report that follow will further detail what is known about the community's land use pattern, infrastructure, natural and cultural resources, economy, and other elements. They will provide the basis for dialogue about the future of the community and help the town determine how to best address these and other priority issues in the years ahead.









DEMOGRAPHICS

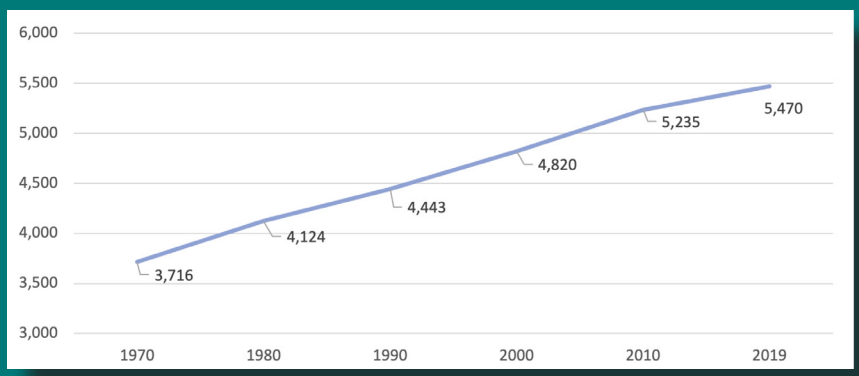
BAR HARBOR 2022 EXISTING CONDITIONS SUMMARY

Understanding population growth and trends is essential for a community that is planning for its future to ensure that it can meet current and future residents' needs for services and resources. Bar Harbor's population ranges in age, from children, to working age individuals, to families, to seniors, and has a significantly high seasonal population during parts of the year.



Bar Harbor's population is increasing. The total population of Bar Harbor has been increasing each decade and reached a high 5,470 residents. in 2019 Population projections from the Maine State Economist indicate population growth could exceed 6,300 residents by the year 2038. Between 2000 and 2019, Bar Harbor's total population increased by nearly 14% while the county increased by only 5.4%.

POPULATION OF BAR HARBOR, 1970-2019



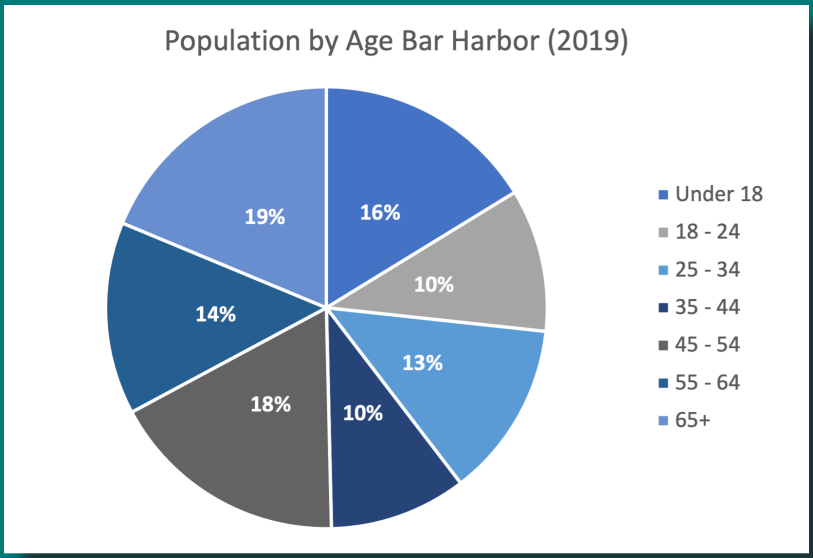
Above: Population of Bar Harbor, 1970-2019; Sources: U.S. Census Bureau, Decennial Censuses and 2019 ACS 5-year

Bar Harbor's seasonal population is increasing. Residents residing in seasonal housing units for portions of the year may increase Bar Harbor's population by an estimated 1,844 additional residents.

Residents over the age of 65 comprise 19% of Bar Harbor's total population making it the largest age cohort. This cohort also grew by 32% between 2011 and 2019. At the same time, school district data shows declining enrollment.

There are a higher proportion of children, adolescents, and those in the 45-54 year old age bracket in Bar Harbor compared to the county.

Bar Harbor does deviate from the county when looking at age cohorts that are typically in the later portion of family formation years (ages 45-54). This group, along with children under the age of 18, comprise the next two largest age cohorts in Bar Harbor, potentially signaling increases in family households in town.



Above: Population by Age, Source: 2019 ACS 5-year
Note: COA students are captured in the ACS age cohort information with other residents who are between the ages of 18-24 years old if they are present when the Census is conducted.

As employers in Bar Harbor look to grow, the need for more working-age residents will increase. Supporting employment growth does require an affordable year-round housing stock which could push potential residents off the island depending on their income and availability of housing options.

Hancock County saw a net migration rate of over 50 persons per 1,000 population between 2020 and 2021 indicating that relocations during the pandemic were a key piece of population change in the county.

Bar Harbor's population has high education levels. Educational attainment among Bar Harbor's residents continues to increase, evident in the higher percentages of residents with an associates degree, bachelor's degree, or graduate degree.

Household income has been increasing in Bar Harbor. Between 2011 and 2019, median household income increased $17,000 to a high of $66,591, driven by large increases in households earning between $75,000 and $150,000 per year. The largest increase by number of households was in the income cohort earning between $100,000 and $150,000 a year, which grew by over 300 households or 126%. The change in household income by cohort between 2011 and 2019 also shows substantial increases in households earning between $100,000 and $199,999. Those two categories increased by 126% and 194%, respectively.

With the rising costs of living in Bar Harbor and the changes in domestic migration from the pandemic, the town may continue to become more economically exclusive over time, forcing lower-wage workers and lower-income households off island.

Bar Harbor has a variety of current and potential residents with distinct housing needs including year-round residents, seasonal residents, seasonal employees, year-round employees, college students, seniors, families, and more. These residents need to be accommodated along with transient residents.

1. Demographics

INTRODUCTION

Changing demographics can have an outsized impact in a place as small as Bar Harbor where relatively minor changes in the number of people living in the community, or in households moving to the community, can create ripple effects not felt in larger communities. Understanding how the community has changed and is projected to change helps the town plan for its future. This section describes the demographic changes in Bar Harbor related to population, mobility, education and income. Data in this section does not include all statistics from the new 2016-2020 American Community Survey (ACS) as that data became available after this analysis was completed.

PRELIMINARY ISSUES, CHALLENGES AND OPPORTUNITIES

The following is a preliminary list of issues, challenges and opportunities posed by the findings of the inventory of the existing conditions of Bar Harbor's population and demographics. These findings are subject to change with the preparation of goals and objectives not yet drafted at the time of this report.

ISSUES AND CHALLENGES

Bar Harbor has been and continues to be a desirable place to live for both year-round and seasonal residents. The COVID-19 pandemic seemingly accelerated some of the population and housing trends that were occurring prior to 2020 such as increased demand for seasonal or short-term housing, higher median household income, greater levels of educational attainment, and population growth. These accelerated trends will continue to place pressure on the town's housing market, transportation system, infrastructure capacity, and public service delivery. While a growing community is certainly better than a declining one, it does necessitate thoughtful and forward-looking conversations about managing future growth.

In addition to the growth in population that has been occurring in Bar Harbor, residents are also getting older. Maine is the oldest state in the country in terms of the median age of its residents, and Bar Harbor's population over the age of 65 increased 32% between 2011 and 2019. Bar Harbor's increase in the percentage of residents over the age of 65 outpaced that of Hancock County as well. Some of this increase can be attributed to residents aging in place and growing older in the community in which they live, while others may have relocated here in retirement from other states. Regardless, the aging population in Bar Harbor necessitates discussion about the provision of public services, healthcare options, transportation services, accessible housing options, and housing for different life stages.

OPPORTUNITIES

Although both the year-round resident growth and the growth in visitation occurring in Bar Harbor is placing continued pressure on the town, it can also be viewed as an opportunity to capture more activity from year-round households. The number of families with children has been slowly increasing since 2011, bringing younger adults to town and children to the schools. This helps balance the aging demographic that so many communities across Maine face and the related challenge with populating boards and committees with a diversity of residents across age ranges. More individuals and families in Bar Harbor also help support business activity by providing more household spending to the community and the potential to draw on residents as a source of local employment. It will be important to consider how changes with in-migration, household income, and the

affordability of the community have shifted the demographic composition of Bar Harbor and to use the comprehensive planning process to address issues that constrain demographic diversity. The following sections describe the demographic composition and trends in Bar Harbor.

POPULATION PROFILE

In 2019, the Census Bureau's 5-year American Community Survey (ACS) estimated Bar Harbor's total population to be 5,470. This is the highest estimated population for the town in its history, though only about 200 additional residents more than the 2010 decennial census count. Looking back as far as 1970, the town's population has been consistently increasing (see Figure 1.1). The most recently released 5-year ACS data package covering years 2016-2020 estimates the town's population grew again to a new high of 5,527 residents following a continued trend of growth.

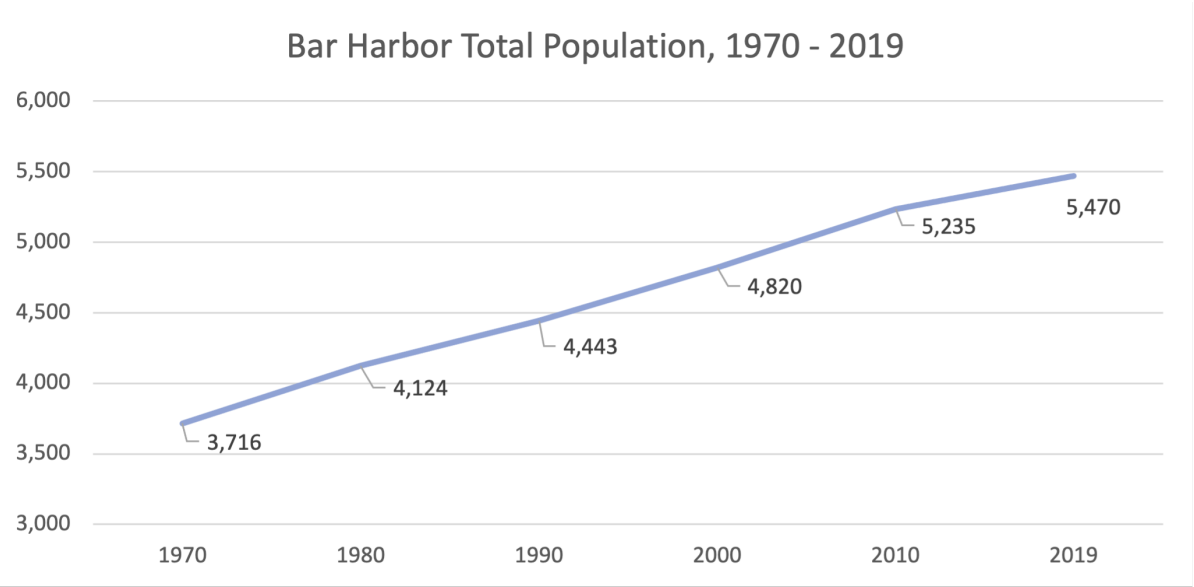


Figure 1.1: Population of Bar Harbor, 1970-2019; Sources: U.S. Census Bureau, Decennial Censuses and 2019 ACS

Demographic projections from the State of Maine also show a continuation of the growth patterns seen over the last several decades (see Figure 1.2). According to the state's most recent population projections, Bar Harbor could see an addition 900 new residents over the next 20 years, which is a 16% increase in total population over that period of time. What is most interesting is Bar Harbor's population trends diverge from that of Hancock County and have done so since the year 2000. Between 2000 and 2019, Bar Harbor's total population increased by nearly 14% while the county increased by only 5.4%. Prior to 2000, the town and county were both growing at a fairly consistent rate. Between 2000 and 2010, Bar Harbor's population growth began outpacing Hancock County and that trend has not reversed, nor is it projected to do so. In fact, the State of Maine projects Hancock County's total population to decline by 2.5% between 2019 and 2038.

With the state of Maine projecting Bar Harbor's population to continue its upward trajectory, the question arises about where these new residents will live. If the town is unable to increase its year-round housing stock at a pace commensurate with population and household growth, these potential residents could end up living elsewhere in Hancock County.

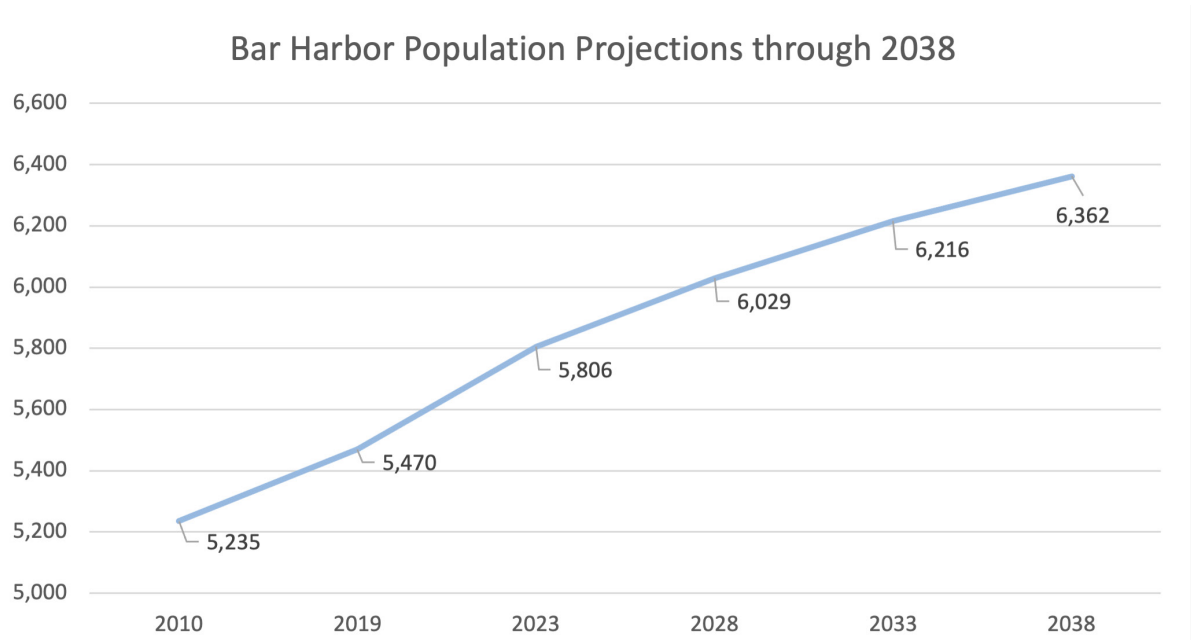


Figure 1.2: Population of Bar Harbor, 2010-2038; Sources: U.S. Census Bureau, Decennial Census, 2019 ACS 5-year, and Maine State Economist 2023-2038 Projections

SEASONAL POPULATION

In addition to the year-round population counted by the U.S. Census, there is also a recognition that Bar Harbor's population experiences a dramatic increase during the tourism season. While the Census does not count seasonal residents or visitors to Bar Harbor, there is a way to approximate the additional population from seasonal housing units in town. The Census provides information on seasonal housing units in its count of vacant housing (described further in the housing chapter). Seasonal housing is defined as a unit which is occupied temporarily by persons who usually live elsewhere, provided that the unit is not offered for rent or for sale. The Census also provides data on the average household size for an owner-occupied housing unit in Bar Harbor. By multiplying the number of seasonal vacant units by the average owner household size, we can approximate the number of seasonal residents Bar Harbor may see annually.

In 2019, there were an estimated 762 seasonal vacant units and owner-occupied households in Bar Harbor that had an average household size of 2.42 persons per household. This results in an estimated seasonal population for these units of 1,844. According to the new five-year estimates covering 2016-2020, in the year 2020 Bar Harbor's seasonal housing units increased to 1,013 while the average owner household size decreased to 2.31. This results in a seasonal population estimate of 2,340. These estimates do not account for seasonal population increases from short-term visitation such as hotels, motels, RV parks, and campgrounds.

GEOGRAPHIC MOBILITY

The affects of the COVID-19 pandemic are still being felt and are yet to be fully understood, but recently released data from the U.S. Census Bureau on net domestic migration by county shows the attractiveness of Maine and other New England states (see Figure 1.3). The majority of counties across Maine, including Hancock County, experienced a domestic net migration rate of over 50 persons per 1,000 residents, meaning that for every 1,000 residents in the county, more than 50 moved in from another location (see Figure 1.4).

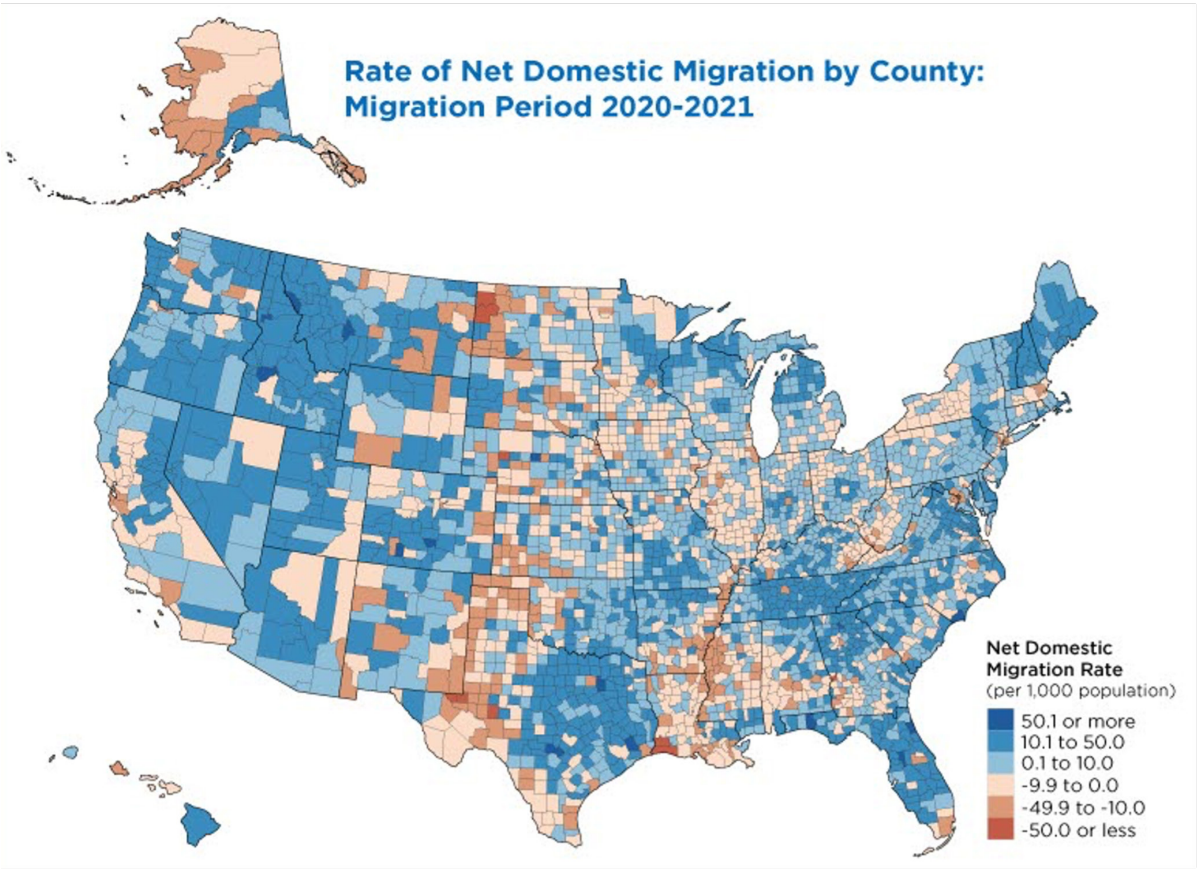


Figure 1.3: Domestic Migration Rates by County, U.S. Census Bureau, 2020-2021

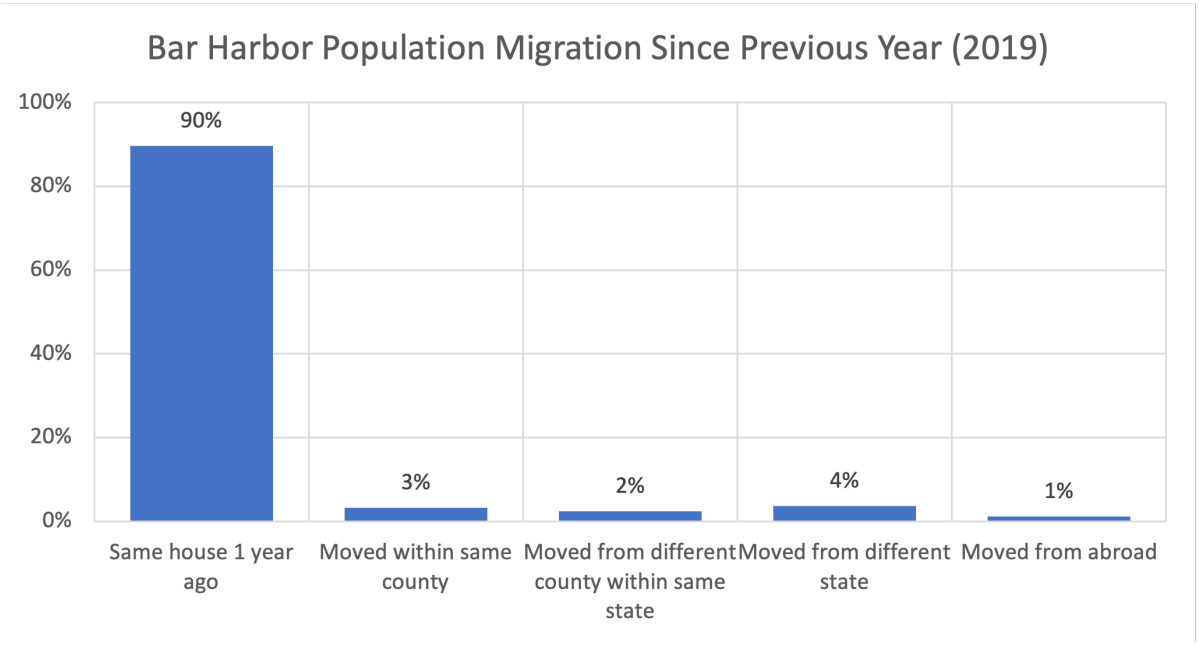


Figure 1.4: Population Migration, ACS 2019 5-Year

Looking back at how migration patterns were impacting population prior to the pandemic (positive percentages mean in-migration, negative mean outmigration), we see that more residents were moving to Bar Harbor from another country than from other counties in Maine or other states across the country (see Figure 1.5). As legal immigration controls have become more restrictive and the pandemic affected where households chose to relocate, places like Bar Harbor and Hancock County have grown.

While we are just starting to be able to measure the effects of the pandemic on housing choice and employment, we know that counties across Maine have been impacted by these mobility trends. What is yet to be seen is the longevity of these trends and whether there is eventually a shift back to urban centers.

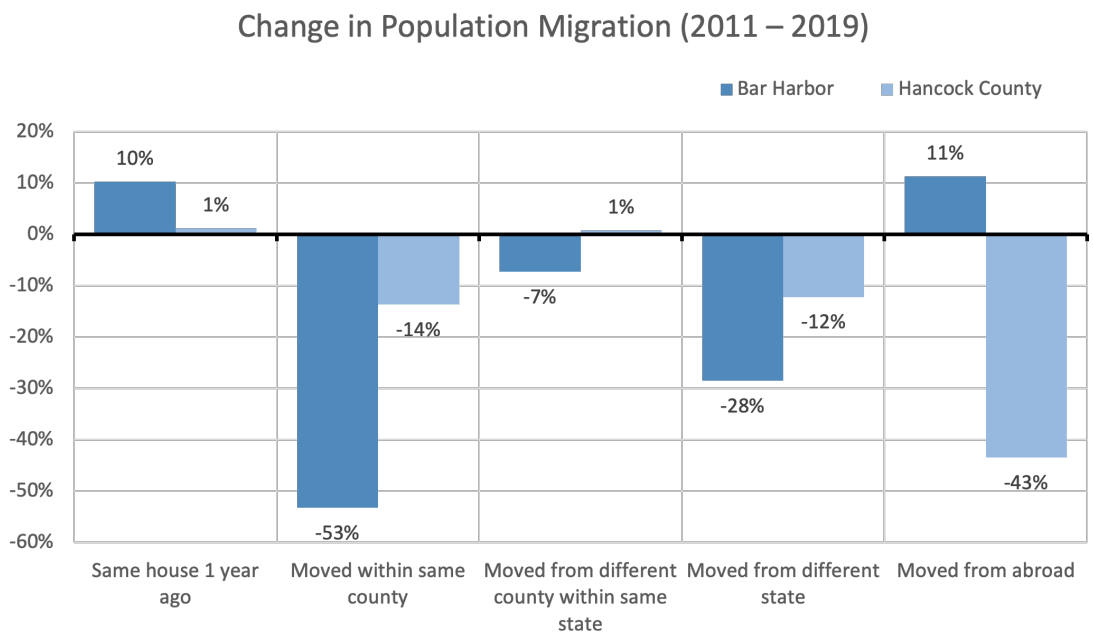


Figure 1.5: Change in Population Migration Patterns, ACS 2015 & 2019 5-Year

AGE

Figure 1.6 shows the population breakdown by age in Bar Harbor. Residents over the age of 65 in Bar Harbor comprised nearly 19% of the population as of 2019. This is the largest of the age cohorts both in total population and percentage of the population. This has also been a growing age cohort comprising 4% more of the total population in 2019 than in 2011, increasing by 250 residents. This is a similar trend to that of Hancock County where the population over the age of 65 also comprises 4% more of the total population in 2019 than in 2011. Bar Harbor does deviate from the county when looking at age cohorts that are typically in the later portion of family formation years, ages 45-54. This group, along with children under the age of 18, comprise the next two largest age cohorts in Bar Harbor, potentially signaling increases in family households in town.

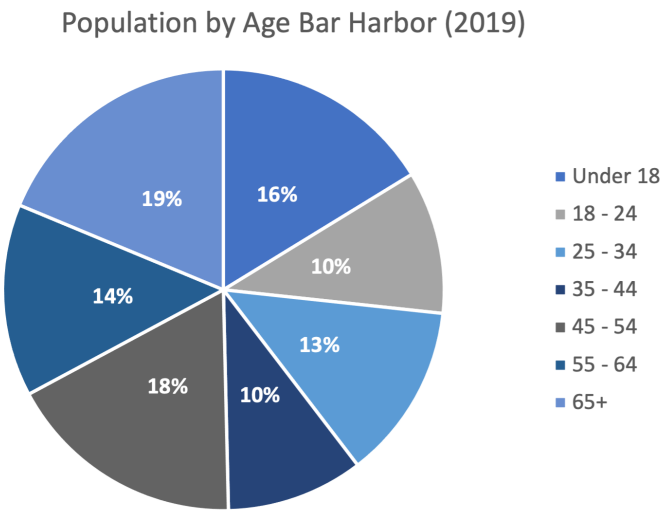


Figure 1.6: Population by Age, Source: 2019 ACS 5-year
Note: COA students are captured in the ACS age cohort information with other residents who are between the ages of 18-24 years old if they are present when the Census is conducted.

When looking at percent change of age cohorts between 2011 and 2019, a similar pattern emerges with high percentages of growth for residents ages 25-34, 45-54, and those over the age of 65. Given the demographic and economic changes in Bar Harbor, these trends may not be surprising. Maine continues to be a popular destination for retirees and has been an aging state where numbers of older residents are outpacing younger ones. There is also a likely correlation between the increase in the cohorts ages 25-34, 45-54, and children under the age of 18. These two adult age cohorts are either entering family formation years or already in that life stage and contributing to the growth seen in population under 18. As employers in Bar Harbor look to continue to grow, the need for more working-age residents will also grow which could signal a continued trend of population increases in these same age cohorts. However, supporting employment growth does require an available and affordable housing stock which could push households off the Island depending on their income and availability of year-round housing options. Additionally, a broader diversity of ages, especially families, contributes to a health,, whole, and flourishing community.

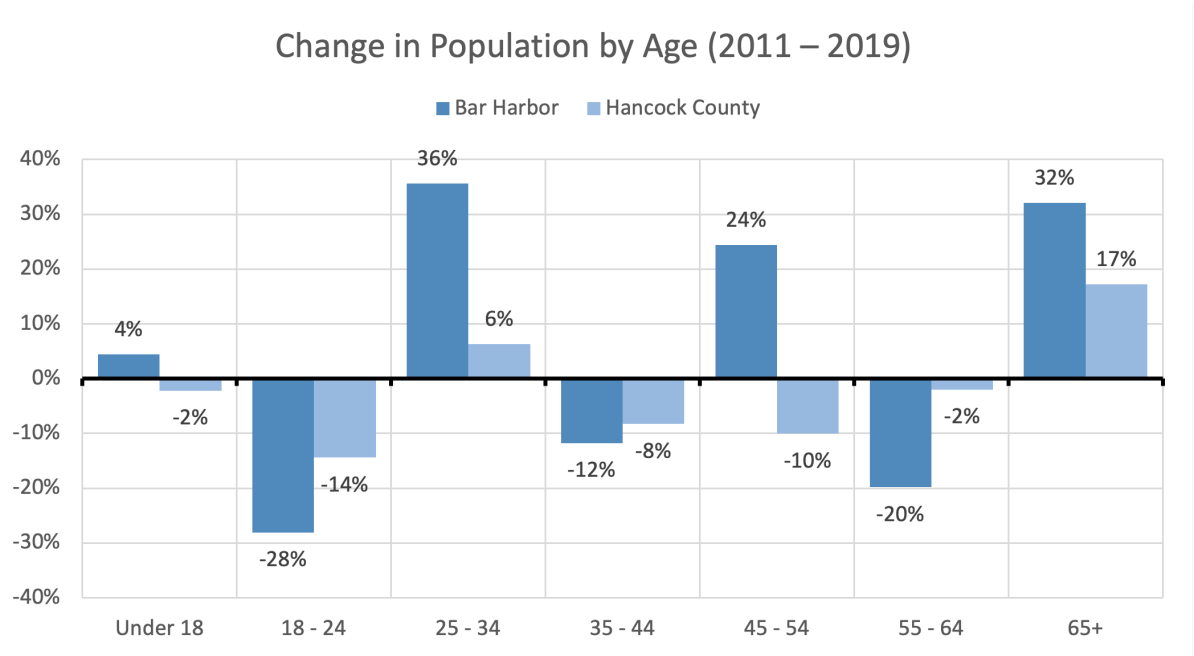


Figure 1.7: Population by Age, Source: 2015 & 2019 ACS 5-year

While the population by age data from the Census does show a 4% change in numbers of children under the age of 18, data from the school department's enrollment reports suggest continually declining enrollment. The differences in the data points are likely the result of the following:

- The ACS data is an estimate that does include some margin of error as it represents a five-year period and is a sample of the total population.
- The ACS data includes children under 5 years of age who would not be enrolled in the school system, as well as those who have graduated high school and no longer in the school system. According to the ACS data, the town has experienced growth in children 0-5 years of age which may account for some of the differences.
- The school enrollment information includes data through the year 2021 which is not captured by ACS data yet.

RACE & ETHNICITY

Figure 1.8 shows the population breakdown by race in Bar Harbor. 90% of Bar Harbor residents identify as white. The next largest group are Asian American residents at 5%, followed by residents who identified as Black or African American at 3%. Residents who identify with two or more races increased to 3% of Bar Harbor's population. Between 2011 and 2019, the town's population has become more racially diverse, with the white population declining from 93% to 90% and all other categories increasing between 1 and 3%. Figure 1.9 shows the change in population by ethnicity. Between 2011 and 2019, the number of residents identifying as Latinx grew but by a very small margin.

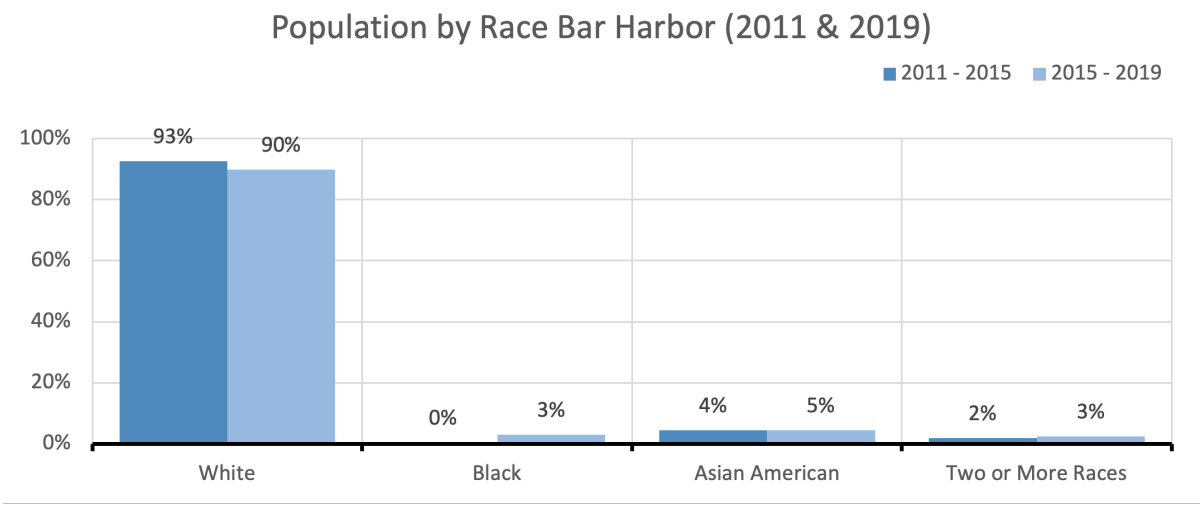


Figure 1.8: Population by Race, Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

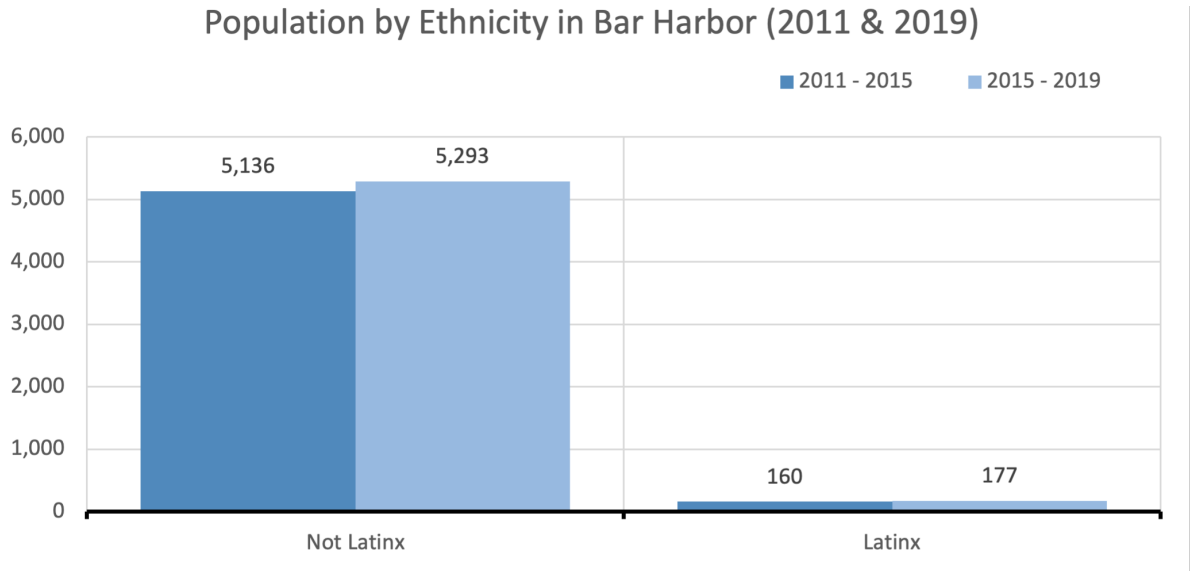


Figure 1.9: Population by Ethnicity, Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

EDUCATIONAL ATTAINMENT

As was noted in the prior Comprehensive Plan, Bar Harbor residents are well educated, and the number of residents over the age of 25 with at least an associates degree or some college continues to increase (see Figure 1.10). In 2019, there were over 160 more residents with a graduate degree than there were in 2011 and over 250 residents who had completed at least an associates degree or some college credits. The number of residents without a high school diploma continued to decline comprising only 2.5% of the population 25 years and older. Comparatively, in Hancock County 66% of the population over the age of 25 have attained less than a college degree.

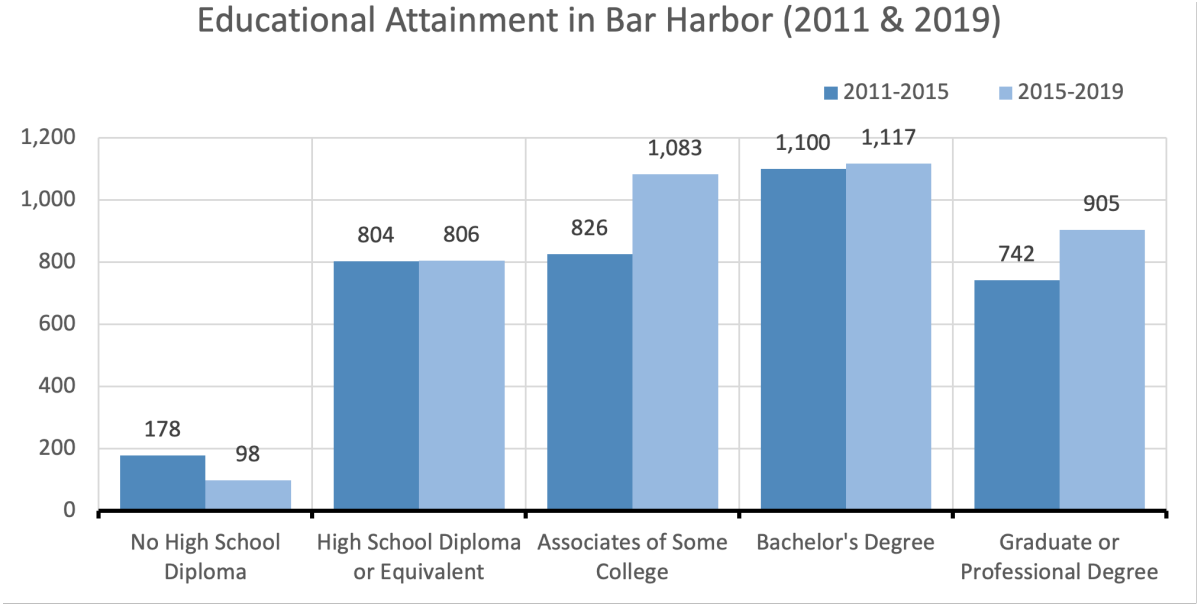


Figure 1.10: Educational Attainment, Source: U.S. Census Bureau, 2019 ACS 5-year

Bar Harbor residents continue the trend of becoming more highly educated with an increase of 31% of residents attaining an Associates degree or some level of college and a 22% increase in the number of residents with a Graduate or Professional degree (see Figure 1.11). These percentages outpace that of Hancock County in every category. These increases in educational attainment may also be translating

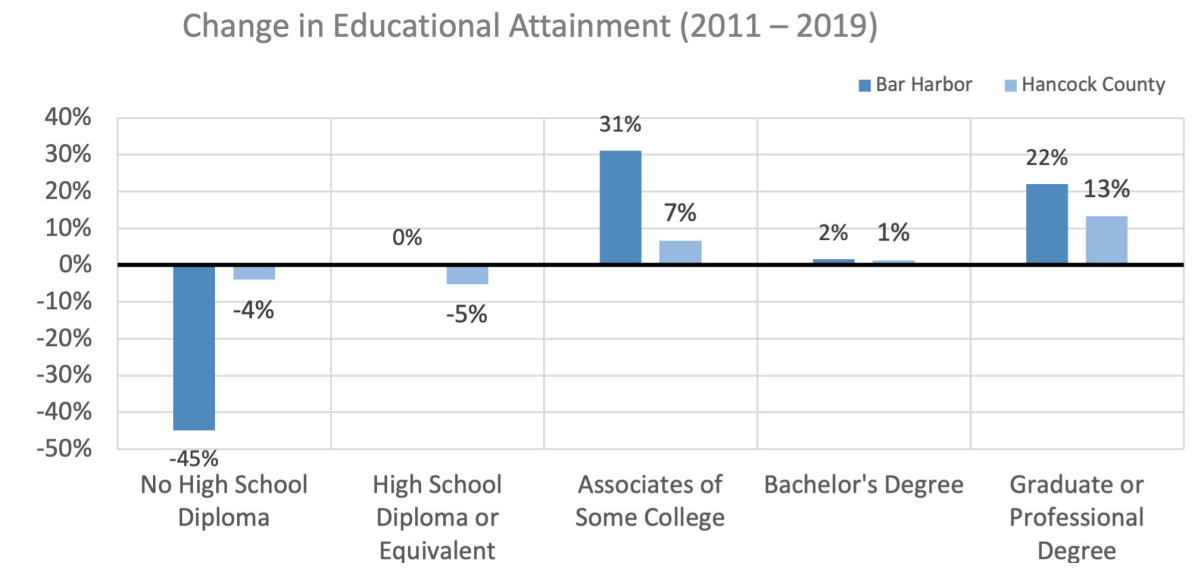


Figure 1.11: Change in Educational Attainment, Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

to higher incomes for some of the year-round population. Although not yet quantified, it is likely these trends will continue with the pandemic as more highly educated workers are moving to more remote locations as work from home options allow.

HOUSEHOLD INCOME

With the changes in educational attainment also come changes in household income. In 2019, the median household income in Bar Harbor was $66,591. That is an increase of about $17,000 since 2014. Driving that shift in income has been households earning over $75,000 per year. Figure 1.12 shows how households in each income cohort have shifted between 2011 and 2019 with larger increases in households earning $75,000 or more and a large decline in the number of households earning less than $50,000 a year. The largest increase by number of households was in the income cohort earning between $100,000 and $150,000 a year, which grew by over 300 households or 126%. This category comprises nearly a quarter of all households in Bar Harbor. When compared to Hancock County, the same group only comprises 13% of its households.

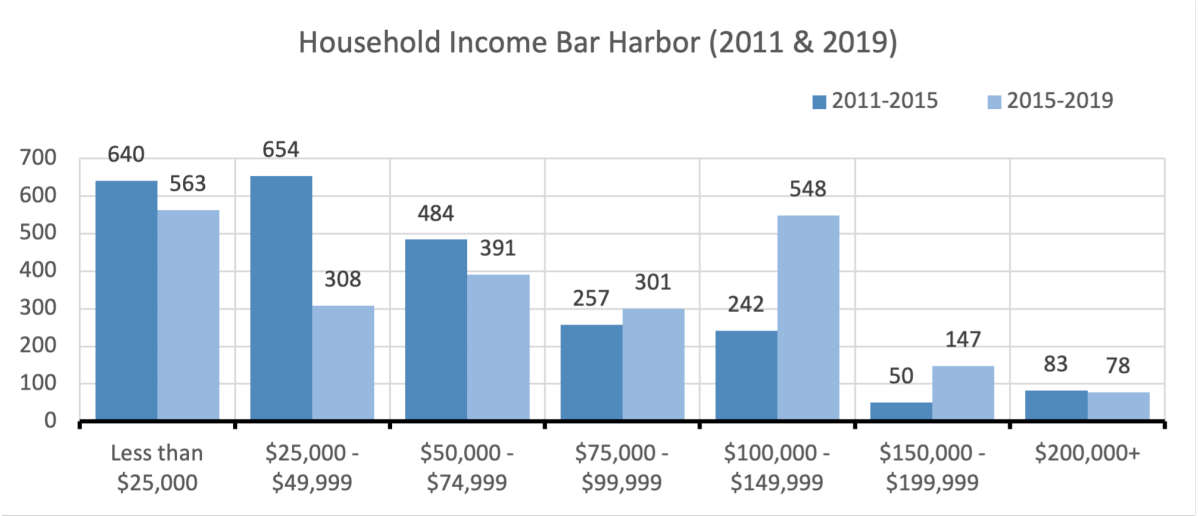


Figure 1.12: Household Income, Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

The change in household incomes by cohort between 2011 and 2019 also shows the substantial increases in households earning between $100,000 and $199,999. Those two categories increased by 126% and 194%, respectively. In total, those two cohorts increased by over 400

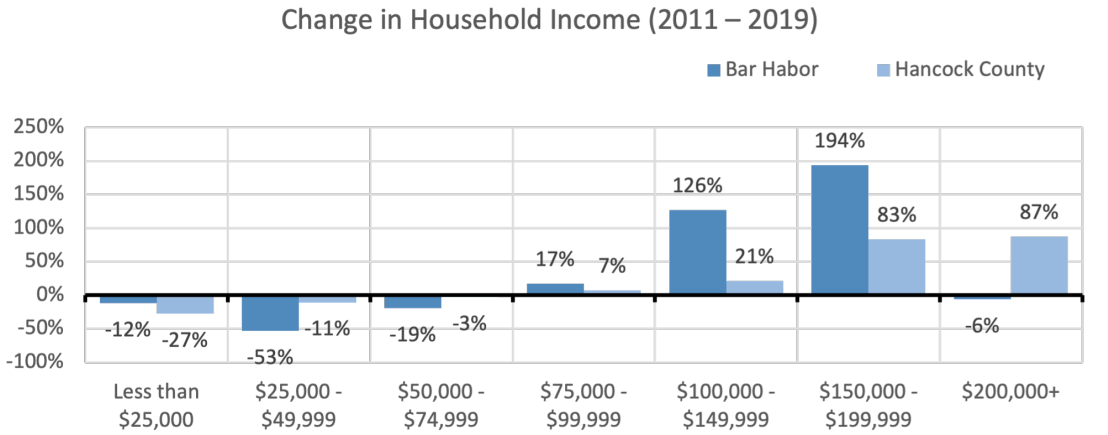


Figure 1.13: Change in Household Income, Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

households in less than ten years. With the rising costs of living in Bar Harbor and the changes in domestic migration from the pandemic, the town may continue to become more economically exclusive over time, forcing lower-wage workers and lower income households off island.

REFERENCES

- Comprehensive Plan Update, Bar Harbor, Maine. June 2007.
- Comprehensive Plan Data Package, Maine State Economist.
- Demographic Projections, Maine State Economist.

HOUSING

BAR HARBOR 2022 EXISTING CONDITIONS SUMMARY

Access to diverse, affordable, and high-quality housing options for Bar Harbor's current and prospective residents is one of the most pressing needs in the community. Availability of housing for a wide range of people is linked to economic development, community composition, and overall well-being and livability.



71% of Bar Harbor's housing stock is in single-unit structures, which have been steadily increasing. The vast majority (88%) of owner-occupied units are single-family structures with another 11% spread between one-unit attached structures and two-unit structures. There are very few alternative ownership unit typologies such as town-homes, three- or four-unit structures, or larger multi-family condominiums in Bar Harbor.

60% of households earning less than $25,000 a year are renter-occupied while 94% of households earning over $150,000 a year are owner-occupied. The median sale price of a home in Bar Harbor increased 67% in the past three years from $311,500 in 2018 to $520,000 in 2021. To afford a home at the median sale price in 2021, a person or household would have to earn over $100,000 a year and be able to put down a 20% down payment. According to sales data from Redfin, the median home sale price of all homes in Bar Harbor increased from $311,500 in 2018 to a $520,000 by the end of 2021.

Between 2011 and 2019, owner-occupied housing as a percentage of the town's overall housing stock increased from 57% to 62% while renter-occupied units dropped from 43% to 38%. The percentage of owner-occupied units increased over the last five years from 57% of units to 62% of units. The growth in owner-occupied households over the last ten years appears to be driven by two primary age cohorts – those aged 45-54 and those over the age of 65. These two age cohorts are growing in Bar Harbor and are the two largest age cohorts in terms of number of households residing in owner-occupied units.

The majority of owner-occupied households are headed by someone over the age of 55, while more renter households are headed by someone under the age of 44. This indicates that there may be challenges for younger residents to purchase a home in Bar Harbor.

The number of residents in Bar Harbor continues to increase, but the number of households is decreasing due to a rise in the average household size for owner-occupied units. The share of family households, with two or more related individuals living together, increased from 49% in 2015 to 57% in 2019. The share of single person households dropped by 5% over that period. One- and two-person households (regardless of tenure) still comprise over 67% of the town's occupied households.

As demand and competition for rental housing continues, higher income households will be able to pay higher monthly rents and out-compete lower income households for units on the market. This will continue to price out low to moderate income households from Bar Harbor, particularly those residents who may be working in service-based and hospitality industries. Service-based industries include educators, nurses, plumbers, and other job types.

Bar Harbor's seasonal vacancy rate is 22.3%, or 762 housing units that are occupied seasonally. In 2020, the percentage of vacant and available units for rent and for sale was extremely low at 1.7%. As of the latest five-year American Community Survey (ACS) period from 2016-2020, the number of vacant units has increased to 1,230 with seasonal homes increasing by 251 units.

Bar Harbor's rental housing stock is older than its owner housing stock with 58% of all renter units built before 1980 compared to 44% for ownership units.

The number of short term rentals increased from 518 in 2019 to 750 in 2021. With the rise in short term rentals the number of listings (frequency in how often these properties become available) increased from 493 in 2015 to 5,125 in 2020.

There are opportunities to refine Bar Harbor's land use regulations to enhance flexibility of the development review process. The issues in Bar Harbor from a regulatory perspective may be less about the types of uses allowed in many districts and more about the dimensional regulations, parking, heights, and densities of residential uses.

There appear to be **gaps in rental and ownership housing options for younger residents**, to keep growing families in town and to support employment growth, **and for seniors who may be looking for a smaller housing option with less maintenance.**

According to the US Census Bureau, a Census Designated Place (CDP) is a statistical geography representing closely settled, unincorporated communities that are locally recognized and identified by name. The Bar Harbor CDP consists of the main downtown center of the town of Bar Harbor. **The number of residents in Bar Harbor continues to increase, but the number of residents in the CDP decreased.**

The percentage of owner-occupied units increased over the last five years from 43% of units to 47% of units. **Unlike the Town of Bar Harbor, the CDP has more renters than owners.**

2. Housing

INTRODUCTION

Housing is one of the most fundamental topics in a comprehensive plan as it is one of the essential elements of everyday life. Whether someone is housed or unhoused, there is a shared understanding of the importance of having safe, reliable, and affordable housing for residents in the town. Bar Harbor's tourism-based economy places a set of unique pressures on the housing market with an ever-increasing level of competition for a finite number of residential units. Bar Harbor has many different populations that have their own housing needs including year-round residents, seasonal or second homeowners, year-round employees, and seasonal employees. Over the last decade, the introduction of short-term rentals to the market has created a new demand for housing that supports the tourism aspects of Bar Harbor's economy but also has the effect of reducing the year-round housing stock. With the rise in popularity of short-term rental options and the onset of the pandemic, demand for these units has introduced a new layer of complexity to the local housing market. This consequently has further reduced the availability of year-round housing units that may otherwise have been purchased or rented by year-round residents or employees.

The pandemic accelerated these trends by driving demand for outdoor recreation and the relocation of residents from urban settings to more rural and scenic locations like Bar Harbor. Consequently, residential sale prices rose at very sharp rates, crowding out many low- to moderate-income buyers. The issues of diverse housing needs, the seasonal nature of the housing market, and declining affordability were pointed out in the 2018 Mount Desert Island Housing Needs Analysis and Assessment which Bar Harbor participated in. Island-wide, workforce attraction and retention, an increasing aging population, a growing number of seasonal units, and widening affordability gaps for homeownership were all present throughout the report. The report also notes how housing is truly a regional issue and cannot be solved by one municipality or one organization alone.

While housing is an issue that persists island-wide, Bar Harbor took steps in 2019 to elevate the issue locally through the creation of a Housing Policy Framework. This document sets forth a housing vision, housing goal, and a set of ten strategies the Town of Bar Harbor could work toward over time. The vision statement set forth in the document is as follows:

"Support Bar Harbor's year-round community by having adequate and affordable workforce housing for residents who work in town, for families hoping to raise their children here, for seniors hoping to stay in the community as they age, and for businesses looking for a stable workforce and housing base needed to expand the town's year-round economy."

The Housing Policy Framework also established a set of ten strategies for addressing housing needs in Bar Harbor. Those included:

1. Develop Short-Term Rental Restrictions
2. Develop Zoning for Employee Housing
3. Develop Housing Needs Assessment and Action Plan
4. Identify Zoning Barriers to Housing
5. Encourage Low-Medium Income Housing through Zoning
6. Create Partnerships with Community Organizations
7. Create Partnerships with Large Employers
8. Secure National Park Service Town Hill Land
9. Ensure Quality Rental Housing
10. Reduce Red Tape/Streamline Approval Process

Following on the Housing Policy Framework document, the Town of Bar Harbor worked to create short-term rental regulations, and zoning for employee housing, and also continues to find ways to partner with housing organizations and employers.

PRELIMINARY ISSUES, CHALLENGES AND OPPORTUNITIES

The following is a preliminary list of issues, challenges and opportunities posed by the findings of the inventory of existing conditions of Bar Harbor's housing market. These findings are subject to change with the preparation of goals and objectives not yet drafted at the time of this Current Conditions Report.

ISSUES AND CHALLENGES

Bar Harbor is a place with finite resources to address the wide-ranging need and demand for housing. There are land constraints, regulatory constraints, infrastructure constraints, political constraints, and financial constraints that currently work against addressing housing demand in a meaningful way. In addition to these constraints, there are also several groups competing for the limited housing stock that exists in town today. Figure 2.1 illustrates these different groups, each of which has a specific need for housing based on size, location, price, and time of year.



Figure 2.1: Housing Competition in Bar Harbor. Source: RKG Associates, Inc..

Housing is an economic development issue, particularly in a place like Bar Harbor. Demand for housing from employees is coming from larger and small employers ranging from The Jackson Laboratory to small local shops and restaurants in the downtown. There is also demand for a range of housing types and price points as not all employees in Bar Harbor earn enough to afford market rate rents or sale prices in town. Some employers in Bar Harbor are taking it upon themselves to solve their own housing issues for their employees. For example, Jackson Laboratory is completing construction on twenty-four

(24) units of multi-family workforce housing specifically for their employees. In addition, they are also having difficulty attracting candidates for open positions in Bar Harbor with one of the main reasons being the lack of available and affordable housing. In another example, a number of local businesses including large hotels, restaurants, and retail shops are having to create housing for their seasonal workforce either on property they currently own or by purchasing housing units on the open market. As housing becomes a scarcer resource over time, there may be limited options for employees to live and work in town. This situation would particularly impact college students and lower-wage workers in the tourism and hospitality industry who need housing priced within their earning range.

A final issue, with the rising cost of housing and lack of availability, is that employees who work in Bar Harbor have to move further from their jobs and commute longer distances to work. These longer commutes add to household transportation costs, and as fuel prices continue to rise, cut into household income, leaving fewer dollars for other needs. If more workers are commuting into Bar Harbor, traffic on local roads and the limited access points into town may become more congested particularly during the tourist season. Worsening traffic also produces more localized pollution and harms our environment. Commuting longer distances also has family implications, with daycare options being limited when many workers are commuting so far to Bar Harbor for work.

OPPORTUNITIES

The biggest opportunity for addressing at least some of the housing needs in Bar Harbor today is that most residents and business owners recognize housing is a major issue that needs attention. In many communities, housing is often discussed and studied but there is little appetite to address the true root causes of housing imbalance. In Bar Harbor, a failure to address housing issues will result in a less diverse community, further cost burden households, stifle economic development, and displace residents from the town who can no longer find housing or afford what housing is available. The recognition of the issue by a wide range of parties in Bar Harbor may make it possible to address some of the housing issues the town faces. A more detailed analysis could provide more clarity around the true needs for housing in the town and possibly provide the town with data to help prioritize strategies, policies, and funding to address the housing needs that are most critical to supporting quality of life in Bar Harbor.

There are regional housing issues that were identified in the 2018 MDI Housing Needs Analysis that show the importance of addressing housing regionally. There are some policy and zoning changes the town can undertake and strategic partnerships to advance, but to truly address the affordable housing challenges more broadly a coalition of partners even beyond MDI will be needed. The following sections describe the housing market today and some of the factors that are driving the increased competition and higher price points for ownership and rental housing in Bar Harbor.

HOUSEHOLD COMPOSITION

Between 2010 and 2019, the total population of Bar Harbor increased by an estimated 235 residents to a high of 5,470. Over the same period, the number of households in Bar Harbor decreased by an estimated 74 total households. As population increases and the number of households decreases, the result is most often larger overall household sizes. Between 2011 and 2019, the average household size in Bar Harbor increased from 2.03 to 2.17, a figure primarily driven by the increase in owner-occupied household size which rose from 2.25 to 2.42.

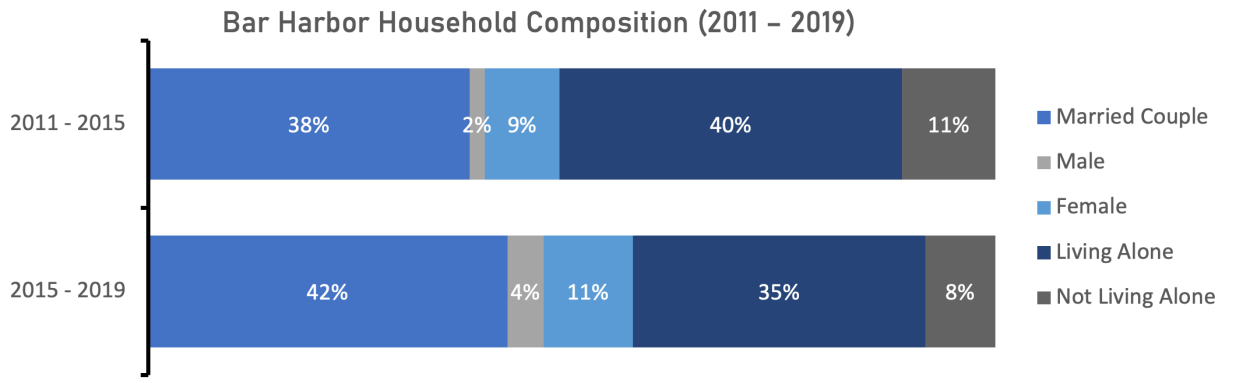


Figure 2.2: Household Composition, 2011 – 2019, Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

The changes in household size are also backed by data from the Census showing that household composition has also been shifting over time. The percentage of family households, or those households with two or more related individuals, comprised 57% of all occupied households in Bar Harbor in 2019. This includes the category of married couples, as well as male and female led households. That is up from 49% of households in 2015. Most of that shift in household composition can be attributed to a growing share of married couple households and a shrinking number of households where one person was living alone. Interestingly, this shift in household composition is different from that of Hancock County, where 63% of households in 2019 were comprised of families, down from 68% in 2015.

The shift in Bar Harbor to more family households is also consistent with the demographic shifts presented in the Demographics section where population growth with residents ages 25-34 and 45-54 corresponded with growth in numbers of children under the age of 18. This would be consistent with the increases in married couple households, and an indicator that some of those households also have one or more children living with them.

HOUSING TENURE

As household composition in Bar Harbor has shifted from an almost 50/50 split of family and non-family households to having more family households, the percentage of owner-occupied housing units has also increased. Between 2011 and 2019, owner-occupied housing as a percentage of the town's overall housing stock increased from 57% to 62% while renter-occupied units dropped from 43% to 38%. This follows a similar pattern to Hancock County which saw its share of owner-occupied housing jump from 73% to 76% of all occupied units. This trend diverges from macro housing trends across the United States where owner-occupied housing has been a shrinking percentage of the overall housing stock.

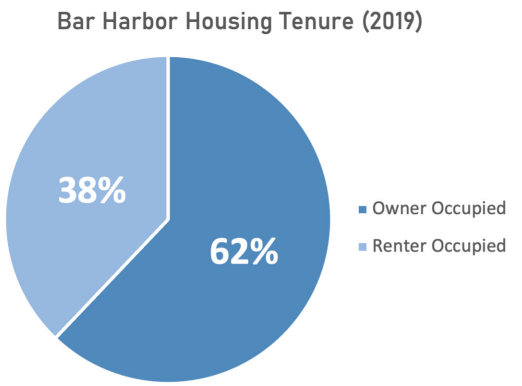


Figure 2.3: Housing Tenure, 2019, Source: U.S. Census Bureau, 2019 ACS 5-year

Although Bar Harbor's household composition and average household size has been increasing since 2011, one- and two-person households (regardless of tenure) still comprise over 67% of

the town's occupied households. This is down from 73% in 2015, or a loss of 201 one- and two-person households. Three-person households grew the most over this same period with 84 more households. This could be the result of single- or two-person households forming families and having children over this time period, thus shifting the household size in Bar Harbor. This could also be the result of smaller households moving out or leaving town for a variety of reasons like housing availability, housing affordability, job transfer, or older residents moving away or passing on.

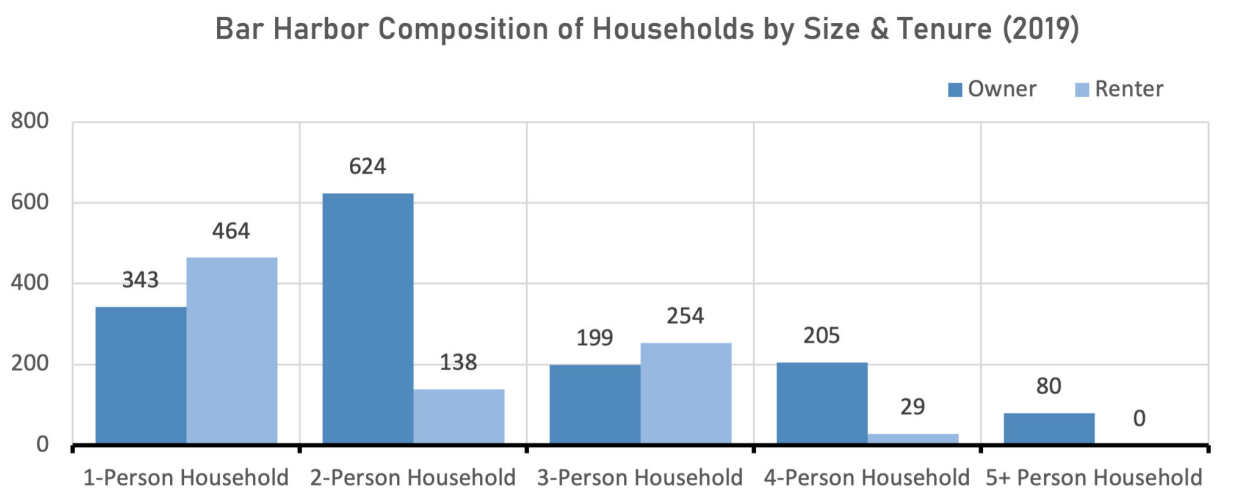


Figure 2.4: Household Size by Tenure, 2019, Source: U.S. Census Bureau, 2019 ACS 5-year

Looking at changes in household size by tenure over the last ten years reveals a similar story, with percentage increases for owner-occupied households with two or more persons. The only cohort of renter households that increased were those with three people.

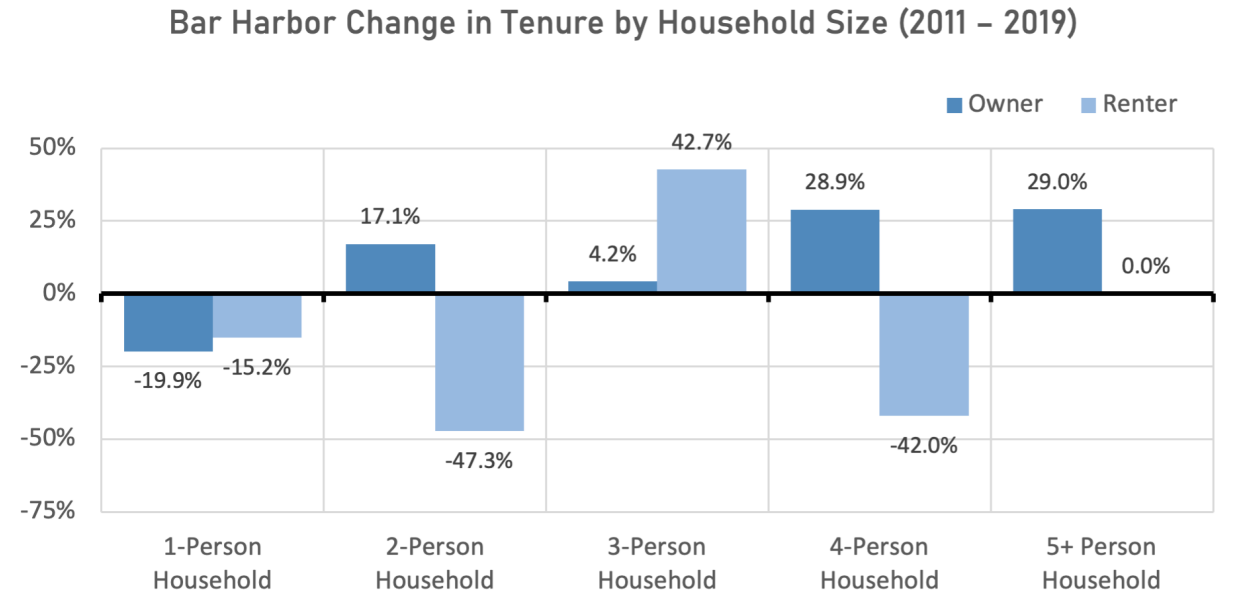


Figure 2.5 Household Size by Tenure, 2011-2019, Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

The growth in owner-occupied households over the last ten years appears to be driven by two primary age cohorts – those aged 45-54 and those over the age of 65. These two age cohorts are growing in Bar Harbor and are the two largest age cohorts in terms of number of households residing in owner-occupied units. In 2019, there were an estimated 479 owner households headed by someone over the age of 65. This is a notable metric as it could signal potential turnover in units as those households age out and could open supply to year-round residents or be a source of supply for others who are competing for seasonal units, short-term rentals, or employee housing.

The largest number of renter households are headed by someone between the ages of 25 and 44; these comprise an estimated 445 total renter households or 50% of all renter households in Bar Harbor. Interestingly, renter households headed by someone over the age of 65 account for 231 renter households or 26% of all renter households in Bar Harbor.

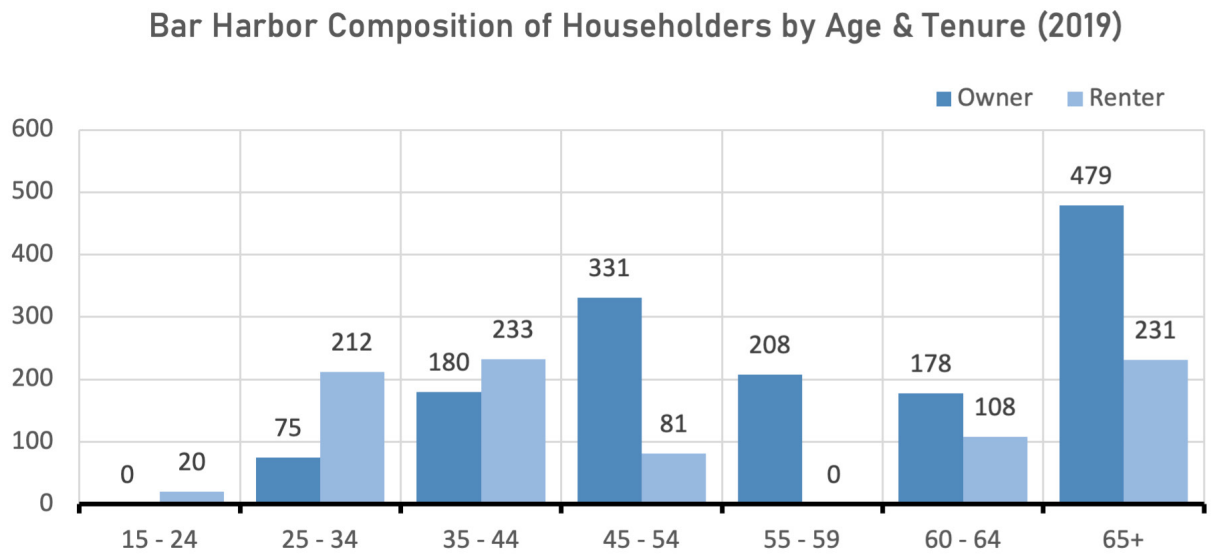


Figure 2.6: Tenure by Age of Householder, 2019, Source: U.S. Census Bureau, 2019 ACS 5-year

With the increases in household income in Bar Harbor over the last ten years, there has also been a shift in the number of owner-occupied households earning more than $100,000 a year. This income cohort of owner households grew by 157 between 2011 and 2019 while owner households earning less than $75,000 a year shrank by 167. As shown in Figure 2.6, housing tenure and household income are closely correlated with the majority of households earning less than $50,000 a year residing in rental units, while the majority of higher income households tend to reside in owner-occupied units. As housing prices continue to rise in Bar Harbor, these trends are likely to accelerate as only the highest income earning households will be able to afford market rate ownership units.

On the renter-occupied side, there are similar trends where the highest increase in renter incomes occurred for households earning between $100,000 and $149,999. This cohort increased by an estimated 170 households over the last ten years. As demand and competition for rental housing continues, higher income households will be able to pay higher monthly rents and out-compete lower income households for units on the market. This may continue to price out low-to-moderate income households from Bar Harbor, particularly those residents who may be working in service-based and hospitality industries across town.

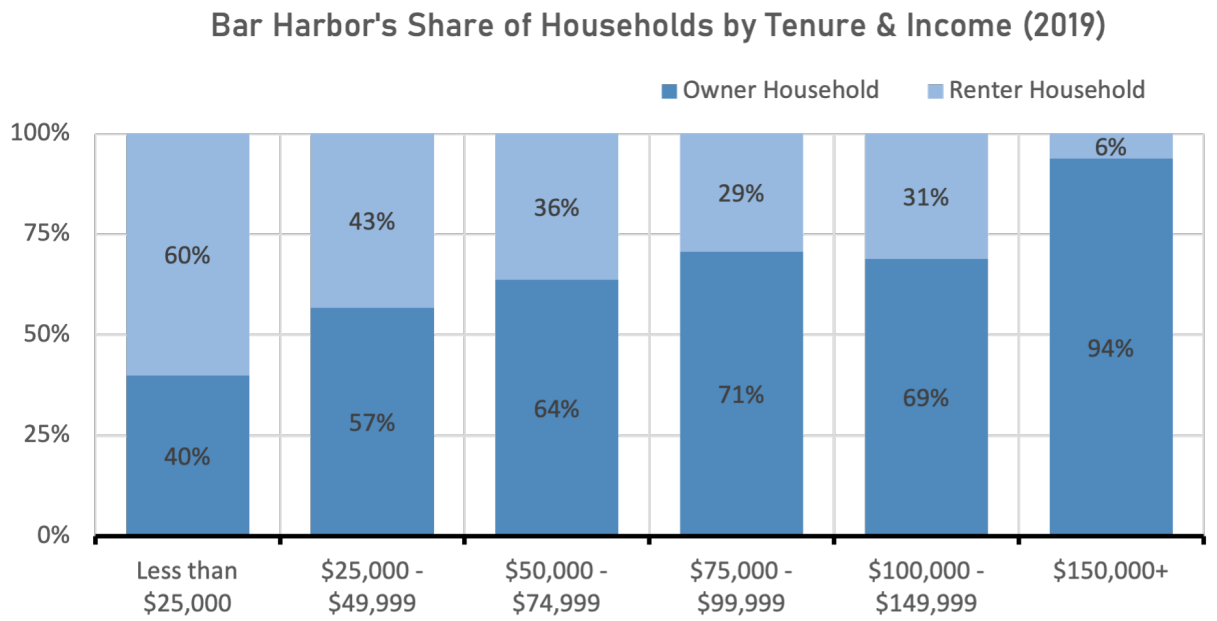


Figure 2.7: Tenure by Household Income, 2019, Source: U.S. Census Bureau, 2019 ACS 5-year

HOUSING UNITS

In addition to understanding the change to households and housing tenure in Bar Harbor, it is also important to understand how the actual housing stock has changed over time. With an ever-tightening housing market and added competition for a limited stock of housing units, aligning housing supply with demand becomes important to balance housing within the local market. The complexities of the pandemic and its impact on housing prices, availability, and increased demand for seasonal and short-term housing has added layers to the sense of urgency both locally and regionally for addressing housing issues.

In 2015, the Town of Bar Harbor had a total estimated housing unit count of 3,484. That number decreased to an estimated 3,416 units by 2019, a loss of 2% (68 units). The majority of the units shown as a loss in Bar Harbor were those classified as mobile homes which decreased from 132 units to 66 units. The town did see increases in the number of units classified as single-family and multi-family structures that included more than five units. Interestingly, as Bar Harbor's housing unit count decreased, Hancock County saw a 2% increase in total housing units, an estimated 847 units. Looking more closely at the composition of the town's housing stock by owner and renter units, we see

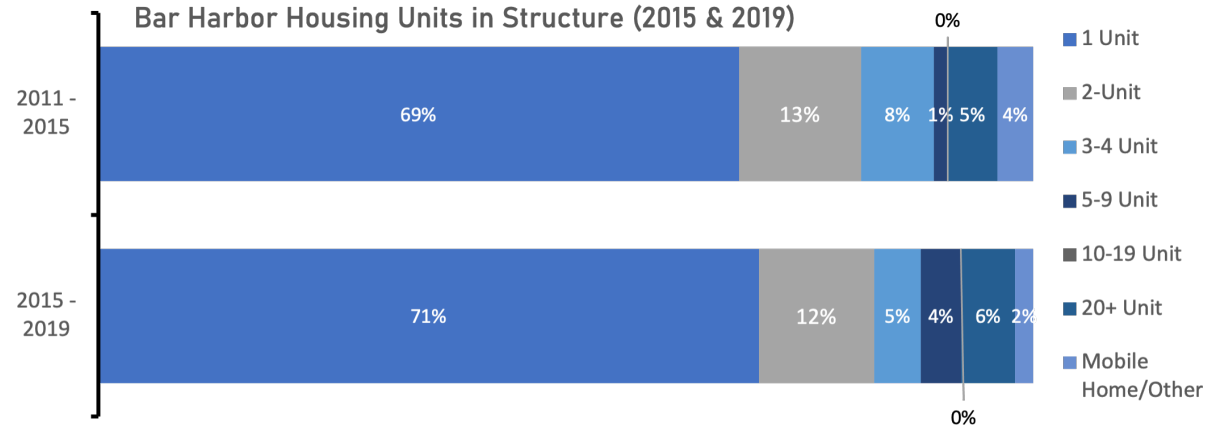


Figure 2.8: Housing Units, 2015 & 2019, Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

the vast majority (88%) of owner-occupied units are single-family structures with another 11% spread between one-unit attached structures and two-unit structures. There are very few alternative ownership unit typologies in Bar Harbor such as townhomes, three- or four-unit structures, or larger multi-family condominiums.

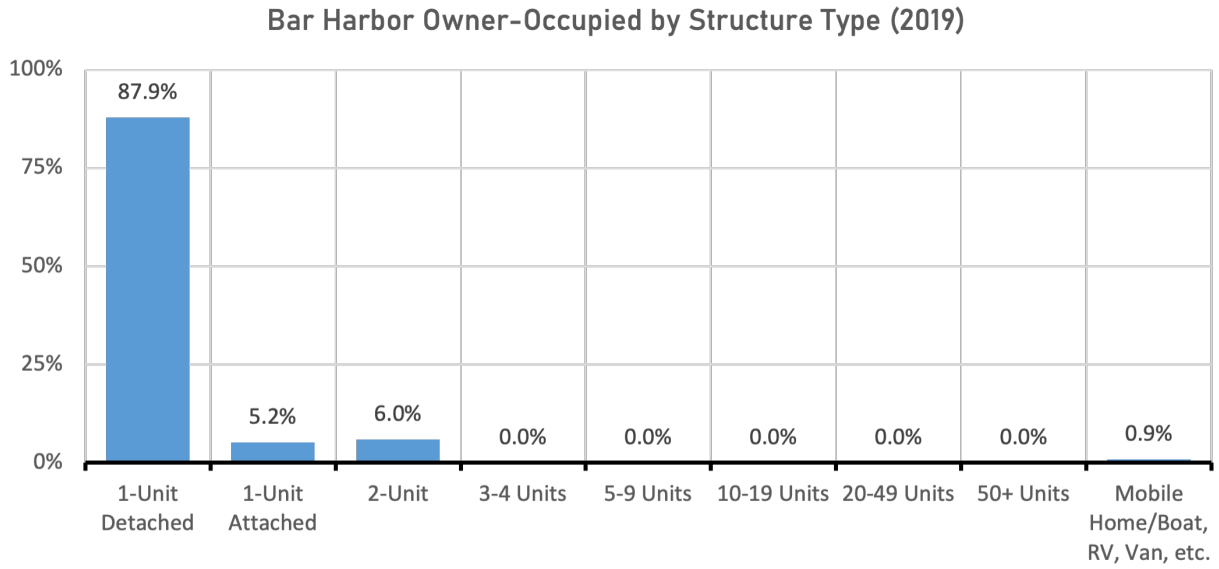


Figure 2.9: Owner-Occupied Units by Structure, 2019, Source: U.S. Census Bureau, 2019 ACS 5-year

Conversely, the renter-occupied housing stock is spread across a number of different residential structure types with 75% of all renter units in structures with fewer than ten units. With the predominant housing type being single-family homes, it is not surprising to see that over a quarter of rental units are in single unit structures in Bar Harbor. The town does have about 22% (197 units) in structures with 20 or more units. It is very typical to see more rental units in buildings with higher unit counts.

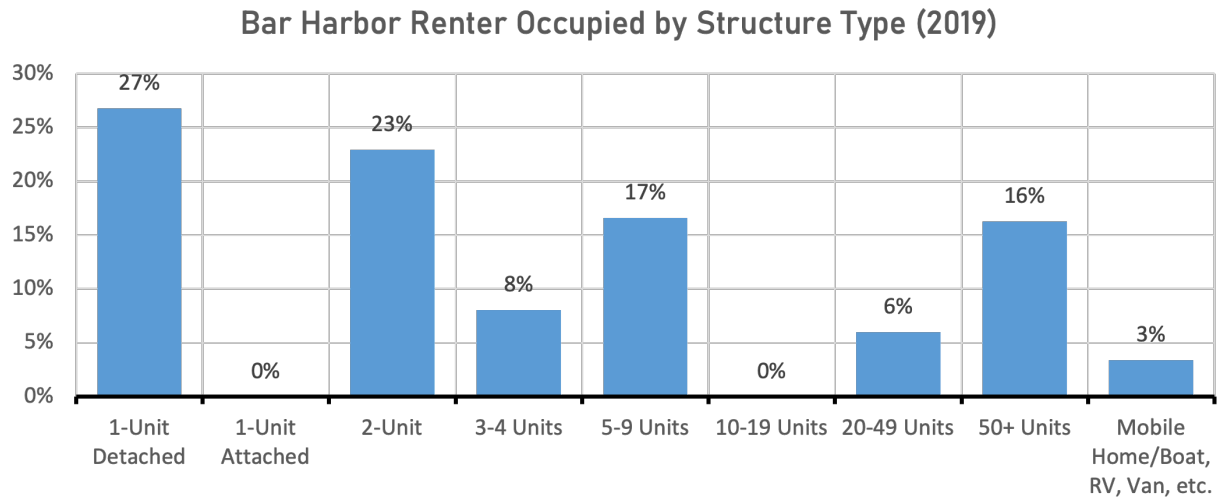


Figure 2.10: Renter-Occupied Units by Structure, 2019, Source: U.S. Census Bureau, 2019 ACS 5-year

AGE OF HOUSING STOCK

Overall, the renter housing stock in Bar Harbor is older than the owner stock with about 58% of all rental units in structures that were built before 1980, making those units over 40 years old. The owner-occupied housing stock is newer with 66% of units constructed after 1980. For a community in New England, the housing stock in Bar Harbor is on the newer side as many New England towns typically have very old housing stock. This may be because of the 1947 fire that destroyed so many residential buildings in town. By comparison, 44% of all housing units were constructed after 1980, but in Bar Harbor, the figure is 52%. This is good for Bar Harbor as there may be fewer concerns about the quality of housing in the town, as well as the deficiencies of modern-day facilities such as plumbing and electric that can be found in some older residential structures.

Table 2.1: Age of Housing Stock		
Year(s) Built	**Units**	**% of Total**
Owner-Occupied Age		
Built 2000 or later	448	31%
Built Between 1980 and 1999	508	35%
Built Between 1960 and 1970	158	11%
Built 1959 or Earlier	337	23%
Renter-Occupied Units		
Built 2000 or later	177	20%
Built Between 1980 and 1999	192	22%

BUILDING PERMITS

Since the tail end of the Great Recession in 2013/2014, the town of Bar Harbor has seen an uptick in residential building permit activity specifically for new housing units. In 2015, the town saw a high of 51 building permits issued and since then has averaged 40 permits issued per year through 2020.

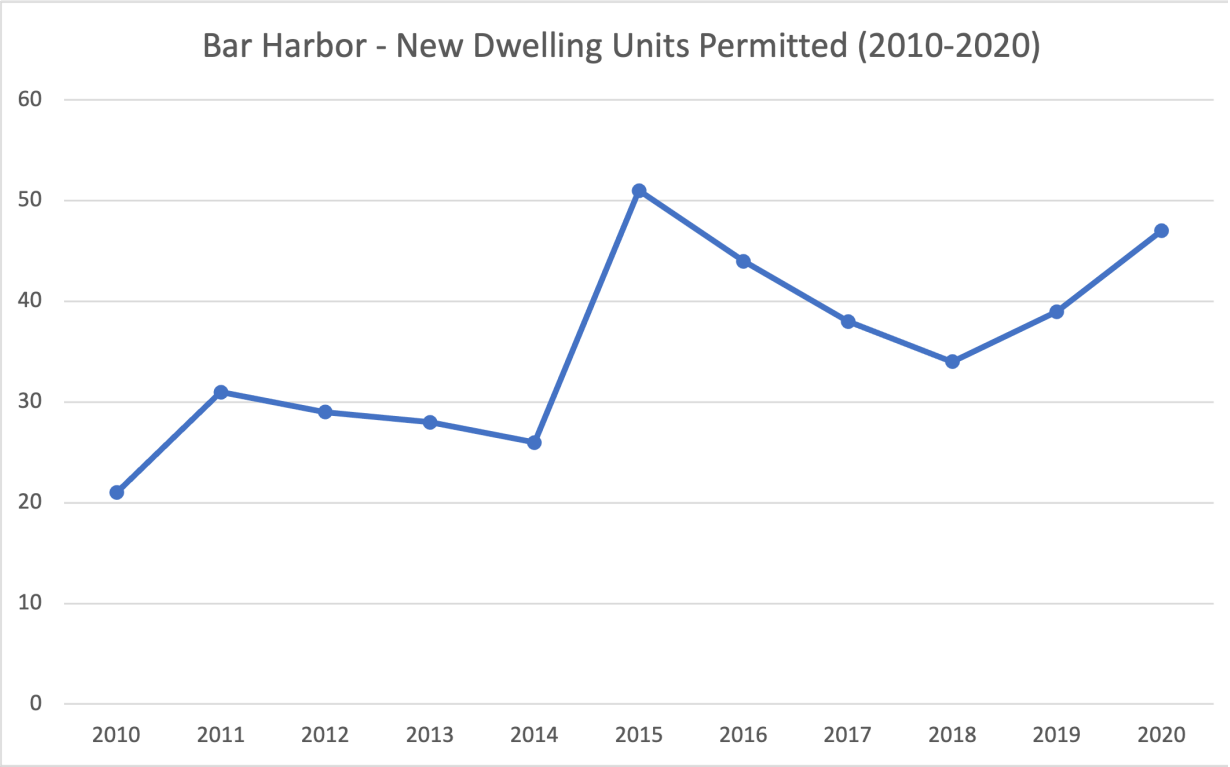


Figure 2.11: Building Permit Data, 2010-2020, Source: Bar Harbor, 2022.

VACANCY AND SEASONALITY

In a tourism-based, waterfront community with a national park like Bar Harbor, demand for both year-round and seasonal housing options is very high. One of the challenges with high demand for seasonal and short-term housing is that part-time homeowners and investors can often outcompete local buyers with higher price offers, larger down payments, faster closing dates, or all-cash offers. The desirability of being in Bar Harbor and all the natural amenities that come with living in the town continue to drive real estate prices higher, crowding out lower to moderate income, year-round households. To help understand the impacts of the seasonal housing market in Bar Harbor, the Census tracks the number of seasonal/recreational units through the vacancy table. The vacancy table disaggregates vacant housing units by type, which includes unoccupied units available for sale and for rent, as well as seasonally owned units, which are vacant for part of the year. According to estimates from the 2015-2019 ACS, Bar Harbor had a total of 1,080 vacant units with 71% of those units categorized as seasonal housing. That is an estimated 762 units out of a total of 3,416 units in Bar Harbor, or a vacancy rate for just seasonal housing of 22.3%.

As of the latest five-year ACS period from 2016-2020, the number of vacant units has increased to 1,230 with seasonal homes increasing by 251 units. This only captures the first year of the pandemic and is one year of an estimate that includes 2016-2019. This increase does speak to the increasing trend and impact of seasonal housing in Bar Harbor and its further constraint on the year-round housing market.

VACANT AND AVAILABLE HOUSING

The seasonal nature of the housing market and competition for available units in Bar Harbor combine to create a very tight vacancy rate for units that are actually either for sale or for rent. According to ACS data from 2019, there were only 88 total housing units available for a true vacancy rate of 2.6%. This rate is extremely low as most healthy housing markets have a vacancy rate between four and six percent to allow for some turnover in the market. In fact, data from the 2020 ACS estimates the actual vacancy percentage for units available for sale or for rent is 1.7%.

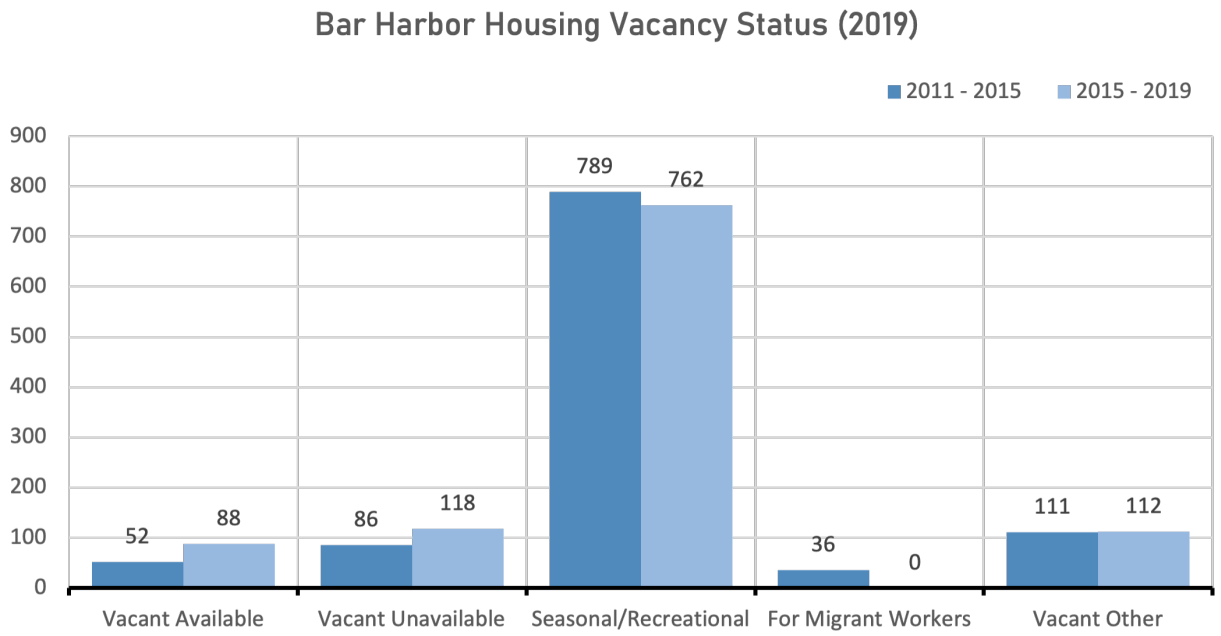


Figure 2.12: Vacancy, 2019, Source: U.S. Census Bureau, 2019 ACS 5-year

SHORT-TERM RENTAL MARKET

The desirability of Bar Harbor from a tourism and visitation standpoint is not only creating a housing supply challenge with seasonal homeowners who may spend only part of the year in town, it is also creating demand from the housing investor market. Through interviews with town staff and other members in the community it is clear that the short-term rental market is also impacting the number of available year-round units that might otherwise be available to purchase or rent. The short-term rental option adds another dimension to the existing hospitality industry in Bar Harbor, allowing more visitors to stay in town than would otherwise be possible through traditional hotels, bed-and-breakfasts, and campgrounds. Investor-owned properties, whether purchased by an individual or a real estate syndicate, are able to generate significant value thanks to companies and websites like Airbnb, VRBO, and HomeAway. The cash flows of short-term rental units are enough to justify higher purchase prices for units that come on the market, likely out-competing offers made by those looking for year-round housing.

The town of Bar Harbor's 2021 short-term rental regulatory document noted that there are close to 750 short-term rentals in Bar Harbor, up from 518 in 2019. Data provided by the Town of Bar Harbor through the third-party data vendor AirDNA shows just how quickly the uptick of short-term rentals in town has been. In the five years between 2015 and 2020, the number of total available listings (the count of all advertised or booked units for rent in a month) grew from 493 to 5,125. This is a 940% increase over that period shows the very rapid increase in frequency of available listings on an annual basis.

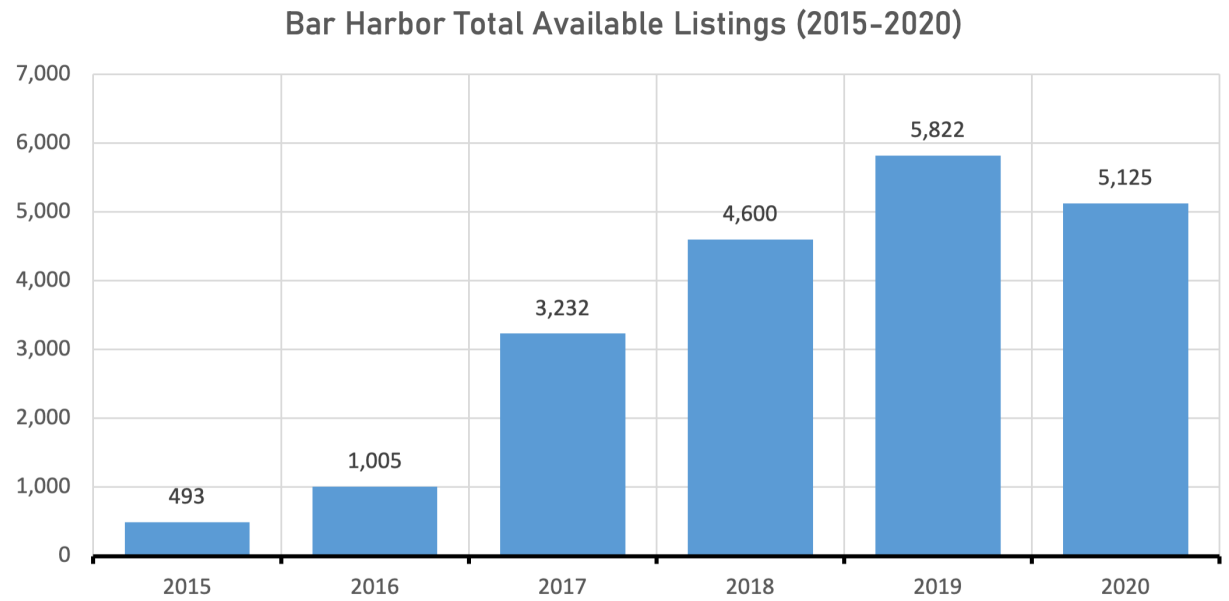


Figure 2.13: Total Available Listings in a Month, 2015-2020. Source: AirDNA, June 2021.

While the number of short-term available rentals grew, so did the number of listing nights which is a measure of all nights that were available in a given month. Figure 2.14 compares the number of listing nights available in a given month to the number of nights actually booked. Not only have listing nights increased but the percentage of nights actually booked by visitors has been increasing as well. This means that fewer listings are not being booked. During the months of July and August in 2019 and 2020, between 78% and 88% of listing nights in Bar Harbor were booked, a percentage which could be as high as 8,000 to 9,000 listing nights a month.

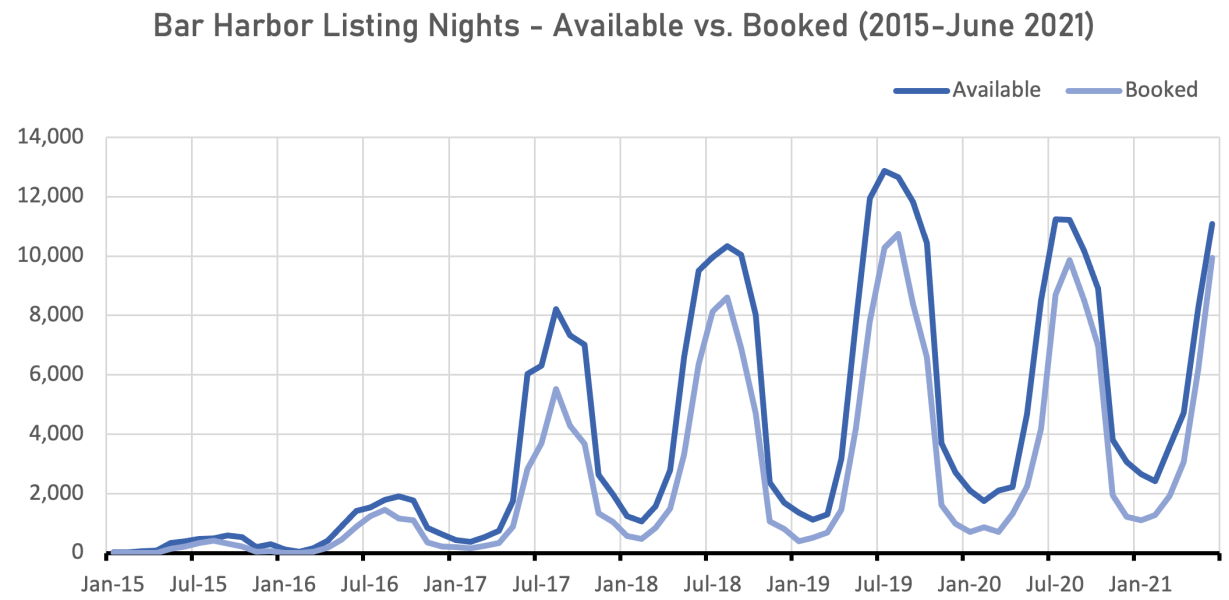


Figure 2.14: Available vs. Booked Listing Nights, 2015-June 2021. Source: AirDNA, June 2021.

The increased demand for short-term rentals in Bar Harbor has also driven up average daily rates over the last five years. Between 2015 and 2020, the average daily rate for a unit increased by $60 per night for "entire homes", with a high-average daily rate of $275.50 in 2020. Given 2020 was a pandemic year where travel to New England states like Maine was restricted, rates in 2021 and 2022 are likely to continue to climb, making investments in short-term rentals even more attractive.

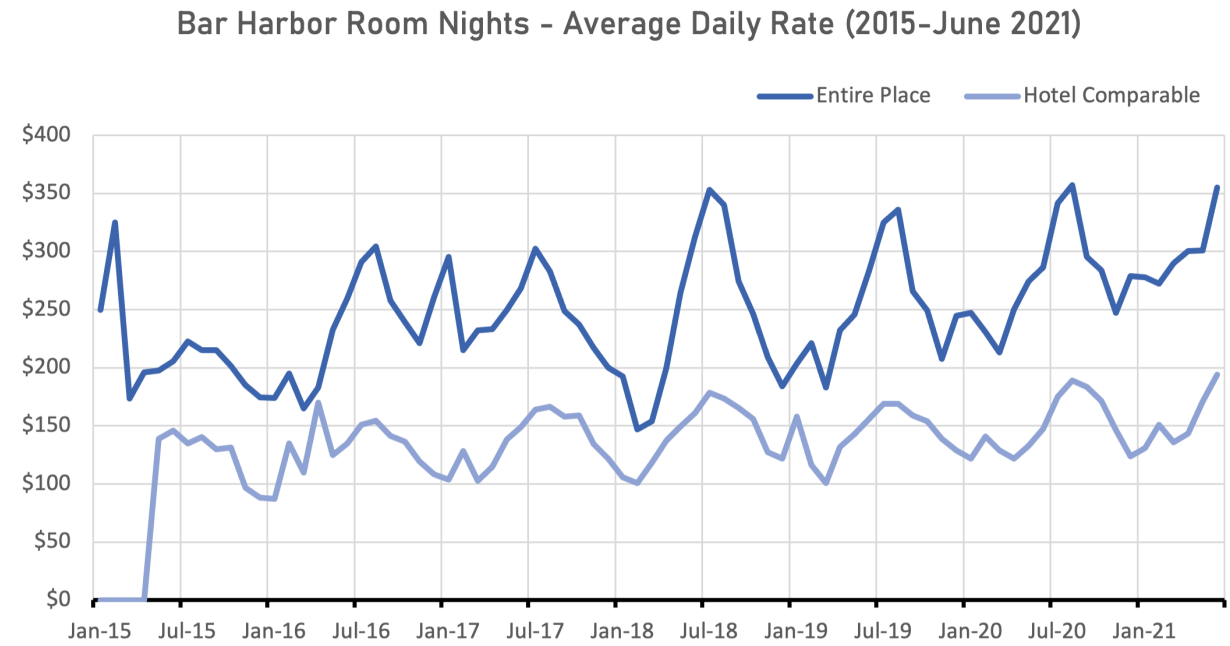


Figure 2.15: Average Daily Rates, 2015-June 2021. Source: AirDNA, June 2022

Short term rentals are one of the top housing topics in Bar Harbor as noted in the 2021 short term rental regulatory document. The impact of short term rentals on year-round residents and their housing struggles is documented in this regulatory brief. The town notes "many renters have to

move out every six months and some people end up living in cars, in the park, or couch surfing." The document also accurately notes that short term rentals provide an important source of income to residents of Bar Harbor, allowing them to continue to live in town and pay their bills.

The enacted legislation that Bar Harbor passed created two types of short term rentals, referred to in the regulations as VR-1 and VR-2. The VR-1 units are located in or at the primary residence and are allowed in 34 zoning districts. The entire unit can be rented out with no minimum rental period/number of nights restrictions. A maximum of two VR-1 registrations per qualifying property are allowed.

The VR-2 units are those located on a property that is not the owner's primary place of residence and would only be allowed in 18 zoning districts that are zoned for commercial and lodging activities. The VR-2 registration restricts renting the entire dwelling unit for a minimum of four nights. The maximum number of VR-2 registrations are capped at 9% of the total number of dwelling units in Bar Harbor. Transfers of both VR-1 and VR-2, would be prohibited, including transfers to a new owner or location would be prohibited. The goal of this regulation is to help curb the creation of new investor-owned short term rentals across Bar Harbor which further restrict the amount of year-round owner and renter housing.

HOUSING PRICES

As housing supply continues to tighten with the competition between year-round residents and those looking for seasonal, investment, and worker housing, the price of housing continues to climb. According to census data from 2019, the median value of a home in Bar Harbor was $315,700 which is over $100,000 higher than the median value of a home in Hancock County ($212,700).

Interestingly, the majority of value increases between 2011 and 2019 occurred for homes priced between $250,000 and $499,999, while more expensive homes priced over $500,000 declined as a share of all homes. This is due to seasonally vacant homes not being counted in the median value calculation.

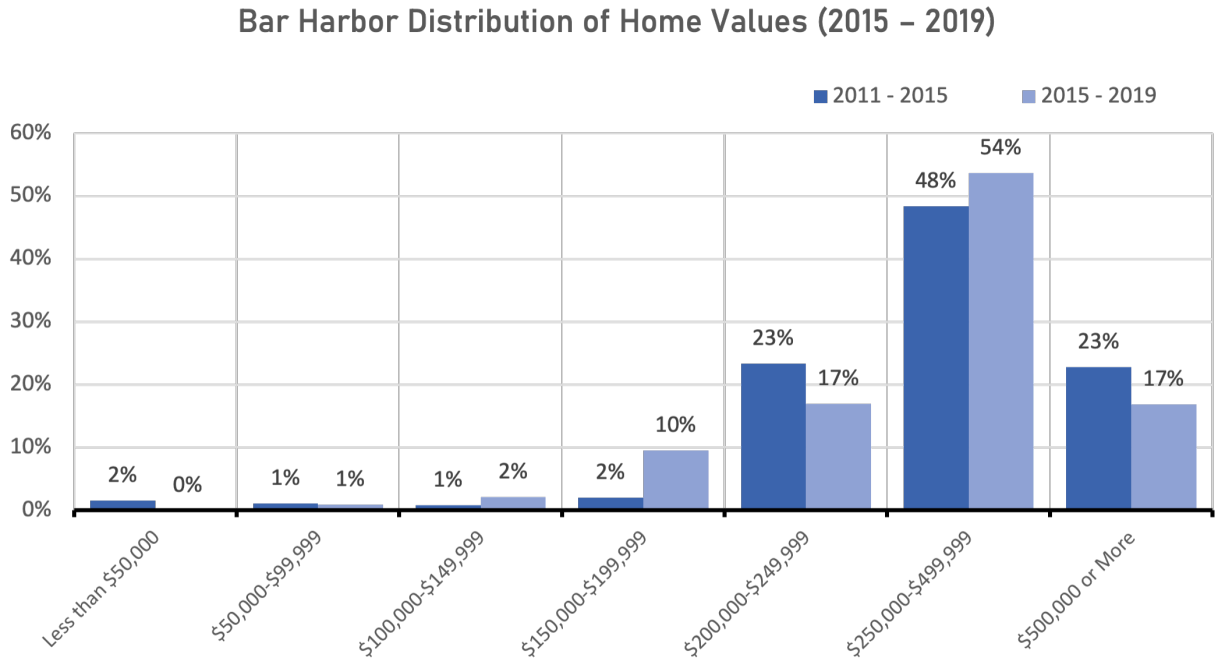


Figure 2.16: Home Values, 2015 & 2019. Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

In other words, the decline in the share of high value homes is likely due to those homes changing hands from year-round owners to seasonal or investor-owned homes. This would then remove those homes from the value cohort they were in during the prior census count. In the case of Bar Harbor, home values are not likely declining but the removal of higher value homes from year-round occupancy is bringing down the median value of the remaining year-round units.

HOME SALES AND PRICING

In addition to changes in median home value, sale prices have skyrocketed in Bar Harbor. According to sales data from Redfin, the median home sale price of all homes in Bar Harbor went from $311,500 in 2018 to a $520,000 by the end of 2021. That is a $200,000 jump, or a 67% increase in three years. At the same time that prices have been increasing, the total number of home sales in town decreased. In 2018, Redfin recorded 1,347 individual home sales, while in 2021 there were only 269. Some of this may be attributed to reduced sale volumes due to the pandemic and fewer open houses, but this downward trend had been occurring even as far back as 2017. The pandemic likely accelerated those trends by further constraining the number of people moving out of Bar Harbor and the number of homes entering the market, thereby driving up the sale prices for home hitting the market.

These trends in home sales and prices are pushing owner-occupied homes further out of reach of many year-round Bar Harbor residents, particularly those residents who are of low-to-moderate income. In order to afford a home at the median sale price in 2021, a person or household would have to earn over $100,000 a year and be able to put down a 20% down payment. This far exceeds the current median household income in Bar Harbor of just over $66,000 a year.

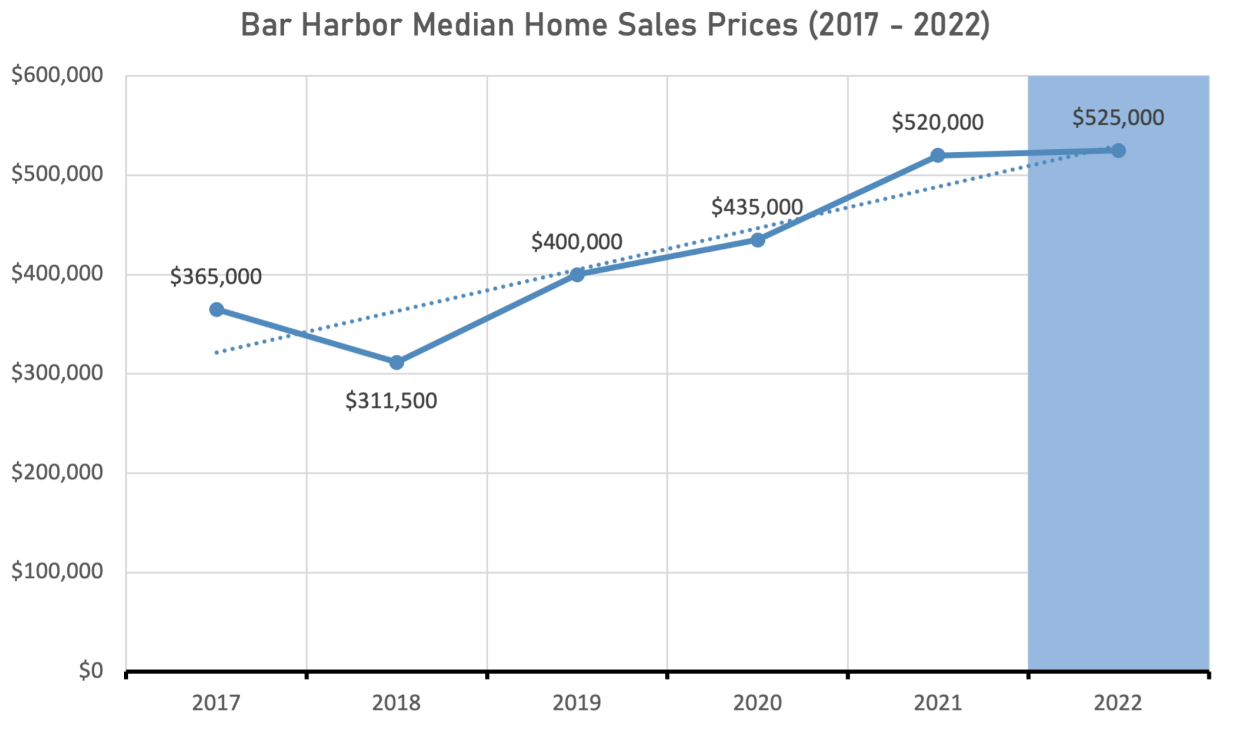


Figure 2.17: Median Sale Prices, 2017-March 2022. Source: Redfin.

GROSS RENT

Gross rent is a measure of the monthly agreed upon rent plus an estimate of monthly utility costs and fuels if they are paid by the tenant. This measure captures the true cost of renting a unit if utilities are not included in the monthly payment. It should be noted that ACS measures of gross rent include all rented units in Bar Harbor, not just those that are recently listed on the market, which is why ACS gross rent estimates do not reach as high as recently listed rental units in town. From 2011 to 2019, the median gross rent in Bar Harbor increased 9.4% from $790 per month to $864 per month. The largest increase in units by price cohort was for units priced between $1,500 and $1,999 a month comprising 8% of all rental units in 2019. The largest number of rental units in Bar Harbor are still those priced between $500 and $999 a month. To afford a unit priced at $999 a month, an individual or household would need to earn just under $40,000 a year. To afford a newer rental unit priced at $1,999 a month, an individual or household would need to earn just under $80,000 a year.

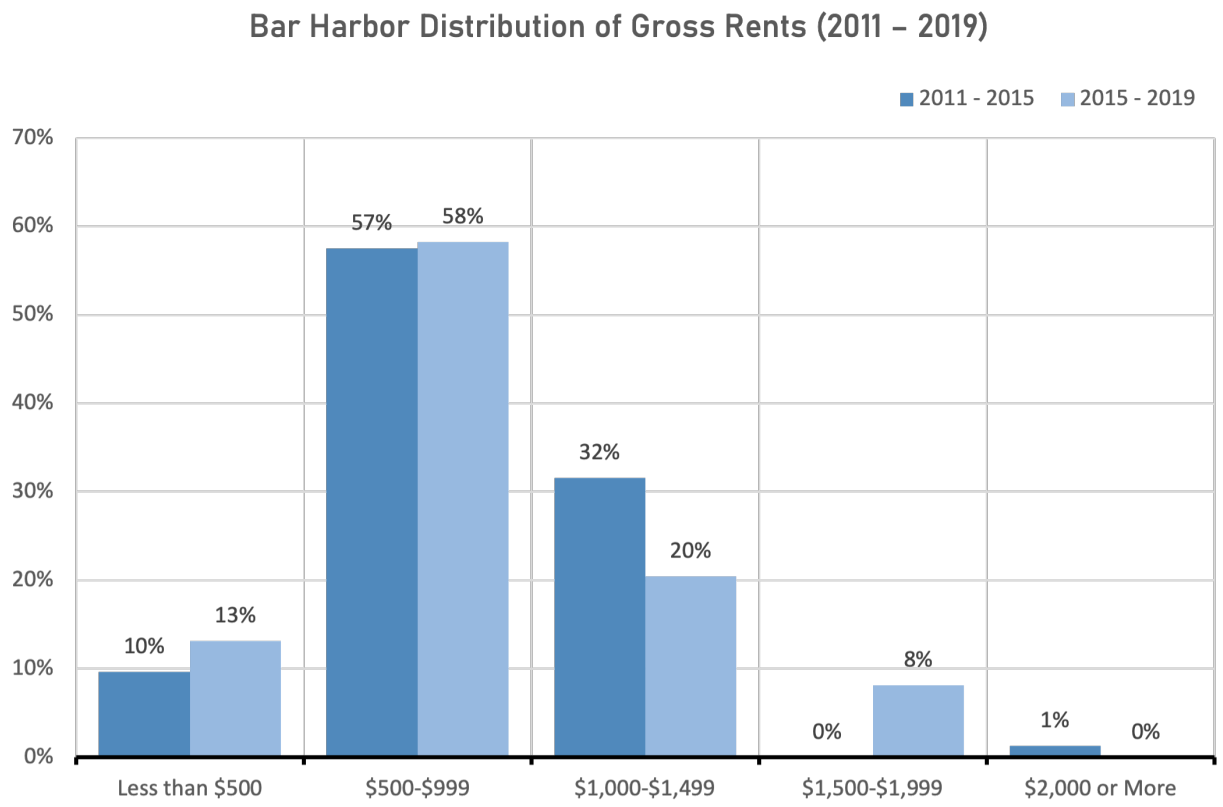


Figure 2.18: Median Gross Rent, 2015 & 2019, Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

AFFORDABILITY

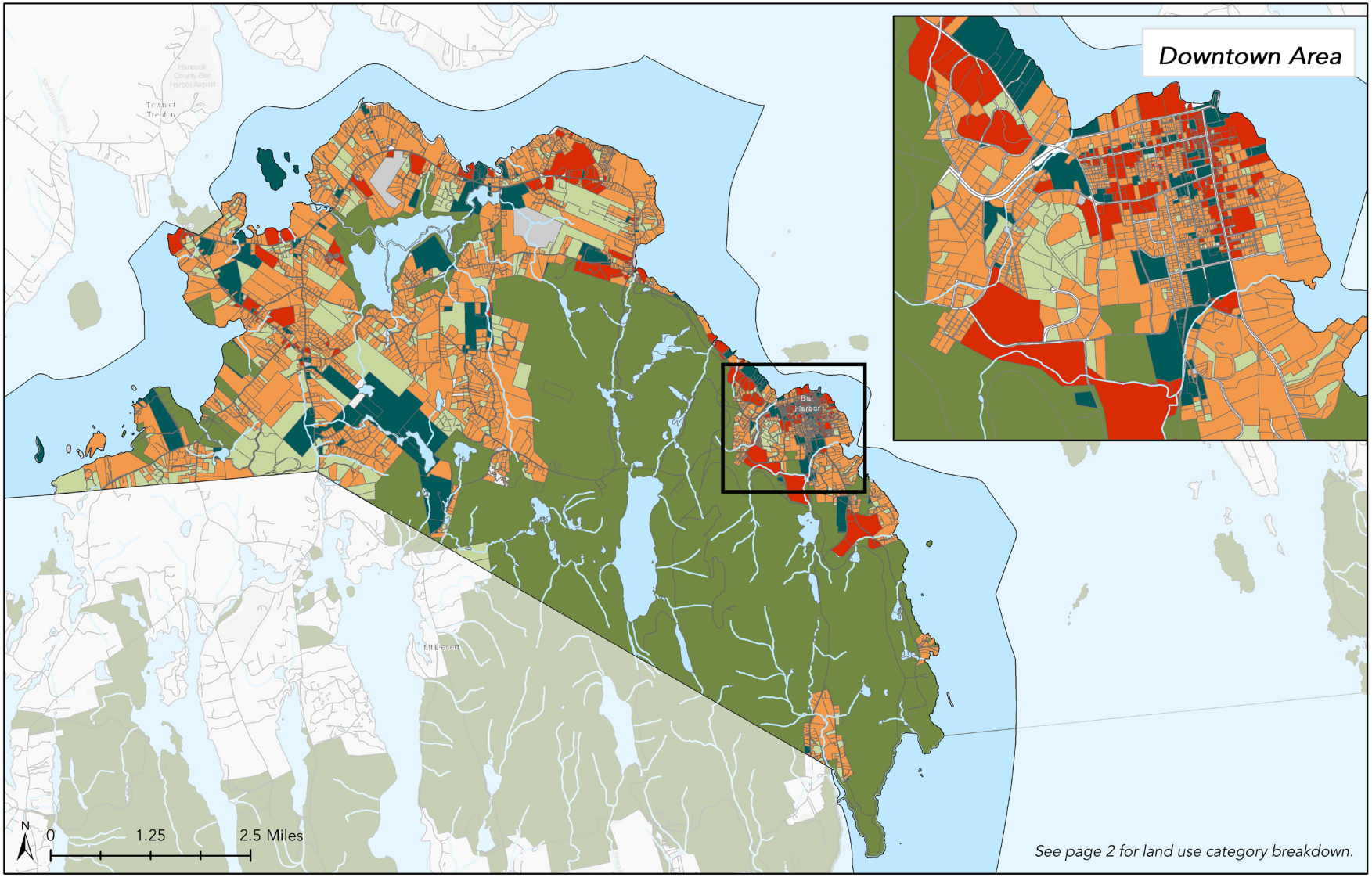
Rising housing prices for both owners and renters in Bar Harbor are also leading to more households overall having to spend more than 30% of their household income on housing costs. This metric is known as "cost burden" and is a standardized measure of what a household should spend on their annual housing costs. In Bar Harbor, 40% of all owner-occupied households with a mortgage and 36% of all renter-occupied households are spending more than 30% of their income on housing costs. As prices continue to rise in Bar Harbor, particularly with the shrinking supply of year-round housing and the impacts of the pandemic, cost burdening for many households is likely to increase.

LAND USE AND ZONING

Map 2.1 shows how the land within Bar Harbor's municipal boundary is currently being used. The orange-colored parcels of land are all used primarily in support of residential uses. When looking at the land use map, it quickly becomes apparent just how much of the land area within Bar Harbor's borders is occupied by Acadia National Park. Most of the residential parcels of land outside of the downtown area (shown in the inset map) are single family homes, leaving fewer options for new development across town. In areas where new residential development may be physically possible, there may also be constraints on the land from environmental/natural features or a lack of public utilities (water/sewer). In the downtown area where parcels are much smaller and land is largely consumed by existing buildings, redevelopment may be the mechanism for addressing housing challenges.

From a zoning perspective, residential uses are allowed in many of Bar Harbor's zoning districts today. An analysis conducted by FB Environmental noted 34 of Bar Harbor's zoning districts currently allow at least one form of residential use. However, in many of these districts, a number of other uses that compete with housing development such as lodging, solar, etc. are allowed. The issues in Bar Harbor from a regulatory perspective may be less about the types of uses allowed in many districts and more about the dimensional regulations, parking, heights, and densities of residential uses. These potential barriers may be creating financial constraints where property owners or developers cannot achieve a high enough density to make a residential project viable. Map 2.2 provides a generalized zoning map that identifies locations in Bar Harbor where zoning is primarily encouraging residential versus commercial development. The lightest shade of orange in the map indicates districts where both residential and commercial uses are encouraged.

Map 2.1 Generalized Land Use Map, 2022.



LAND USE

BAR HARBOR

Map created for assessment of existing conditions within Bar Harbor.

- Bar Harbor Town Boundary
- Waterbody/Coastal Waters
- Stream
- Road
- Acadia National Park Boundary

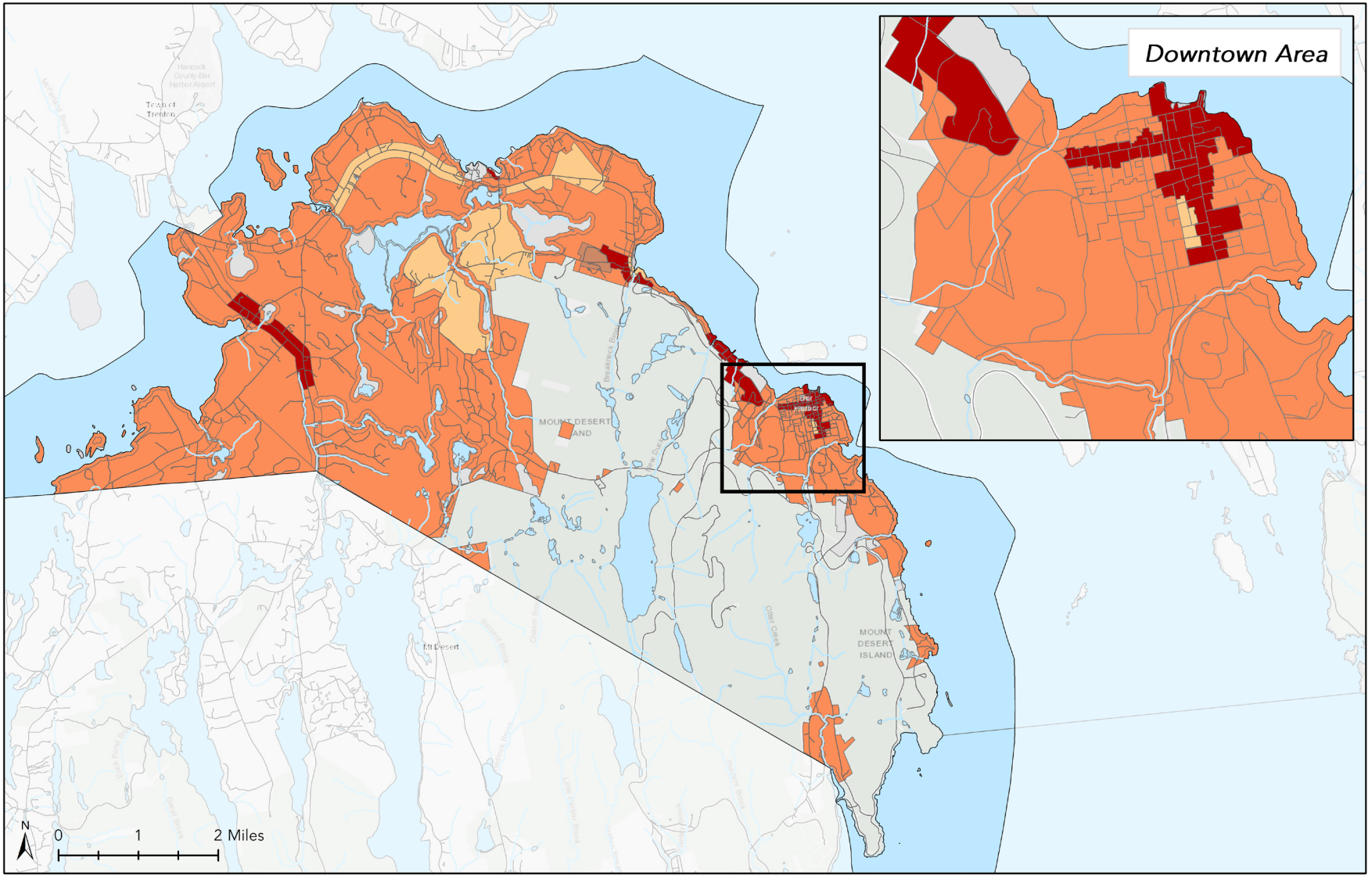
Land Use by Major Category

- Residential
- Commercial
- Social/Institutional/Public
- Undeveloped Land
- Other

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
February 2022

FB environmental

Map 2.2: Generalized Zoning Districts by Allowable Use, 2022.



ZONING

BAR HARBOR

Map created for assessment of existing conditions within Bar Harbor.

Bar Harbor Town Boundary
Waterbody/Coastal Waters
Stream
Road

Zoned as:

Primarily Residential
Primarily Commercial
Industrial
Both Residential and Commercial
Other

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
February 2022

FB environmental

BAR HARBOR'S CENSUS DESIGNATED PLACE (CDP)

According to the U.S. Census Bureau, a Census Designated Place (CDP) is a statistical geography representing closely settled, unincorporated communities that are locally recognized and identified by name. The Bar Harbor CDP consists of the main downtown center of the town of Bar Harbor. It is located on the eastern part of town on Mount Desert Island. It is host to the town's major commercial activities and includes a number of hotels and tourist attractions. The majority of Bar Harbor's residents reside within the CDP making it an important geography of comparison when considering the housing dynamics occurring throughout the town of Bar Harbor. The following section provides a brief highlight of key data points that speak to the similarities and differences between the town of Bar Harbor and the Bar Harbor CDP.

HOUSEHOLD COMPOSITION IN THE CDP

Despite the broader population increases in Bar Harbor, the Bar Harbor CDP saw an 11% (293 residents) decrease in total population from 2011 – 2019. Over the same period of time, the number of households in the Bar Harbor CDP decreased by an estimated 213 total households.

ACS estimates show that with these population decreases, household composition has also been shifting over time. The percentage of family households, or those households with two or more related individuals, comprised 56% of all occupied households in Bar Harbor's CDP in 2019. That is up from 34% of households in 2015. Most of that shift in household composition can be attributed to a growing share of married couple households and a shrinking number of households consisting of unrelated roommates.

The shift in Bar Harbor's CDP to more family households is also consistent with the demographic shifts presented in the demographics chapter where population growth in residents ages 25-34 and 45-54 corresponded with growth in children under the age of 18. This would be consistent with the increases in married couple households, and an indicator that some of those households also have one or more children living with them.

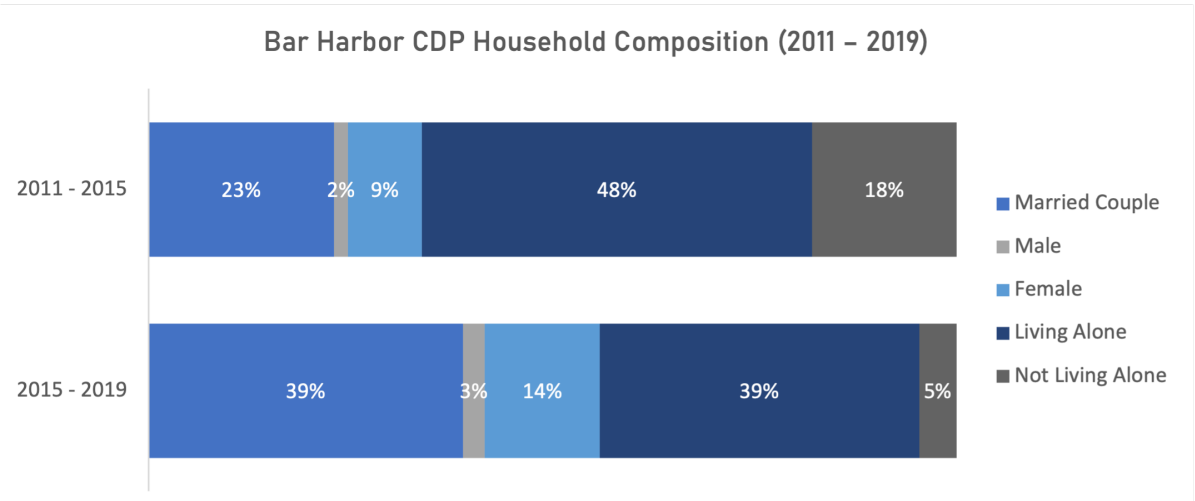


Figure 2.19: Household Composition, 2011 – 2019, Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

HOUSING TENURE IN THE CDP

As household composition in Bar Harbor has shifted from an almost 50/50 split of family and non-family households to having more family households, the percentage of owner-occupied housing units has also increased. Between 2011 and 2019, owner-occupied housing as a percentage of the town's overall housing stock increased from 57% to 62% while renter-occupied units dropped from 43% to 38%. This follows a similar pattern in the CDP where owner-occupied units increased from 43% to 47% and renter-occupied units decreased from 57% to 53%.

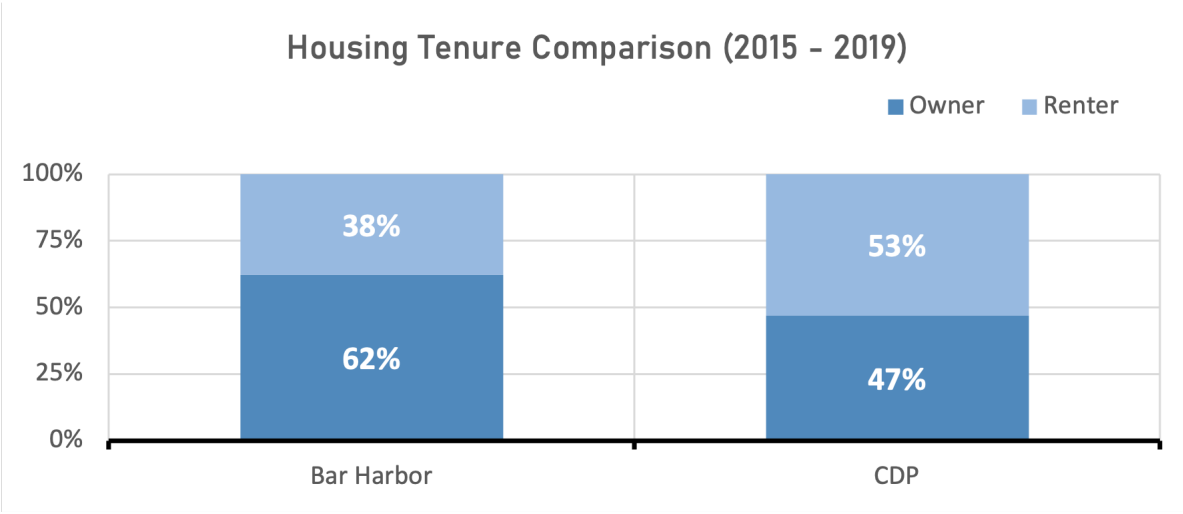


Figure 2.20: Housing Tenure, 2019. Source: U.S. Census Bureau, 2019 ACS 5-year

Although Bar Harbor's household composition and average household size has been increasing since 2011, one- and two-person households (regardless of tenure) comprise the majority of households in the CDP.

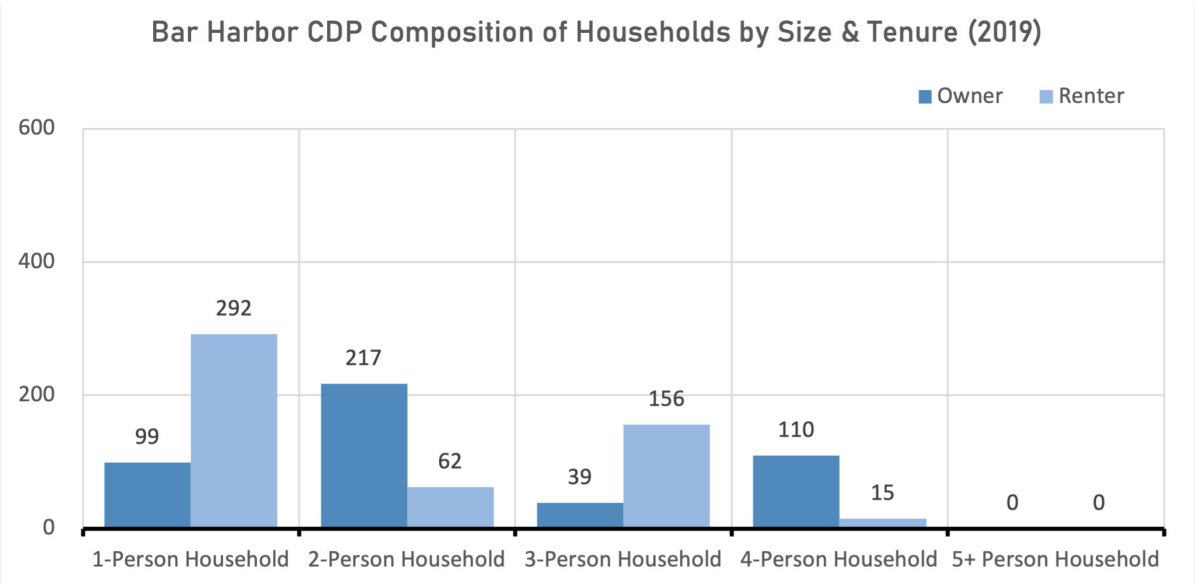


Figure 2.21: Household Size by Tenure, 2019. Source: U.S. Census Bureau, 2019 ACS 5-year

Over the past decade, Bar Harbor's CDP has seen net decreases in one-person households regardless of tenure and increases in 2 – 4 person households which has contributed to the increase in average household size.

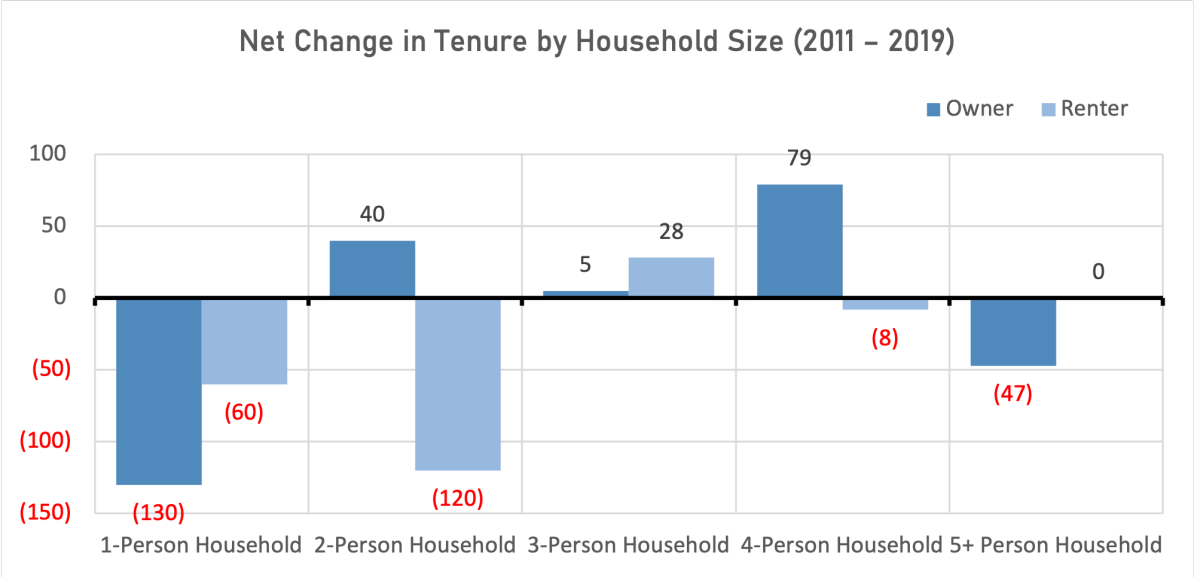


Figure 2.22: Household Size by Tenure, 2011-2019. Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

The largest number of renter households are headed by someone between the ages of 25 and 44 which comprise an estimated 290 total renter households or 55% of all renter households in Bar Harbor's CDP. Interestingly, 24% of all households in Bar Harbor's CDP are headed by a householder 65 years or older.

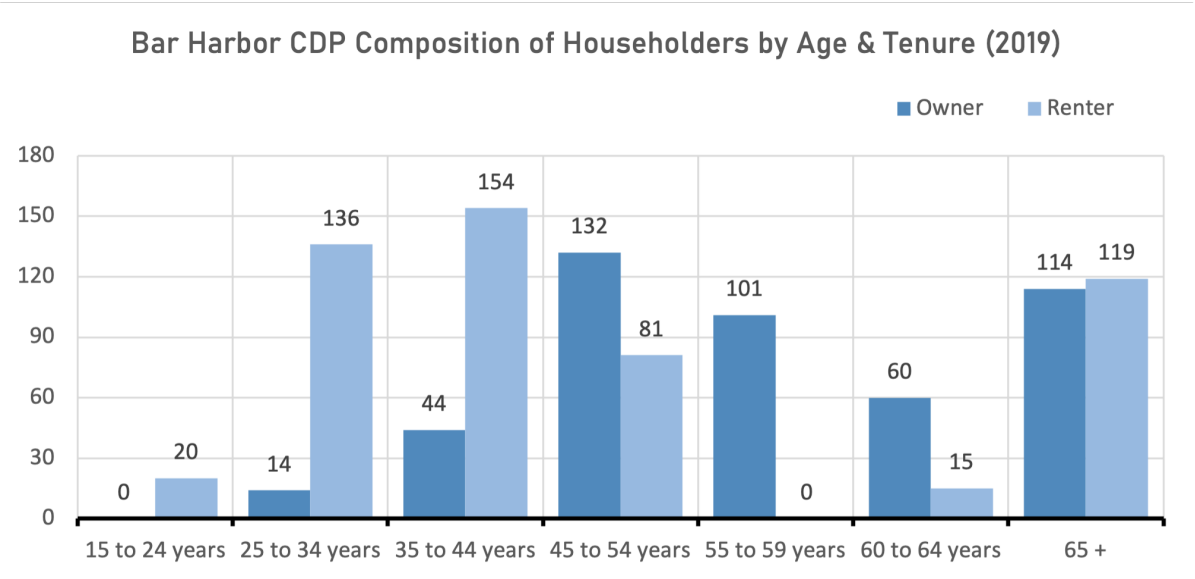


Figure 2.23: Tenure by Age of Householder, 2019, Source: U.S. Census Bureau, 2019 ACS 5-year

HOUSING UNITS IN THE CDP

Looking more closely at the composition of the CDP's housing stock by owner and renter units, we see that the vast majority (81%) of owner-occupied units are single-family structures with another 13.7% spread between one-unit attached structures and two-unit structures. There are very few alternative ownership unit typologies such as townhomes, three- or four-unit structures, or larger multi-family condominiums in Bar Harbor' CDP.

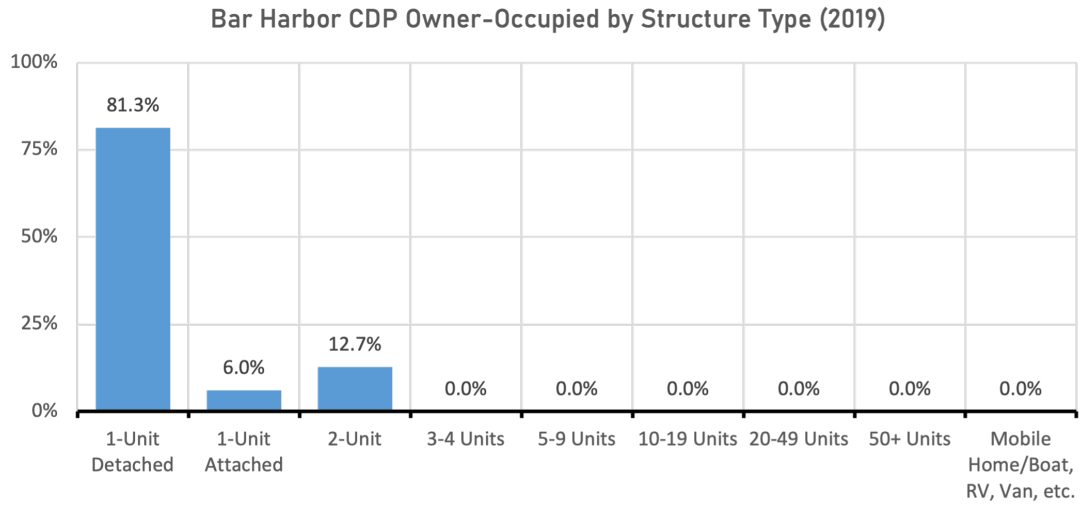


Figure 2.24: Owner-Occupied Units by Structure, 2019, Source: U.S. Census Bureau, 2019 ACS 5-year

Conversely, the renter-occupied housing stock is spread across a number of different residential structure types with 73% of all renter units in structures with fewer than ten units. With the predominant housing type being single-family homes in Bar Harbor's CDP, it is not surprising to see that over a quarter of rental units are in single and two-unit structures.

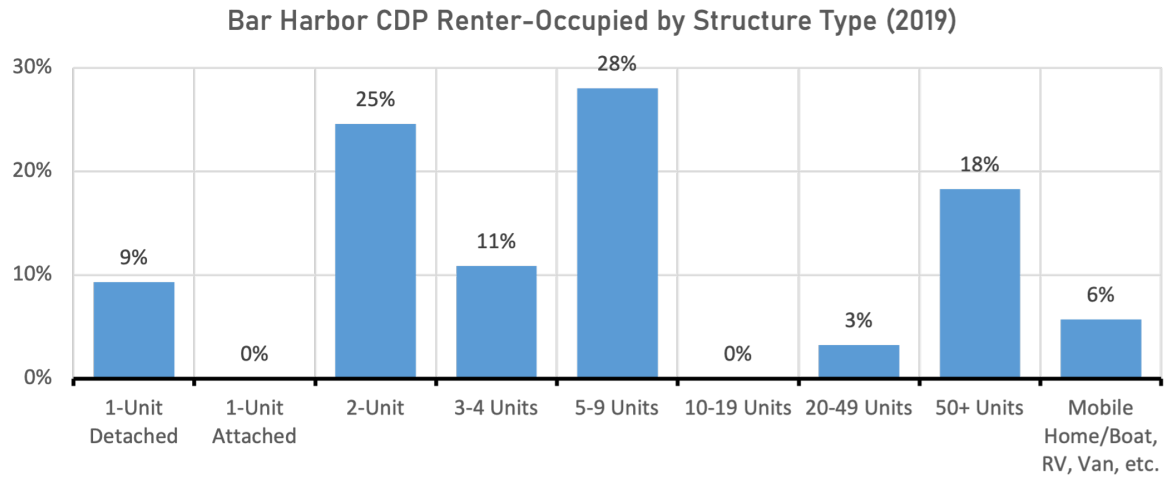


Figure 2.25: Renter-Occupied Units by Structure, 2019, Source: U.S. Census Bureau, 2019 ACS 5-year

AGE OF THE HOUSING STOCK IN THE CDP

Overall, the renter housing stock in Bar Harbor's CDP is older than the owner stock with about 84% of all rental units in structures that were built before 1980, making those units over 40 years old. The owner-occupied housing stock is newer with 43% of units constructed after 1980. Compared with the town of Bar Harbor, the CDP's owner housing stock is much older and given its higher

Table 2.2: Age of Housing Stock in the CDP

Year(s) Built	Units	% of Total
Owner-Occupied Age		
Built 2000 or later	35	8%
Built Between 1980 and 1999	162	35%
Built Between 1960 and 1970	42	9%
Built 1959 or Earlier	226	49%
Renter-Occupied Units		
Built 2000 or later	48	9%
Built Between 1980 and 1999	37	7%
Built Between 1960 and 1970	271	52%
Built 1959 or Earlier	169	32%
Source: U.S. Census Bureau, 2019 ACS 5-year		

density compared to the town, the majority of the town's older rental stock is most likely located in the CDP, contributing to the higher numbers of rental units built prior to 1980.

By comparison, housing units constructed after 1980 across Maine comprises 44% of all units, but in Bar Harbor, that figure is 52%. While the town of Bar Harbor has newer housing stock in broad comparison to the state, The town's older housing stock is most likely concentrated in the CDP, which is what drives the share of older housing stock in the town-wide estimates.

VACANT AND AVAILABLE HOUSING IN THE CDP

The seasonal nature of the housing market and competition for available units in Bar Harbor's CDP combine to create a very tight vacancy rate for units that are actually either for sale or for rent. According to ACS data from 2019, there were only 44 total housing units available for a true vacancy rate of 2.83%. This rate is extremely low, as most healthy housing markets have a vacancy rate between four and six percent to allow for some turnover in the market.

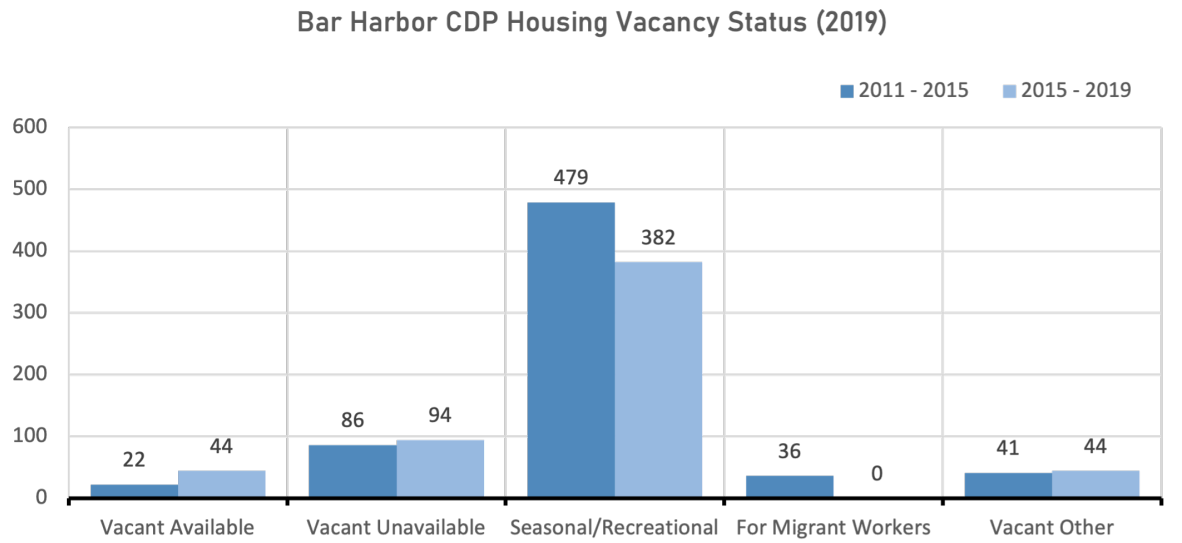


Figure 2.26: Vacancy, 2019, Source: U.S. Census Bureau, 2019 ACS 5-year

HOUSING PRICES IN THE CDP

As housing supply continues to tighten with the competition between year-round residents and those looking for seasonal, investment, and worker housing, the price of housing continues to climb. According to census data from 2019, the median value of a home in Bar Harbor's CDP was $327,400, over $100,000 higher than the median value of a home in Hancock County ($212,700). Interestingly, the majority of value increases between 2011 and 2019 occurred for homes priced over $500,000 which is in contrast with the town-wide increases in homes priced between $250,000 and $499,999. This could suggest that while the decline in the share of high value homes across Bar Harbor is likely due to homes changing hands from year-round owners to seasonal or investor-owned homes, the share of high-value homes in the CDP remain consistent. Overall, these statistics imply that throughout Bar Harbor, home values are not likely declining; instead, the removal of higher value homes from year-round occupancy is bringing down the median value for the town, and the higher value year-round units are remaining concentrated in the CDP.

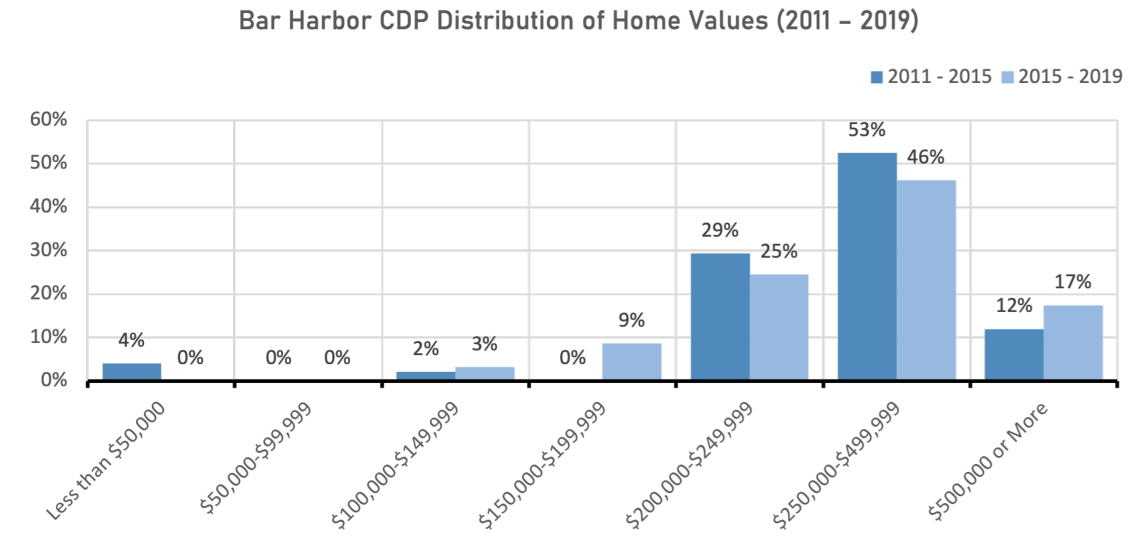


Figure 2.27: Home Values, 2015 & 2019, Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

GROSS RENT IN THE CDP

From 2011 to 2019, the median gross rent in Bar Harbor increased 4.28% from $795 per month to $829 per month. The largest number of rental units in Bar Harbor's CDP are still those priced between $500 and $999 a month. To afford a unit priced at $999 a month, an individual or household would need to earn just under $40,000 a year. To afford a newer rental unit priced at $1,999 a month, an individual or household would need to earn just under $80,000 a year.

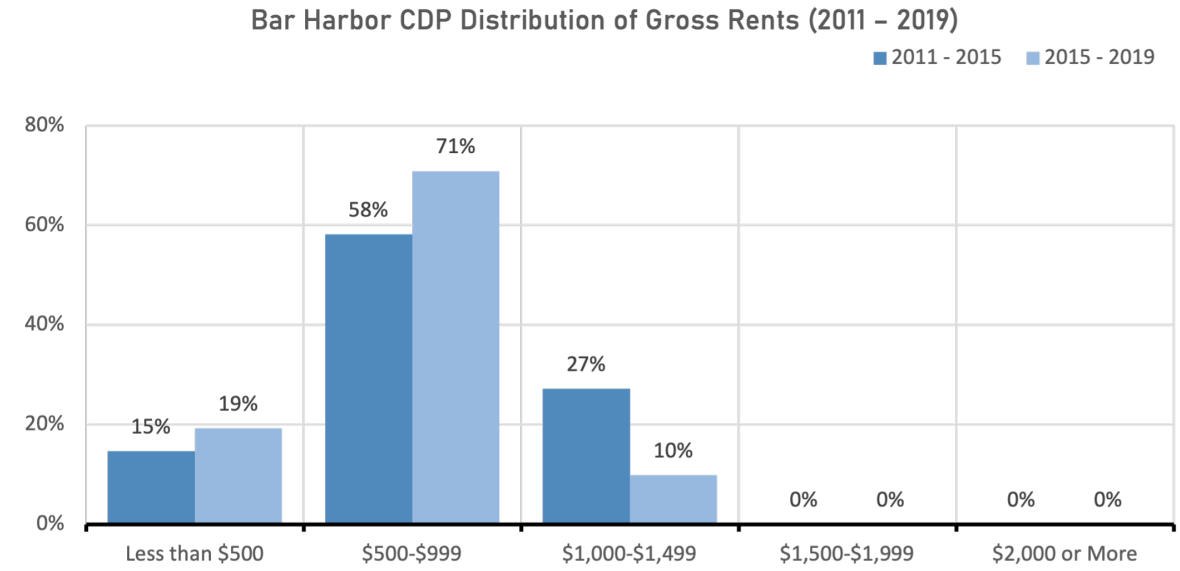


Figure 2.28: Median Gross Rent, 2015 & 2019, Source: U.S. Census Bureau, 2015 & 2019 ACS 5-year

REFERENCES

- Comprehensive Plan Update, Bar Harbor, Maine. June 2007.
- Comprehensive Plan Data Package, Maine State Economist.
- Housing Needs Analysis and Assessment, Mount Desert Island, Maine. November 2018.
- Regulating Vacation Rentals, Bar Harbor, Maine. 2021.
- Housing Policy Framework, Bar Harbor, Maine. October 2019.
- AirDNA Report, Bar Harbor, Maine. June 2021.

ECONOMIC DEVELOPMENT

BAR HARBOR 2022 EXISTING CONDITIONS SUMMARY

Bar Harbor has a robust tourism economy and an active downtown that benefits from tourists visiting Acadia National Park and Mount Desert Island, as well a year-round economy anchored by a number of key institutions and other businesses. Economic development efforts are directly linked to availability of housing, transportation options, and capacity of public infrastructure.



The employment base across industry sectors in Bar Harbor is centered on five primary sectors. These include: professional, scientific, and technical services; accommodations and food services; health care and social assistance; retail; and educational services. In 2020, Bar Harbor's businesses employed an estimated 4,846 people of which nearly half were employed in those first four industry sectors.

Prior to the pandemic, the number of jobs in Bar Harbor was steadily increasing, reaching a five-year high of 5,619 jobs in 2019. The majority of jobs in Bar Harbor fall within the professional and technical services, health care, retail, accommodations and food service, and education sectors of the economy.

The pandemic had a major impact on jobs in 2020 with the retail and accommodations and food services sectors losing approximately 600 jobs. Some of those jobs have come back as tourism and businesses opened back up in 2021. The unemployment rate in Bar Harbor increased to 6.3% in 2020 as a result of the pandemic's impacts on jobs across tourism-based sectors. That has since fallen to 5.5% in 2021 and is likely to continue to fall as more businesses reopen and rehire. Prior to the COVID-19 pandemic, the unemployment rate was at a low of 3.6%.

The seasonality of Bar Harbor's economy creates challenges related to finding and retaining employees and has created a reliance on the H-2B visa program to fill many seasonal job openings each year. During peak season months of July and August, there can be as many as 700-800 additional employees in town compared to January and February.

70% of all jobs in Bar Harbor in 2019 were filled by employees who lived outside town and had to commute in. Only 30% of all jobs in Bar Harbor were filled by people who both lived and worked in town.

Of the 2,924 employees commuting into Bar Harbor for work, **a majority work in service-based jobs while supporting tourism-based industries and some work in professional/scientific/tech positions for the town or in other sectors.**

Annual wages for many employees in Bar Harbor are below $40,000 a year, making it difficult to afford housing and transportation costs which are both rising rapidly.

Compounding the rise in transportation costs is the fact that **15% of all employees working in Bar Harbor commute more than 25 miles a day.** This is over 1,000 employees each day driving more than 25 miles to work in Bar Harbor.

The tourism-based economy in Bar Harbor continues to grow. In 2021, Acadia National Park recorded over 4 million visits which is the highest level seen since the late 1980's. Cruise ships will also return to Bar Harbor in 2022 and are estimated to bring nearly 290,000 visitors to the port.

Situated within Frenchman Bay, **the town relies on its marine resources for recreation, tourism, and commercial use.**









3. Economic Development

INTRODUCTION

The phrase "economic development" is often thought to refer to physical development of commercial and industrial space in a community, but true economic development supports the improvement of the town and the lives of people residing there through both physical change and policy. Specific economic conditions in a municipality are largely driven by sources of household income; the commercial and industrial base a community can attract, retain, and support and the uses a community chooses to allow or encourage on its land via zoning. There are many factors that businesses and organizations take into consideration when choosing where to locate, including availability of space, local amenities, access to a talented workforce, tax rates, and the quality and capacity of existing and planned infrastructure.

The economy in Bar Harbor is unique with a robust tourism-based economy benefiting from its waterfront location and the presence of Acadia National Park within the geographic boundaries of the town. This creates a draw for both land- and water-based tourists who help support Bar Harbor's downtown and the multitude of hospitality-based businesses across town. There are also several large institutions in Bar Harbor which provide thousands of jobs and their own set of economic impacts, and also offer a buffer to economic shocks like the COVID-19 pandemic that had outsized impacts on retail, restaurants, and hospitality businesses. With land-based tourism growing and water-based tourism returning, the town is faced with questions around the future of the economic ecosystem and where to place its emphasis going forward.

PRELIMINARY ISSUES, CHALLENGES AND OPPORTUNITIES

The following is a preliminary list of issues, challenges and opportunities posed by the findings of the inventory of existing conditions of Bar Harbor's economy. These findings are subject to change with the preparation of goals and objectives not yet drafted at the time of this existing conditions report.

ISSUES AND CHALLENGES

Bar Harbor is unique for a place of its size in that it has a very robust tourism economy fueled by its location on the coastline and the presence of Acadia National Park, while also has several large employers that support a few thousand jobs and offer different career pathways. The presence of large institutions and employers like MDI Hospital, College of the Atlantic, Jackson Laboratory , and MDI Biological Laboratory is unique for a community of this size. Although the two facets of Bar Harbor's economy co-exist, there are tensions in the community regarding the economic impact provided, taxes paid, amount of municipal services required, and perceived transportation and infrastructure impacts. The diverging viewpoints on the inherent value of the different facets of the local economy appear to be creating different factions within the community – those that support the tourism-based sectors and continued growth and those that would prefer to see more year-round businesses grow and thrive. With limited land and resources, the town will need to define its economic pathway and work on it together.

As housing prices continue to rise and year-round housing availability shrinks, employees working in Bar Harbor are having to move further away. This in turn creates longer commute distances and limits the pool of employees that businesses can rely on, particularly during the peak of the season. With increasing fuel prices, longer commute distances, and seasonal congestion, employees may seek opportunities in other communities where jobs in retail and restaurants, as well as

affordable accommodations are also present. This is a complicated issue that requires solutions across economic development, housing, and transportation. During interviews with Bar Harbor businesses and members of the Comprehensive Planning Committee, childcare was also identified as a major issue impacting working families. The lack of availability and prohibitive cost of childcare options on the island are also constraining employees.

OPPORTUNITIES

The question of Bar Harbor's reliance on the tourism economy and its opportunities faces the town as it looks to the future. This comprehensive planning process should be utilized to evaluate this possibility. As the length of the season continues to expand earlier in the spring and later in the fall, there are more activities emerging that could help expand year-round tourism opportunities. While it is unlikely that visitation and revenues in the non-peak portions of the season would equal or replace peak season activity, there may be some business models that could help increase visitation in the off peak and thereby allow more businesses (accommodations, restaurants, and retailers) to remain open year-round. This may help employers hold on to more year-round employees. There may be opportunities to build on existing efforts to promote year-round tourism through winter activities and the creation of wintertime events that could draw visitors to Bar Harbor on weekends with promotions to stay overnight and visit downtown businesses. If there is a desire for more businesses to stay open year-round to provide options for local residents in off peak times, there will need to be a consistent source of revenue businesses can count on. Year-round tourism activities may be one option.

To create more business and job opportunities in Bar Harbor that could help with year-round employment, there may be unique partnerships that could be explored, bringing together institutions like MDI Hospital, Jackson Laboratory , MDI Bio Lab, and College of the Atlantic to discuss research projects, entrepreneurship programs, and how to support very small start-ups in town. This could begin with cultivating a support network for the College's entrepreneurship program and providing space for recent graduates or returning alumni to work collaboratively in Bar Harbor and find partnerships with the local research and health care institutions. There may also be opportunities to leverage access to natural resources like the Park and the ocean itself to create new ideas and business models and cultivate them locally. Supporting and expanding the creative economy and arts sector, already robust in Bar Harbor, may also present opportunities for entrepreneurship and business growth.

There may be opportunities to bring other businesses into the mix that could offer alternatives to, or complements for, outdoor recreation activities in Bar Harbor. The town has several active farms that offer a range of products and could potentially expand their activities to become part of the visitor experience. The agricultural sector of the economy could offer farm-to-table dinners and retail outlets for locally produced food and products; farms could also host events or live music, host educational events or classes for adults and children, and more.

There also may be opportunities to capitalize on the town's waterfront location by tapping into aquaculture for tours, educational events, and food tastings. If additional activities, events, and businesses become part of the larger ecosystem, there also needs to be an inclusive marketing plan that ties all the different pieces together so visitors and locals alike can see all the options available year-round. This may be something organized by the Bar Harbor Chamber of Commerce that businesses can buy into to help

subsidize the effort. Additionally, Bar Harbor does have a strong arts and crafts sector that contributes to the local economy which may also present opportunities for supporting entrepreneurship.

Lastly, to help expand opportunities for economic development and provide a smaller business district for locals the town could consider exploring options to further build out the commercial area where Route 189, Knox Road, and Crooked Road intersect. This area already has some small businesses like Atlantic Brewing Company, West Eden Pizza, and Town Hill Market drawing customers in. There may be opportunities to not only expand commercial activity here, but also add residential uses to create a built-in customer base and help address housing shortages. While infrastructure and utility improvements may be needed, this could provide a longer-term growth opportunity in Bar Harbor. The following sections describe the economic conditions in Bar Harbor.

LABOR FORCE

Bar Harbor's labor force includes all residents over the age of 16, employed or actively seeking employment. As of the 2019 5-year American Community Survey (ACS), Bar Harbor's labor force was 3,193, which equals a 68% labor force participation rate. This is higher than the county and state's labor force participation rate of 61% and 63%, respectively.

Table 3.1: Labor Force Characteristics, Census ACS 5-Year 2015-2019

Labor Force Composition	Estimate	Percent of Total Population
Total Population	**5,470**	**100.0%**
Population over 16	4,699	85.9%
In Labor Force	3,193	68.0%
Civilian Labor Force	3,173	67.5%
Employed	2,918	62.1%
Unemployed	255	5.4%
Armed Forces	20	0.4%
Not in Labor Force	1,506	32.0%

Unemployment is down significantly in both Bar Harbor and Hancock County compared to the earlier part of the decade. In 2021, the average unemployment rate for Bar Harbor was estimated to be 5.5% and 5.1% for Hancock County. In Bar Harbor, this is down from 9% ten years ago. While the current unemployment rate in Bar Harbor is about two percentage points higher than in 2019, overall unemployment is quite low despite the large number of employees working in hospitality, restaurant, and retail industry sectors. The pandemic had an outsized impact on these particular industries. However, Bar Harbor's economy appears to be bouncing back like that in many other parts of the U.S. That being said, the overall labor force and those actively employed did shrink between 2019 and 2020. This could be the result of employees moving away, finding jobs in other sectors elsewhere, or dropping out of the workforce completely. A smaller overall labor force would help to drive down the unemployment number even if a similar number of residents remained unemployed.

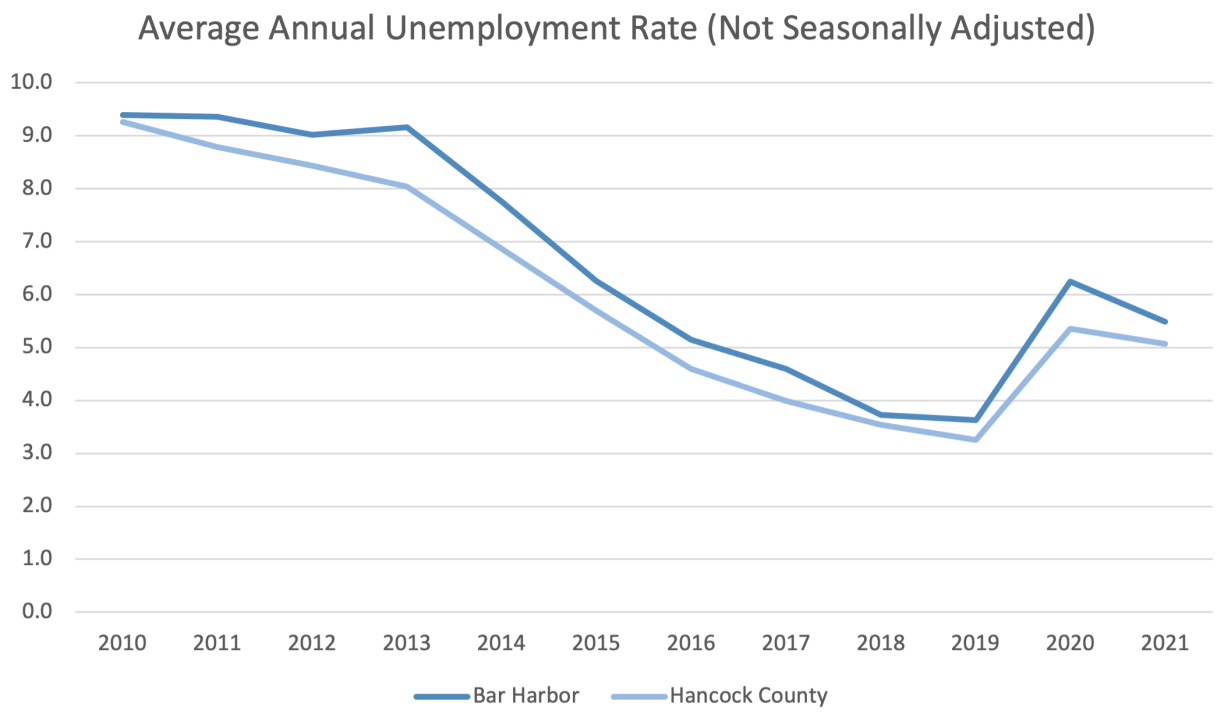


Figure 3.1: Unemployment Rate 2010-2021, Maine Center for Workforce Research and Information.

EMPLOYMENT BY INDUSTRY SECTOR IN BAR HARBOR

Figure 3.2 shows percentage of workers employed by industry sector in Bar Harbor. The employment base across industry sectors in town is centered on five primary sectors: scientific, and technical service; accommodations and food services; educational services; health care and social assistance; and retail trade. In 2021, Bar Harbor's businesses employed an estimated 5,401 people of which 80% were employed in these five primary industry sectors. In 2021, 31% of the workforce in Bar Harbor were part of the professional, scientific, and technical services industry sector and 25% were part of the accommodation and food services sector, representing the largest industry sectors in town.

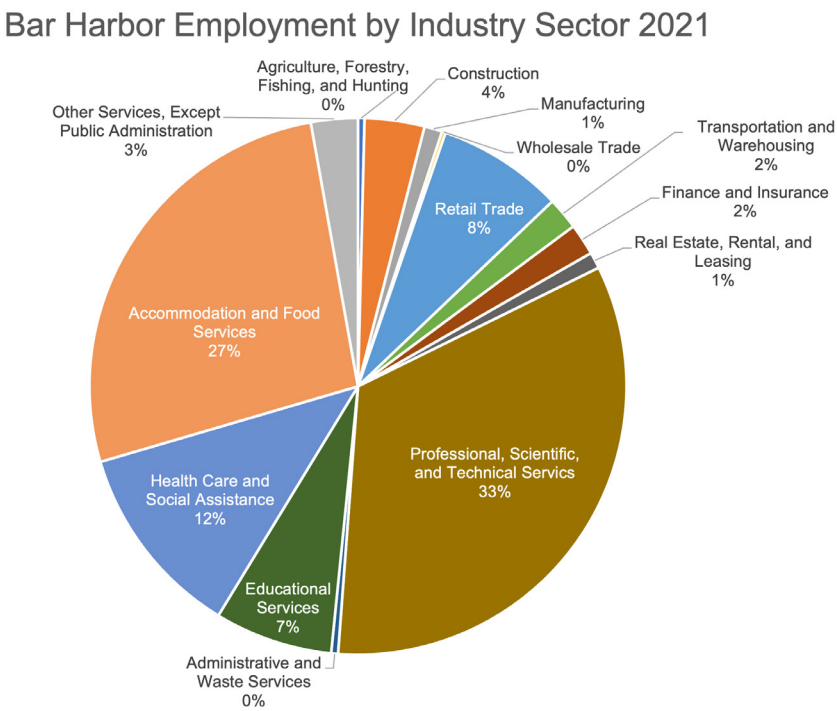


Figure 3.2: Bar Harbor Employment by Industry Sector 2020, Maine Center for Workforce Research and Information.

The pandemic had a real impact on total employment and employment across several

Table 3.2: Workers Employed by Industry Sector in Bar Harbor, Center for Workforce Research and Information, Maine Department of Labor								
Industry Sector of Bar Harbor Residents	Workers by Industry							
	2014	2015	2016	2017	2018	2019	2020	2021
Total, All Industries	**5,171**	**5,152**	**5,199**	**5,299**	**5,516**	**5,619**	**4,850**	**5,401**
Agriculture, Forestry, Fishing, and Hunting	27	29	28	17	21	22	18	20
Construction	138	142	145	138	138	158	167	184
Manufacturing	45	47	46	47	57	51	35	55
Wholesale trade	--	--	9	9	10	10	7	11
Retail trade	465	474	440	447	445	454	337	388
Transportation and Warehousing	94	85	99	93	119	110	74	99
Information	18	29	31	29	23	--	--	--
Finance and Insurance	91	99	94	94	98	103	97	97
Real Estate and Rental and Leasing	62	64	60	64	63	59	43	50
Professional, Scientific, and Technical Services	1,388	1,405	1,408	1,491	1,602	1,685	1,717	1,709
Administrative and Waste Services	23	25	33	33	30	32	23	21
Educational Services	359	345	325	346	356	362	359	363
Health Care and Social Assistance	585	574	590	619	622	575	603	600
Accommodation and Food Services	1,374	1,326	1,386	1,397	1,437	1,463	969	1,364
Other services, except public administration	225	220	212	192	224	242	141	144

industry sectors in Bar Harbor (see Table 3.2). Between 2019 and 2020, there was a decline of 777 jobs (-14%) with total employment dropping from 5,619 to 4,850. The majority of the decreases were seen in the accommodations and food services sector and the retail sector which were two of the hardest hit industry sectors nationwide. In a tourism-based economy like Bar Harbor, these sectors were hit especially hard but are likely to rebound as tourism grows and cruise ships return in 2022. While job openings are prevalent across several industry sectors, there remains difficulty in actually filling open positions. Interviews with business owners across several sectors including professional, scientific, technical service identified getting employees to come to Bar Harbor for work as a challenge.

Figure 3.3 shows the change in employment to Bar Harbor's top industry sectors between 2014 and 2021. Bar Harbor's professional, scientific, and technical services industry sector is the only sector that has increased between 2014-2021, despite challenges related to worker recruitment and retention. Workers in the accommodations and food services industry sector, and to a lesser degree, the retail

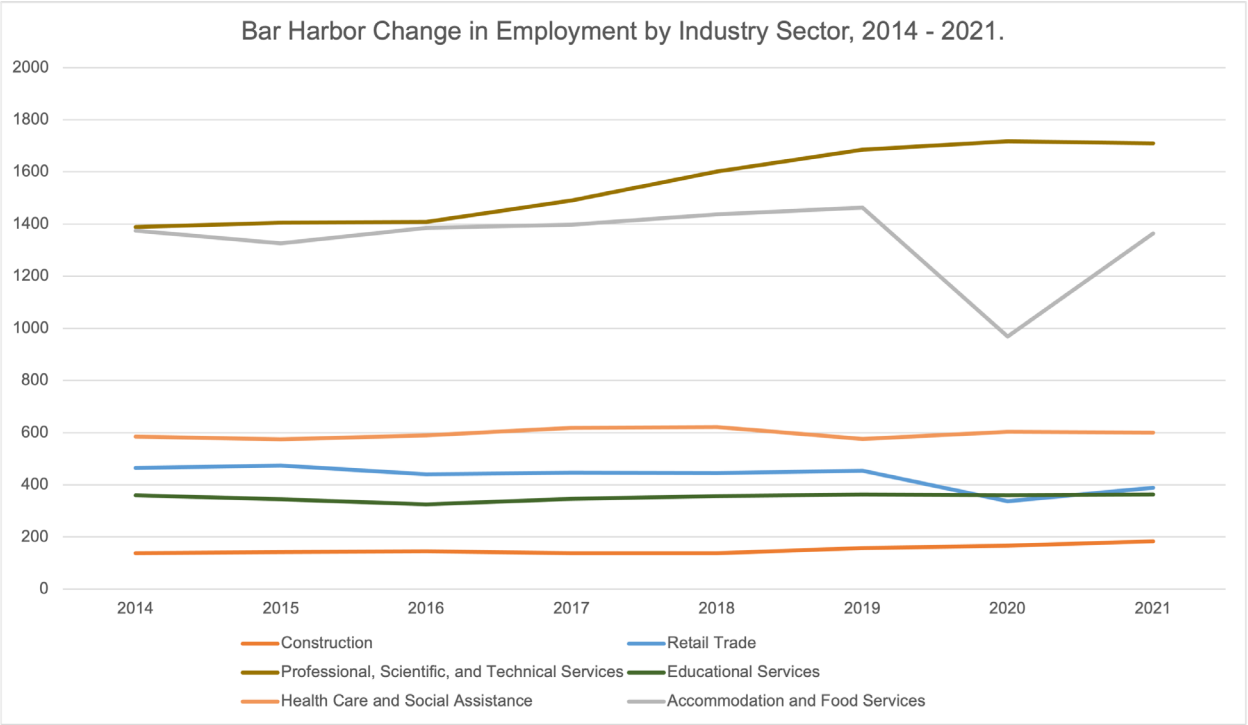


Figure 3.3: Bar Harbor Employment by Industry Sector 2014-2020, Maine Center for Workforce Research and Information.

trade industry sector, decreased from 2019-2020 but both sectors are experiencing a rebound in growth since 2020. The retail services sector was also holding steady until the decline in 2020. Other industry sectors remained fairly steady over the seven-year period. Although agriculture, forestry, fishing, and hunting do not account for a large portion of the workforce, these industries remain an important part of Bar Harbor's local economy and heritage providing not only economic benefits to the community, but also natural resource management value and contribution to the town's rural, seacoast character. Bar Harbor's marine resources are discussed further in the Natural Resources section of this report.

SEASONAL WORKFORCE

Given the large number of businesses in Bar Harbor that rely on seasonal tourism, particularly between April and October, the employment base also ends up being seasonal. While some business owners try to keep core staff on payroll year-round, many employers in the tourism-based industry sectors utilize both seasonal and temporary workers during peak periods. These employees are often a combination of U.S. citizens working seasonal jobs and nonimmigrant employees through the U.S. Department of Labor's H-2B visa program which allows employers to hire temporary workers for seasonal or peakload need. For the purposes of this section, seasonal workers are those who are employed through regular employment measures but are only working during the actual tourist season.

Figure 3.4 compares average employment in Bar Harbor during January and February versus July and August each year between 2010 and 2021. These months are representative of the lowest employment months in the off season and the highest employment months in the peak of the season. In typical years there are about 700 to 800 additional employees working in Bar Harbor during July and August compared to January and February. In 2020, that difference in employment shrank to only 360 showing the impact of the pandemic on seasonal businesses in town. In 2021, the difference in employment was back up to 670, as land-based tourism resumed and even grew.

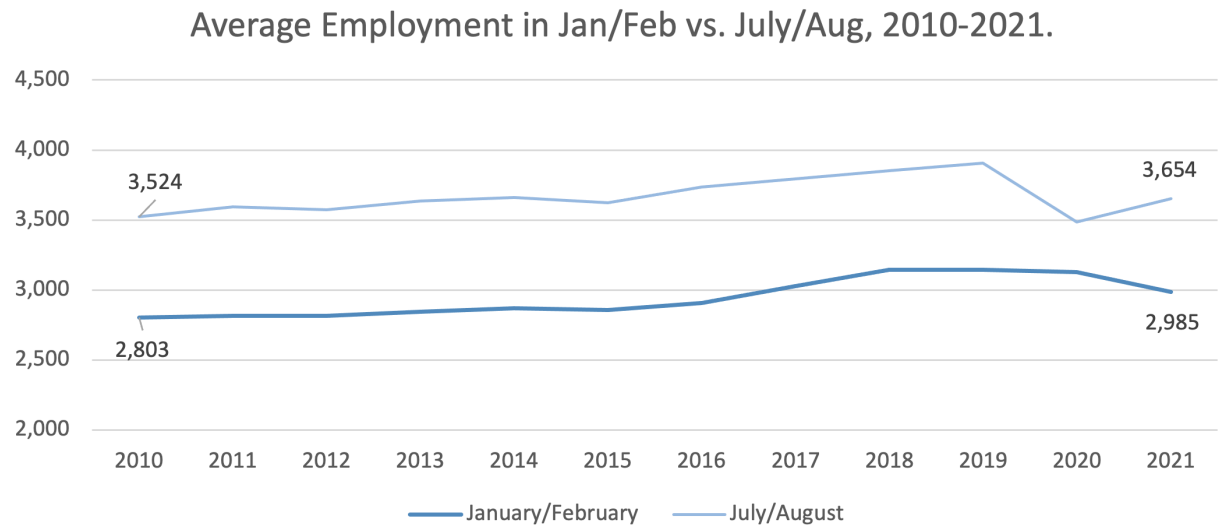


Figure 3.4: Bar Harbor Seasonal Employment Comparison 2010-2021, Maine Center for Workforce Research and Information.

AVERAGE WAGES

According to average wage by industry sector data from the Maine Center for Workforce Research and Information, average wages (regardless of sector) increased by 33% in Bar Harbor between 2015 and 2020. The average wage went from $41,080 to $54,600 over that five-year period. Wages across all industry sectors increased between 2015 and 2020 (except for wholesale trade since 2015 data was unavailable for this sector). Industry sectors which saw the largest increases included finance and insurance, administrative services, agriculture, fishing, forestry, and hunting, health care and social assistance, transportation and warehousing, and accommodations and food services. Figure 3.5 shows the change in wage by industry sector between 2015 and 2020.

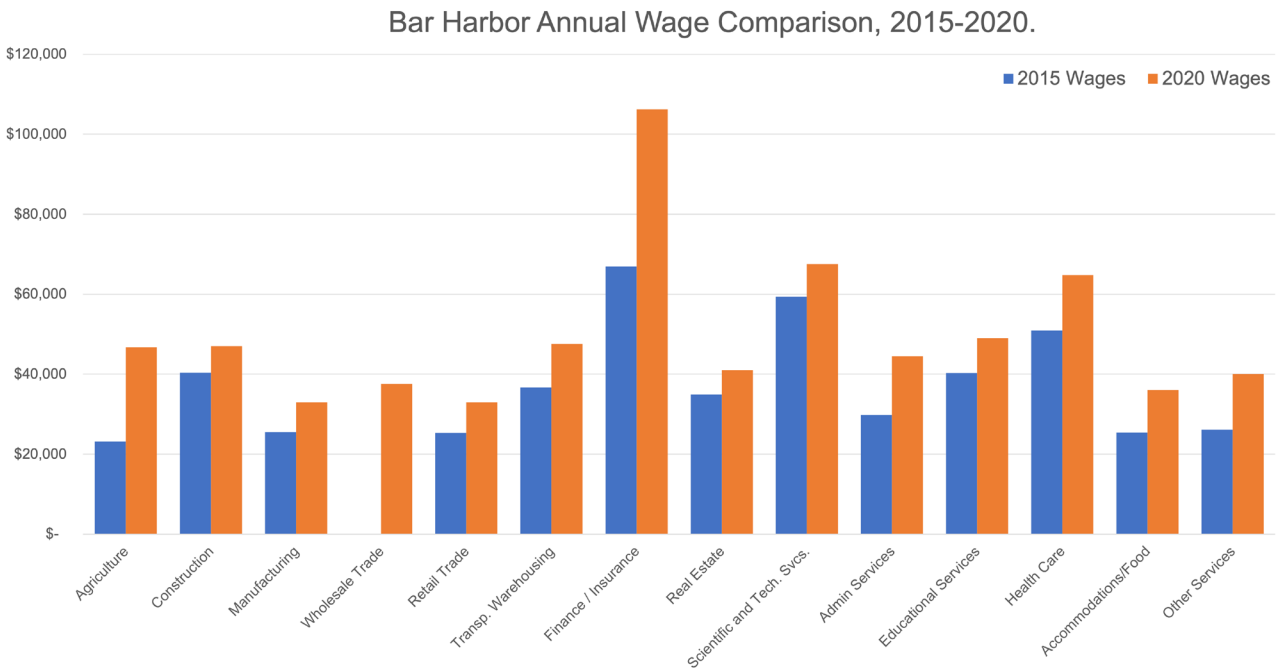


Figure 3.5: Bar Harbor Change in Average Wage by Industry Sector 2015-2020, Maine Center for Workforce Research and Information.

Figure 3.6 compares the change in total employment by industry sector to the change in average wages to highlight industry sectors in Bar Harbor that are experiencing growth or decline in total employment and how that may be impacting average wages by sector. As noted in the earlier paragraph, retail is the only employment sector to experience employment growth and wage loss. Most of the other large employment sectors saw wage growth with some experiencing declines in employment largely due to the pandemic.

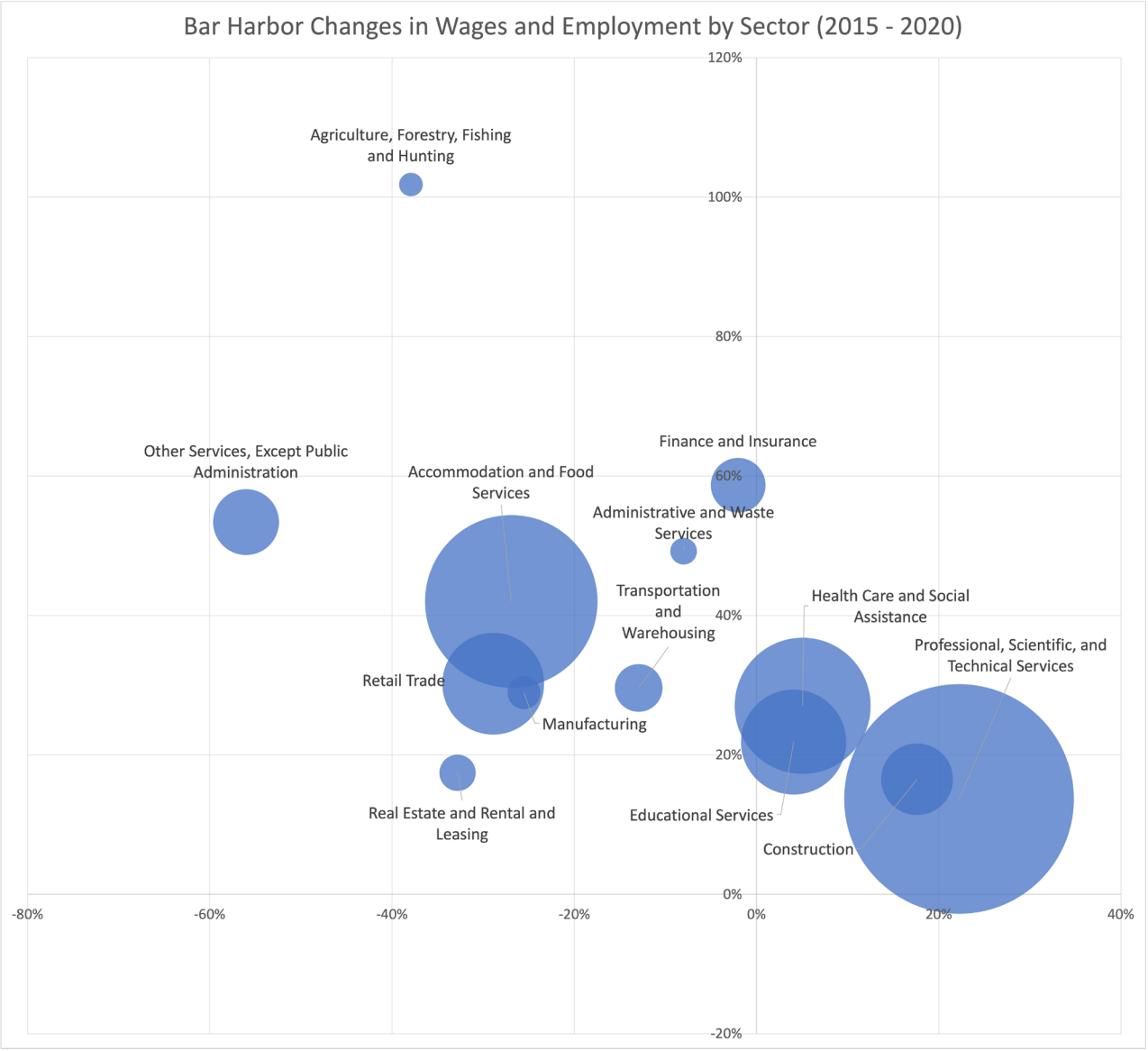


Figure 3.6: Bar Harbor Comparison of Change in Employment to Wages by Industry Sector 2015-2020, Maine Center for Workforce Research and Information.

LARGEST EMPLOYERS

According to the Bar Harbor Chamber of Commerce, the largest year-round businesses include:

- Jackson Laboratory
- MDI Hospital
- Hannaford Grocery
- MDI Biological Laboratory
- College of the Atlantic
- Bar Harbor Bank & Trust
- First National Bank

The largest seasonal businesses include:

- Bar Harbor Resorts – owners of multiple lodging and dining locations in Bar Harbor
- Witham Family Hotels – owners of multiple lodging locations in Bar Harbor
- Lafayette Hotels – owners of multiple lodging and dining locations in Bar Harbor
- FishMaine – owners of multiple dining locations in Bar Harbor

This list covers the major private sector and nonprofit employers in Bar Harbor, but there are also other large employers like the National Park Service which manages Acadia National Park, and the Town of Bar Harbor which employs municipal staff, public safety workers, and school employees. Also note that the seasonal businesses listed above do employ some year-round staff.

COMMUTING PATTERNS

From an economic, transportation, and housing perspective, it is important to understand where Bar Harbor residents work and where Bar Harbor employees live to gain a better understanding of the commute flows in and out of town each day. While these may be less important in the off season, during peak season employees are commuting on roadways that may be congested with land-based tourists coming to visit Acadia or other sights in Bar Harbor or on Mount Desert Island.

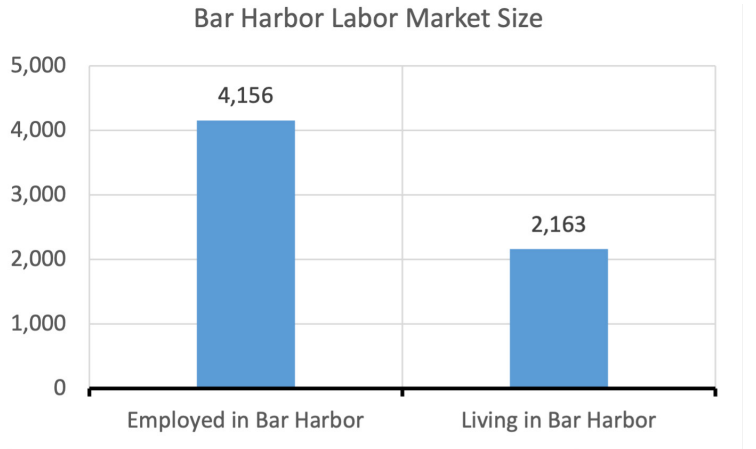


Figure 3.7: Labor Market Data, 2019. U.S. Census OntheMap.

According to 2019 data from the U.S. Census' OntheMap commute flow database, there are nearly 2,000 more employees working in Bar Harbor than there are employed residents who live in the town. That means just over 70% of all jobs in Bar Harbor in 2019 were filled by employees who lived outside town and had to commute in. Only 30% of all jobs in Bar Harbor were filled by people who both lived and worked in town.

Of the 2,924 employees commuting into Bar Harbor for work, approximately 2,500 (86%) work in service-based jobs likely supporting tourism-based industries. We know from the wage data discussed earlier that these jobs tend to be lower paying, making it more difficult to afford the ever-increasing prices of both rental and ownership housing in Bar Harbor. This in turn creates a situation where workers need to drive further to find housing that is affordable while commuting longer distances to jobs in Bar Harbor.

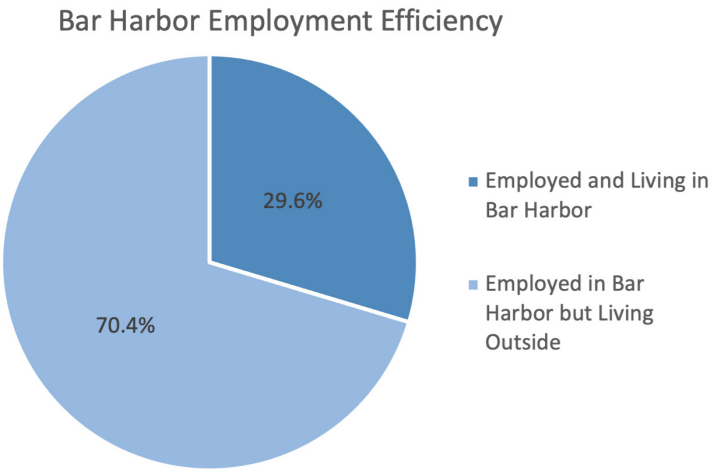


Figure 3.8: Employment Efficiency Data, 2019. U.S. Census.

COMMUTE LOCATIONS AND DISTANCE

According to commute flow data from OntheMap, 30% of employees that work in Bar Harbor are also Bar Harbor residents meaning their daily commutes are relatively short compared to many other workers in town. Approximately 31% of workers in Bar Harbor commute between 10 and 24 miles to work, 15% commute between 25 and 50 miles, and 9% commute more than 50 miles. Workers who commute more than 25 miles make up just over 1,000 total employees of the 4,156 who work in the town. Figure 3.9 shows locations where workers are commuting in from as indicated by the purple dots or purple shading on the map. There are about 1,300 workers commuting in from nearby communities like Ellsworth, Hancock, Mount Desert, Lamoine, and Trenton. However, there are over 100 employees commuting in from places like Bangor which is just under 50 miles and over an hour away in each direction.

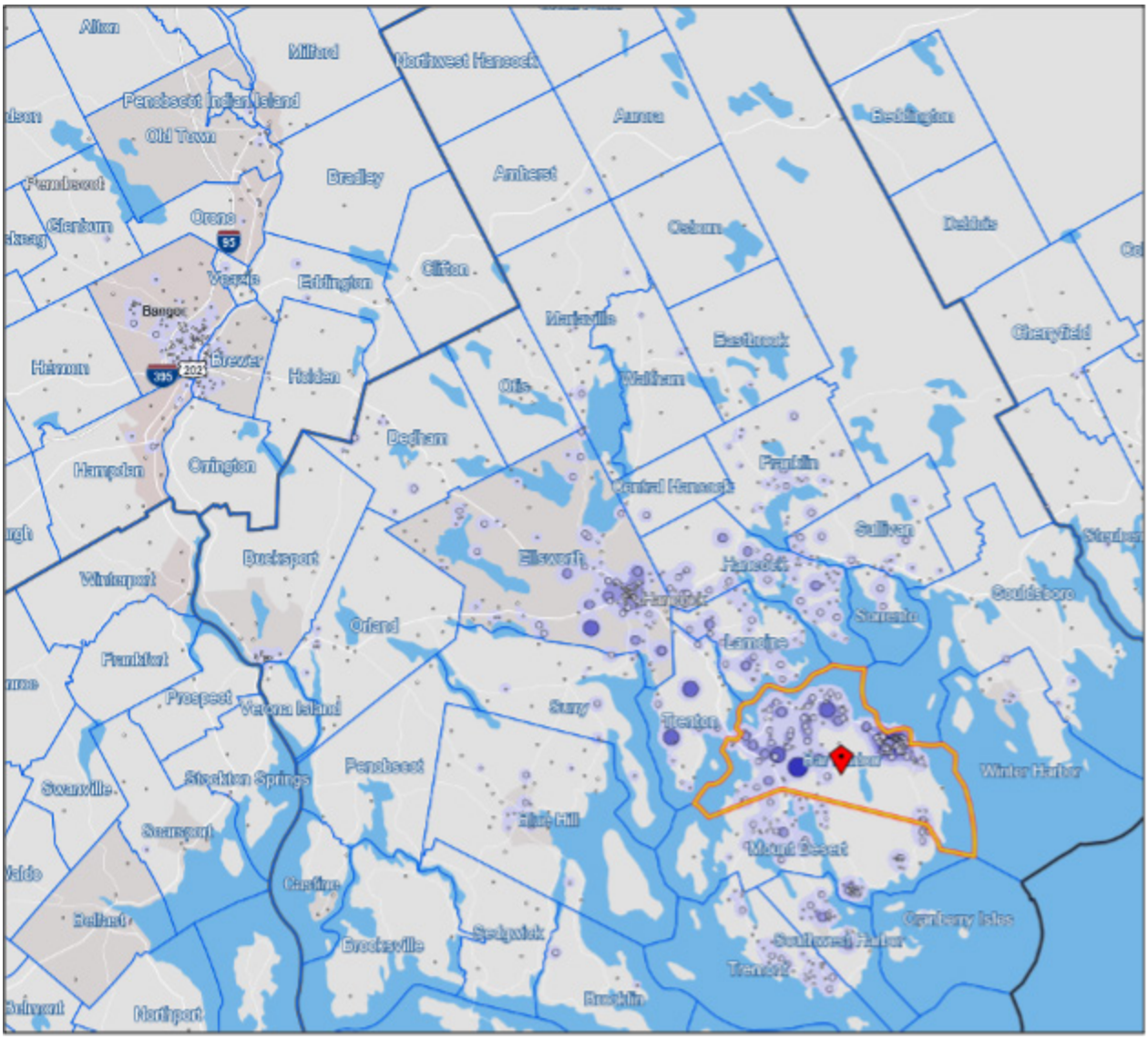


Figure 3.9: Where Employees Who Work in Bar Harbor Live, 2019. U.S. Census OntheMap, 2019.

Conversely, Bar Harbor residents who are employed tend to work much closer to home with 57% working in Bar Harbor itself and another 15% working in Ellsworth, Mount Desert, and Southwest Harbor. Figure 3.10 shows the locations of where Bar Harbor residents work with the larger purple dots representing the commute destinations with the highest numbers of Bar Harbor residents.

TOURISM-BASED ECONOMY

The tourism-based economic sector in Bar Harbor is one of the primary drivers of employment and economic activity for the town. Visitors come from across the United States and international locations to visit Bar Harbor and Acadia National Park. During 2021, in the height of the pandemic Acadia National Park recorded just over four million visits in a year. That was the fourth highest visitation number on record, according to data from the National Park Service's Annual Park Recreation Counts for Acadia dating back to the year 1919.

According to interviews conducted with town officials, representatives of Acadia, and business owners, as part of the Comprehensive Plan, the 2021 season brought a very high number of visitors to the park

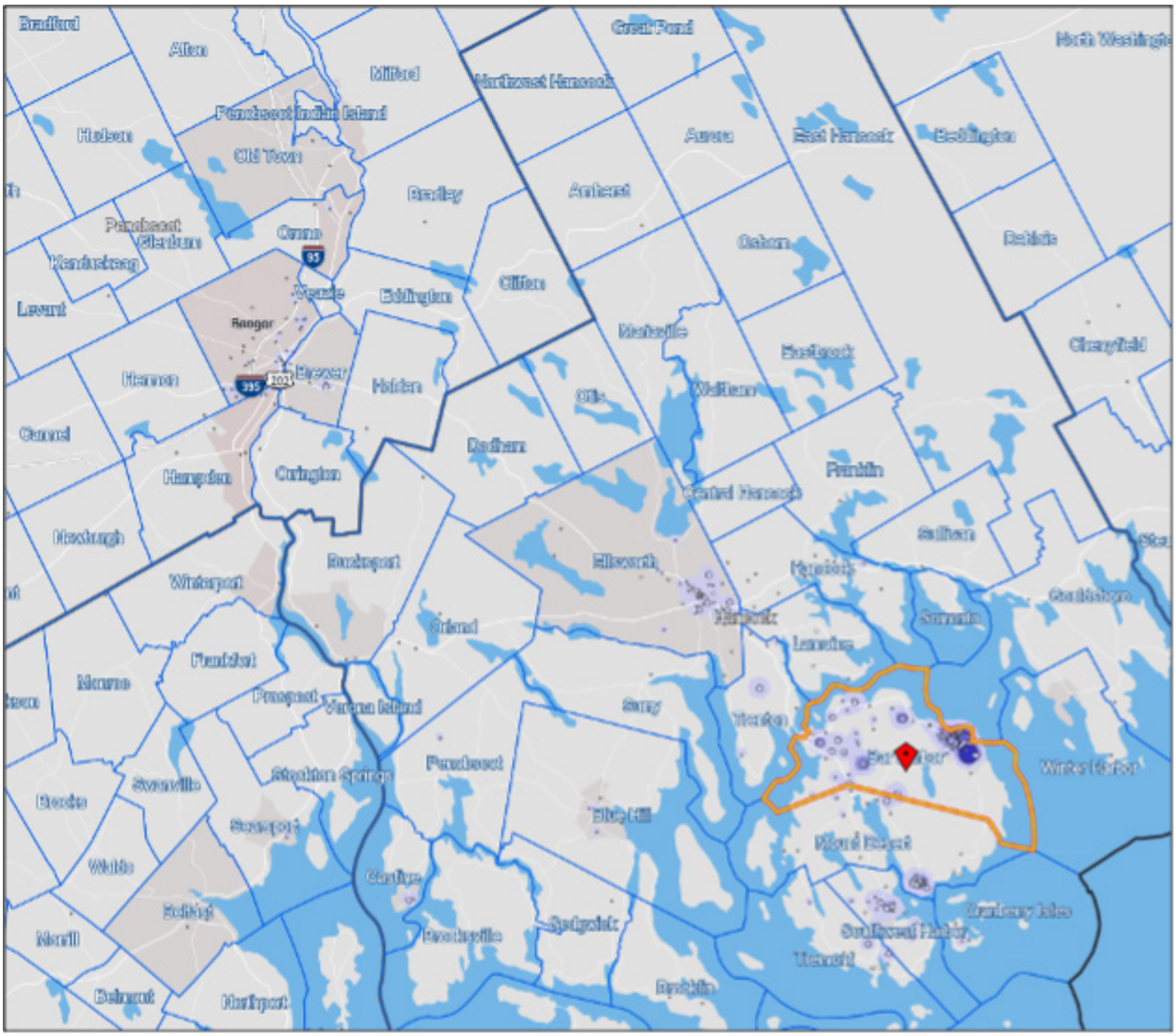


Figure 3.10: Where Bar Harbor Residents Work, 2019. U.S. Census OntheMap, 2019.

and Bar Harbor, many of whom had never been to Acadia before. The high visitation volumes during the peak season brought tremendous congestion to local roads making it difficult for residents and employees to get around. For residents who did not live in Bar Harbor during the 1980s when park visitation was also extremely high, the rapid increase in visitation since 2013 is coming as a shock. In addition to visitation to Acadia from land-based tourists who are driving in, the town is also a popular stop for cruise ships coming into port from places like Bermuda, Boston, New York, Baltimore, Halifax, St. John, and Portland, Maine. According to data from Bar Harbor's Harbormaster, both the number of cruise ships and the number of passengers has been steadily increasing since the year 2000. This has led to a feeling among some town residents that there are too many tourists visiting the town on an annual basis when combining both land- and sea-based visitors. Figure 3.12 shows the steady increase in both cruise ships and cruise ship passengers since 2000. There are no figures for 2020 and 2021 as cruise ships were not allowed to enter port in Bar Harbor due to the pandemic.

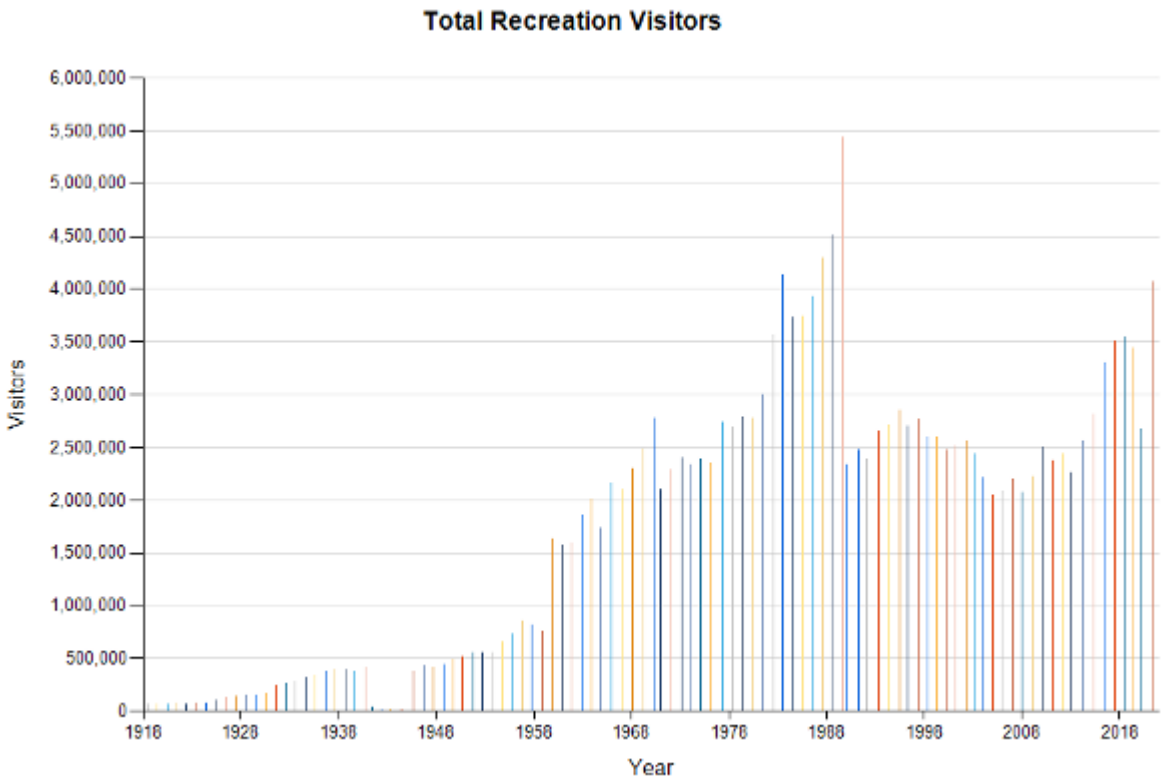


Figure 3.11: Acadia National Park Annual Visitation Figures, 1919-2021. National Park Service, 2021.

In 2022, cruise ships are anticipated to start porting as early as the middle of April and to end in early November. Estimates provided by the Town of Bar Harbor show there is a potential for 180 ships to port in Bar Harbor in 2022 with a total passenger count just shy of 288,500. If these estimates are accurate, that would be the largest number of cruise ships to port in Bar Harbor and the highest number of passengers as well. A study by Business Research and Economic Advisors from 2012 found

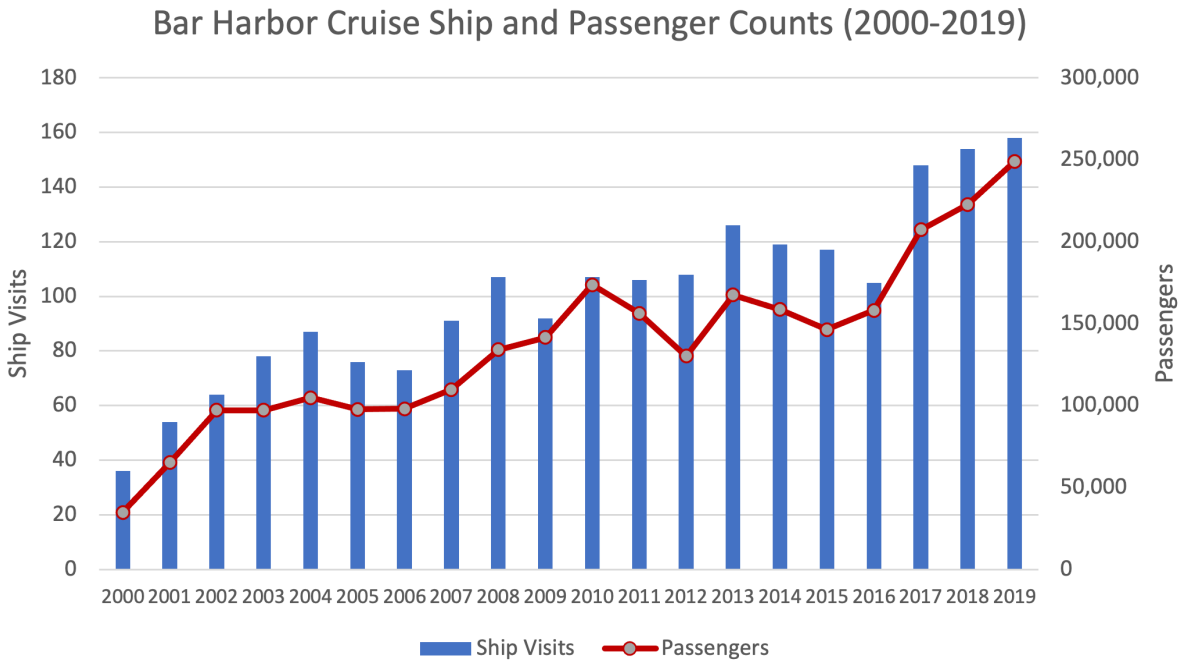


Figure 3.12: Ship and Passenger Counts, 2000-2019. Bar Harbor Harbormaster, 2021.

that an average of 88% of passengers get off the ship to visit the place of port, meaning a total of 253,880 passengers could visit Bar Harbor in 2022.

While the cruise ship passengers do create pedestrian congestion along Harbor Place and West Street and in the areas along the Shore Path and up into Agamont Park, they do spend some money in the downtown area. According to the 2017 Economic Impact Report of Cruise Ships completed by the University of Maine, 96% of cruise ship passengers that got off the ship in Bar Harbor visited at least one store or restaurant while 33% of passengers visited ten or more places. Over 75% of passengers surveyed in this study spent money in one to four stores or restaurants. The average expenditure per passenger was just over $108 with most of that money being spent on meals and drinks, clothing, and souvenirs. Based on this expenditure per passenger amount and the estimated passengers that could depart cruise ships in 2022, there is a potential to capture over $27 million in spending from cruise ship passengers.

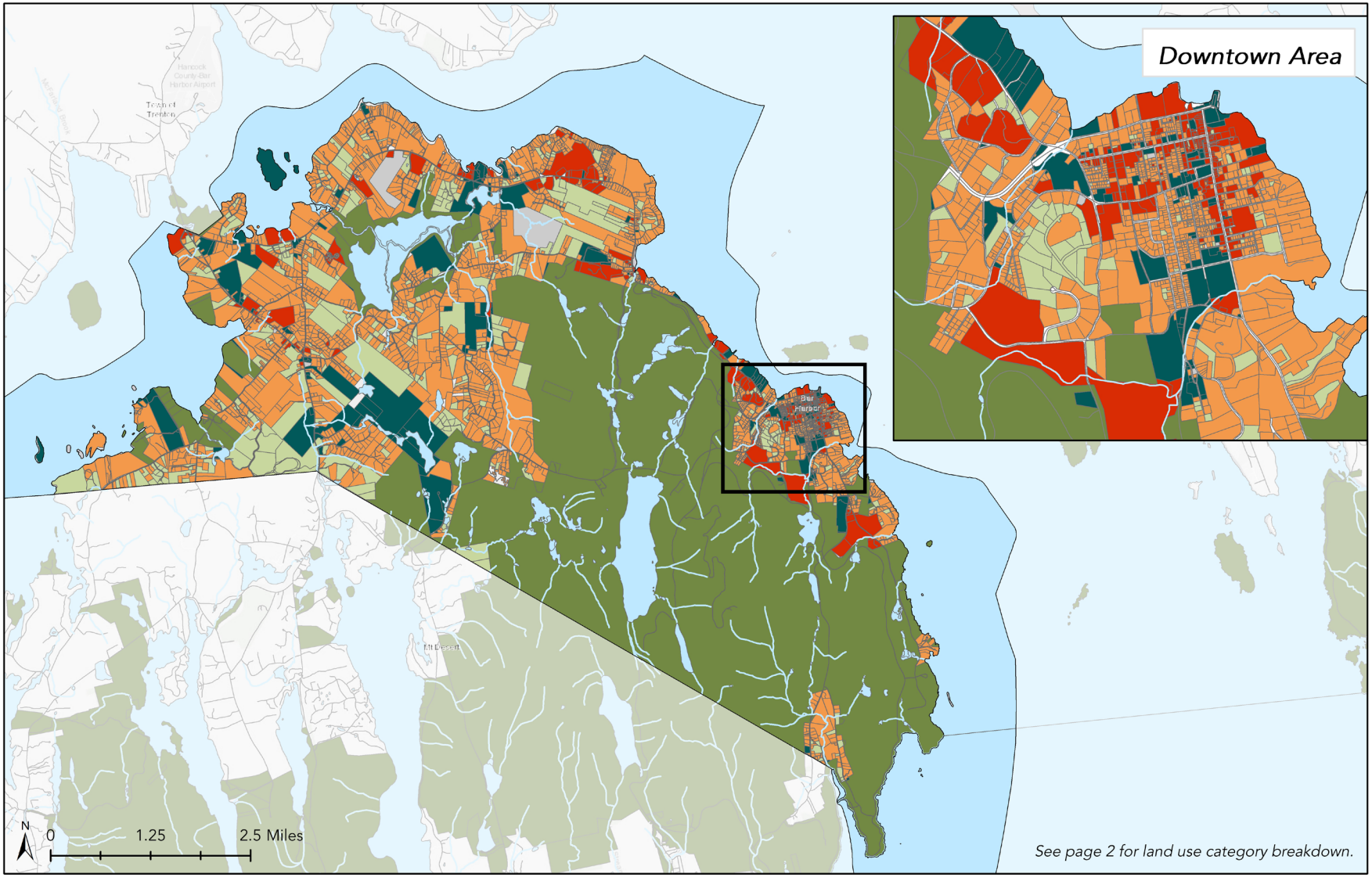
In addition to local spending, the Town of Bar Harbor also receives a portion of the revenue from passenger and port development fees from cruise ships coming into port each year. According to data provided by the Town of Bar Harbor, the Town collected a total of $5,066,348 between fiscal year 2010 and 2018 with nearly $885,000 in fees collected in FY 2018. Expenditure tracking of these funds shows the Town spent much of the money on transportation projects, parks and open space, streetscape improvements, lighting, port security, and added municipal services to improve the tourism experience and ensure that public facilities and safety were adequate to support the growing demands of tourism. Based on conversations with town staff and officials, business owners, and others in Bar Harbor, the town is divided on the benefits and impacts of the tourism-based economy and the growing numbers of visitors to Acadia and cruise ship passengers in the downtown. While there are direct monetary benefits to businesses and the town itself, the growing demands on public services and the town's infrastructure, as well as the impacts cruise ships have on the sense of place and community in town, should be a consideration when determining the future economic direction of Bar Harbor.

Lastly, in May of 2022 the CAT Ferry is planning to resume service between Bar Harbor and Yarmouth, Nova Scotia and will run from May to October 2022. In the early part of the season, the ferry service will run four days a week increasing to seven days a week between late June and Labor Day. Service will decrease to six days a week between Labor Day and the end of the season in October. The ferry service is available for walk-on passengers; the ferry also has the ability to accommodate passengers and their vehicles. The trip across the Gulf of Maine is expected to take 3.5 hours. The ferry will dock along the north side of the ferry terminal pier. The Town of Bar Harbor is currently discussing options for demolishing portions of the old pier and eventually replacing it with a marina that could include new docks, floats, and other publicly accessible amenities.

LAND USE AND ZONING

Map 3.1 shows how the land within Bar Harbor's municipal boundary is currently being used. The red colored parcels of land are all used primarily in support of commercial uses. When looking at the land use map, it quickly becomes apparent just how much of the land area within Bar Harbor's borders is being used for large-lot residential development and how much is dedicated to Acadia National Park. There are many smaller commercial parcels of land within the downtown area, and then some that dot the major roadway corridors that traverse the outskirts of the town within close proximity to the waterfront.

Map 3.1: Generalized Land Use Map, 2022.



LAND USE

BAR HARBOR

Map created for assessment of existing conditions within Bar Harbor.

- Bar Harbor Town Boundary
- Waterbody/Coastal Waters
- Stream
- Road
- Acadia National Park Boundary

Land Use by Major Category

- Residential
- Commercial
- Social/Institutional/Public
- Undeveloped Land
- Other

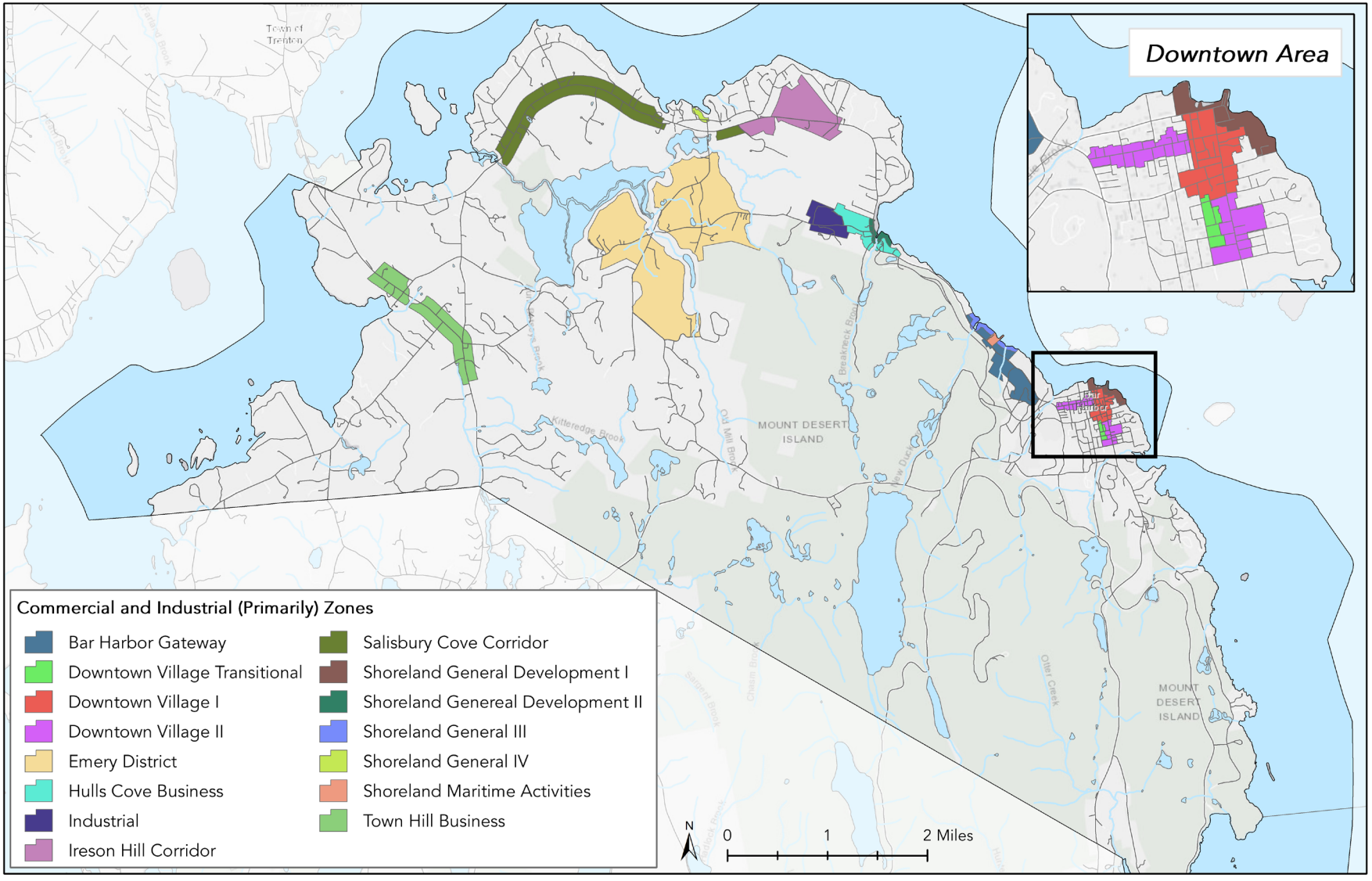
Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
February 2022

FB environmental

From a zoning perspective, commercial and industrial uses are allowed in some of Bar Harbor's zoning districts but far fewer than those that allow residential uses. An analysis conducted by FB Environmental noted 22 of Bar Harbor's zoning districts currently allow at least some commercial or industrial uses. Map 3.2 on the following page provides a zoning map that identifies locations in Bar Harbor where zoning is primarily encouraging commercial and industrial uses on the west side of town. There are also some commercial and industrial uses along Crooked Road and Norway Drive in what is referred to as the Emery District. Small businesses dot the landscape along both roadways.

Please note that in this map, there are developed parcels that have remaining land on those parcels that is undeveloped.

Map 3.2: Generalized Zoning Districts by Allowable Use, 2022.



ZONING - PRIMARILY COMMERCIAL AND INDUSTRIAL

BAR HARBOR

Bar Harbor Town Boundary
Waterbody/Coastal Waters
Stream
Road

Map created for assessment of existing conditions within Bar Harbor.

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
February 2022

FB environmental

REFERENCES

- Comprehensive Plan Update, Bar Harbor, Maine. June 2007.
- Comprehensive Plan Data Package, Maine State Economist.
- Comprehensive Economic Development Strategy (CEDS), Eastern Maine Development Corporation. 2021-2025.
- Bar Harbor Cruise Ship History, Bar Harbor Harbormaster, 2019.
- Bar Harbor Cruise Ship Committee Annual Reports, 2018 and 2019.
- Bar Harbor History of Cruise Ship Fee Uses, 2017.
- Quantitative Research Regarding Cruise Ship Tourism, Pan Atlantic Research. June 2021.
- Cruise Tourism & Traffic Congestion in Bar Harbor Report, Operations & Maritime, LLC. July 2019.
- Economic Impact of Cruise Ship Passengers Visiting Bar Harbor, University of Maine, School of Economics. February 2017.
- Bar Harbor Cruise Ship Schedule for 2022. December 2021.

TRANSPORTATION

BAR HARBOR 2022 EXISTING CONDITIONS SUMMARY

Transportation issues in Bar Harbor are complex. There is a diverse range of transportation users, from residents, to tourists, to employees, that require a safe, convenient, accessible, and efficient transportation network that supports multiple modes of getting around town, including by car, bike, foot, bus, and boat. To achieve this, a coordinated strategy that alleviates existing transportation inefficiencies, especially congestion, will be required.



Visitation levels to Bar Harbor and Acadia National Park have been increasing and are projected to continue increasing in the foreseeable future. In 2021, a total of 4 million visits to Acadia National Park were estimated by the National Park Service, resulting in the highest-ever yearly total of estimated visits to Acadia National Park. The seasonal influx of people, particularly in Bar Harbor's downtown, creates significant vehicle and pedestrian congestion issues, traffic safety concerns at downtown intersections, and puts pressure on the capacity of the town's public infrastructure.

The downtown's narrow roadway network and poor sight lines from parked vehicles create safety issues for pedestrians, bicyclists, and vehicles. As traffic congestion persists on the major roads in the downtown, more vehicles seek alternative routes through adjacent neighborhoods, impacting residents.

Cruise ship traffic contributes to congestion in the downtown area and has been steadily increasing in recent years. However, cruise ship traffic does provide economic benefit to the town and its businesses. This makes this issue complex. After halting cruise ship service during the COVID-19 pandemic, cruise ships will be porting at Bar Harbor again in 2022. Many residents would like to see limits on cruise ship visitation, while others do not.

The CAT Ferry is resuming its service to the island in 2022 and will dock along the north side of the ferry terminal pier. The town is currently exploring options for demolishing portions of the old pier and eventually replacing it with a new marina. A municipal parking lot is also being considered for this area to encourage use of public transportation.

The town has made improvements to its parking program which includes parking meters, kiosks, and permit parking options; however, parking issues still persist. Parking issues still exist due to the increase in parking demand with higher visitation levels, and on-street parking on both sides of narrow roadways create safety and sightline issues. Parking fee revenue from the parking program goes directly to projects that improve the transportation system and alleviate issues such as congestion.

According to town staff, there is a need for a more robust pedestrian and bicycle network in town.
Although Bar Harbor does have some pedestrian and bicycle infrastructure, including sidewalks, shoulders, and off-road paths, there is a need for comprehensive town-wide planning for a better connected bicycle and pedestrian network that links key destinations and locations and provides safe, convenient, and accessible biking and walking infrastructure throughout town.

Island Explorer ridership has been increasing in the last five years and year-round bus service is anticipated to increase in upcoming years due to high projected visitation numbers, Acadia National Park's auto-reservation program, and the ferry terminal project. Expansion of bus services, including additional buses, routes, and drivers, is a priority of Downeast Transportation Inc. in the future. This expansion will require the town's collaboration and participation from other partners.

Transportation infrastructure investment should be prioritized town-wide.
While the town is responsible for maintaining all town-owned roads throughout the community, the downtown area is often the focus for infrastructure upgrade projects, even though there is a need for more improvements town-wide.

There are a number of high use public areas in town that are expected to be impacted by sea level rise and flooding including Hadley Beach Lane, Crooked Road, and Park Loop Road. Vulnerable areas include Sand Beach, Hulls Cove, Hadley Point, the piers and shore along downtown, and the bridge to the mainland and roadways leading to the bridge (Routes 3 and 102).

Bar Harbor is actively planning to curb its greenhouse gas emissions and contribution to climate change through investing in a sustainable transportation system.
Sustainable transportation priorities identified in the 2021 Climate Action Plan include supporting the development of electric, active, and public transportation systems across the community.



4. Transportation

INTRODUCTION

Bar Harbor's transportation system is unlike that of many other communities in coastal Maine. The small town receives millions of visitors each year by land and sea-based travel modes to visit the beauty of the island, the National Park, and the historic and charming coastal community. With that, demand in transportation infrastructure and capacity increases, along with the competing needs of residents, visitors, and commuters who work in town. The Town of Bar Harbor, Acadia National Park, and transportation providers agree that to meet these varying demands requires a robust, multi-modal transportation network that provides efficient transportation connections and hubs, provides alternative transportation options, and encourages public transportation. The Town Council identified the following transportation related goals in 2021 (paraphrased below) to focus on:

- Develop more walking and biking trails and other recreational amenities that encourage residents and visitors to attain greater health and reduce automobile congestion.
- Monitor and improve the town's seasonal parking and seek additional solutions to on-going parking and congestion problems including promotion of walking, biking, and shuttle-bus alternatives to private automobiles in the downtown.
- Continue to explore ways in which application of revenue from parking and cruise-ship visitors, and the possibility of a local-option sales tax, can address needs for infrastructure and other programs related to costs of tourism that are currently funded through property taxes.

The following sections provide information on Bar Harbor's roadway infrastructure, an inventory of its transportation facilities, current transportation projects underway, and future transportation planning considerations.

PRELIMINARY ISSUES, CHALLENGES, AND OPPORTUNITIES

Transportation studies, initiatives, and projects that have been completed in Bar Harbor in recent years indicate a desire to create a well-coordinated and connected multi-modal transportation system that prioritizes, encourages, and promotes a combination of public transportation, bicycling, and walking options. Bar Harbor's compact downtown creates opportunities for a well-connected biking and walking network. The influx of visitors that arrive on the island to visit Acadia National Park have created opportunities for public transportation that typically do not exist for a community of Bar Harbor's size. While high visitation levels are presenting Bar Harbor a myriad of challenges related to public infrastructure capacity and congestion, a coordinated approach to traffic mitigation, tourism capacity, active transportation expansion, and infrastructure investment has the potential to address these challenges now and into the future.

ROAD NETWORK

There are about 133 miles of roadway in Bar Harbor, excluding the roads within Acadia National Park. Road class types consist of local roads (town-owned roads), secondary roads (state routes), and private roads (owned by other entities, such as homeowners' associations). The breakdown of these roads by class are shown in Table 4.1. Local roads are town roadways that provide direct access to residential neighborhoods, local businesses, and other land use types in a community. Bar Harbor's 92 miles of local roads are dispersed throughout the

municipality including a higher concentration in the downtown area and as connecting streets to Bar Harbor's state highway routes. Downtown roadways typically have more transportation infrastructure including sidewalks, crosswalks, pedestrian amenities, parking, and signage. Outside of the downtown, local roads have a more rural character with less infrastructure.

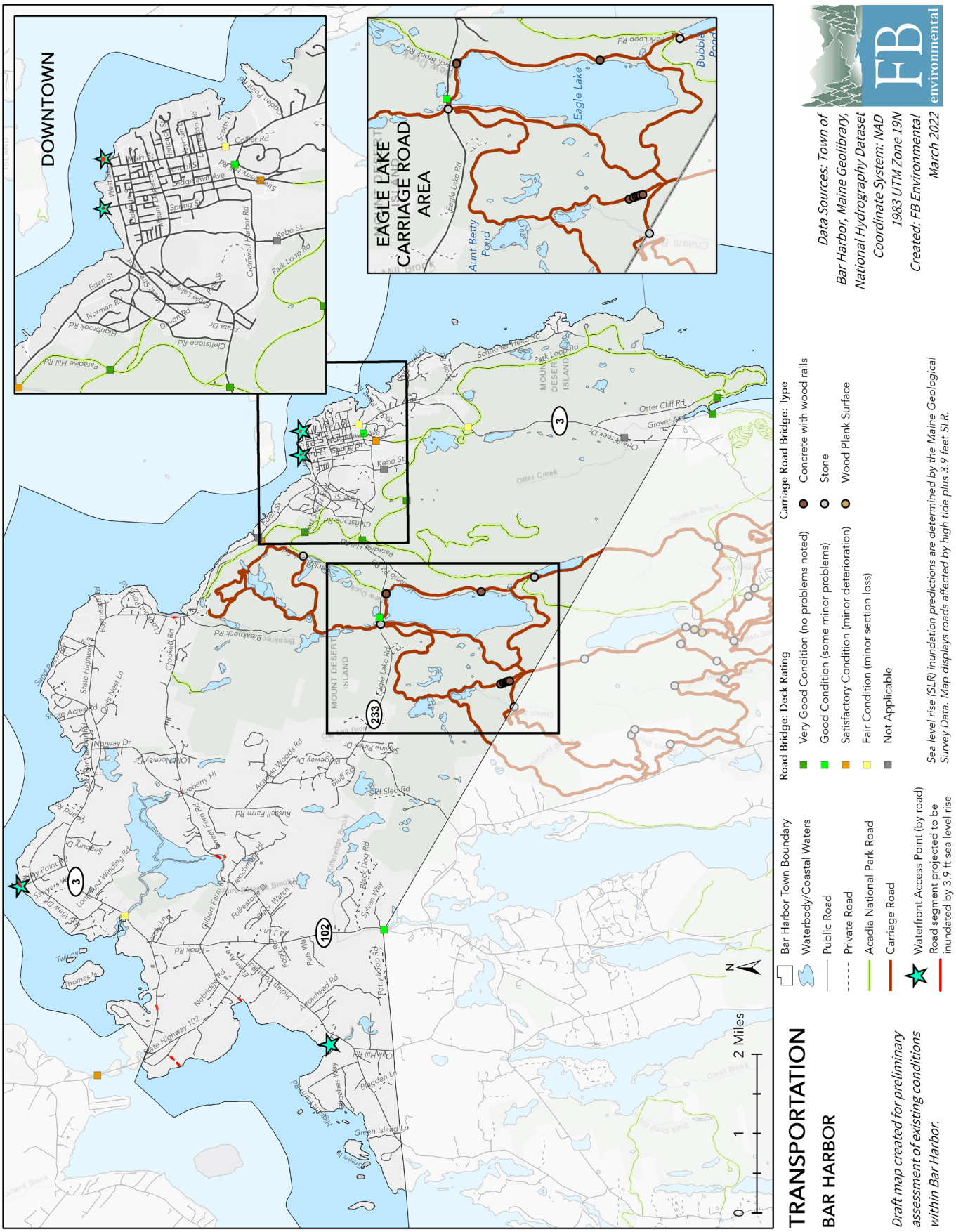
Table 4.1: Roadways by Class Source: Maine Department of Transportation	
Road Class	**Approximate Length in Miles**
Local (town-owned)	92
Arterial (state highways)	25
Private (non-town-owned)	13
Other	3
Total	**133.1**

Arterial roads are state highway routes that generally accommodate higher speed traffic and connect to other municipalities and off the island. State highways, which are maintained by the Maine Department of Transportation (MDOT), form a system of connected routes throughout the state that primarily serve intrastate traffic. There are 25 miles of arterial roads in Bar Harbor which include Route 3/Eden Street until it reaches downtown, Route 102/198, Route 233, and Route 3 from downtown into Acadia National Park.

There are 24 miles of Acadia National Park roads that are located within the Town of Bar Harbor but are owned and maintained by the National Park System. There are also 19 miles of carriage roads in Acadia National Park that accommodate bicycles, pedestrians, and, more recently, class 1 e-bikes. Portions of these roadways allow horseback riding and snowmobiling. Much of the park's historic transportation infrastructure was constructed in the early 20th century and consists of narrow, twisting roads and low, narrow bridges that were designed for automobile types, speeds, and volumes different than those of today. These roads are not included in Table 4.1.

Bar Harbor's Highway Division maintains 108 lane miles (which refer to a mile of roadway in a single driving lane) of roadway in town, 64 of which are maintained year-round This includes the 92 miles of local roads referenced in Table 4.1 and the sections of secondary roadways that the town is responsible for maintaining through the downtown. The Highway Division is responsible for general street maintenance and repairs, sidewalk maintenance and repairs, snow removal on public roads, and other duties. These are described in further detail in the Facilities, Services, and Utilities section. While the town is responsible for maintaining all town-owned roads throughout the community, the maintenance and construction of downtown transportation infrastructure is often prioritized over roadways outside of the downtown. To create a well-connected transportation network for all transportation modes and different types of users (commuters, residents, visitors, etc.), stronger investment in upgrades and improvements projects outside the downtown should also be pursued more consistently.

Map 4.1 on the following page shows the transportation network in Bar Harbor including the road network, bridge conditions, and roadways projected to be impacted by sea level rise.



Map 4.1: Transportation Network Map (note road segments projected to be inundated by 3.9 ft. sea level rise in red)

ROADS IMPACTED BY SEA LEVEL RISE

The Maine Won't Wait 2020 Climate Action Plan projects that sea level rise will increase by 1.1 – 1.88 feet by 2050 and by 3.9-feet by the year 2100. The second table shows the roadways in town that will be impacted by the state's projections of a 1.6 foot sea level rise scenario. Seven roadways are expected to be impacted in this scenario. Table 4.2 shows roadways impacted by a 3.9 ft sea level rise scenario. 14 roadways are expected to be affected in this scenario. Neighborhoods that are expected to be impacted by sea level rise include the Town Hill neighborhood, Salisbury Cove neighborhood, Emery District, Hulls Cove neighborhood, and downtown Bar Harbor.

The Maine Won't Wait Plan recommends that the state commit to manage for 1.5 feet of relative sea level rise by 2050, and 3.9 feet of sea level rise by the year 2100, but prepare to manage for 3.0 feet by 2050, and 8.8 feet by 2100, all in relation to 2000 local sea level. Roadways projected to be impacted by a sea level rise of 3.9 feet are shown in Table 4.3. Future planning and investment will be needed to address the roadway segments most at risk.

Table 4.2: Roads Impacted by +/- 1.6 Feet Sea Level Rise Scenario
Source: Maine Geological Survey

Roadway	Feet of Road Affected (approximate)
Hadley Beach Lane	275
Crooked Road	267
Windaway Lane	220
Park Loop Road	41
Clark Cove Road	15
Bridge Street	10

Table 4.3: Roads Impacted by +/- 3.9 Feet Sea Level Rise Scenario
Source: Maine Geological Survey

Roadway	Feet of Road Affected (approximate)
Windaway Lane	677
Route 3	567
Crooked Road	538
Hadley Beach Lane	366
Betsy's Road	227
Ells Pier	211
Clark Cove Road	194
Fish House Road	65
Park Loop Road	51
Bridge Street	20
Route 102	6
Lumber Lane	1
Norway Drive	1

PAVEMENT CONDITION

The Maine Department of Transportation (DOT) assesses pavement condition for major roadways in Bar Harbor. Pavement condition is calculated based on various factors including ride quality and the presence of rutting, structural cracking, and functional cracking. Map 4.2 shows pavement condition rankings calculated by the Maine Department of Transportation.

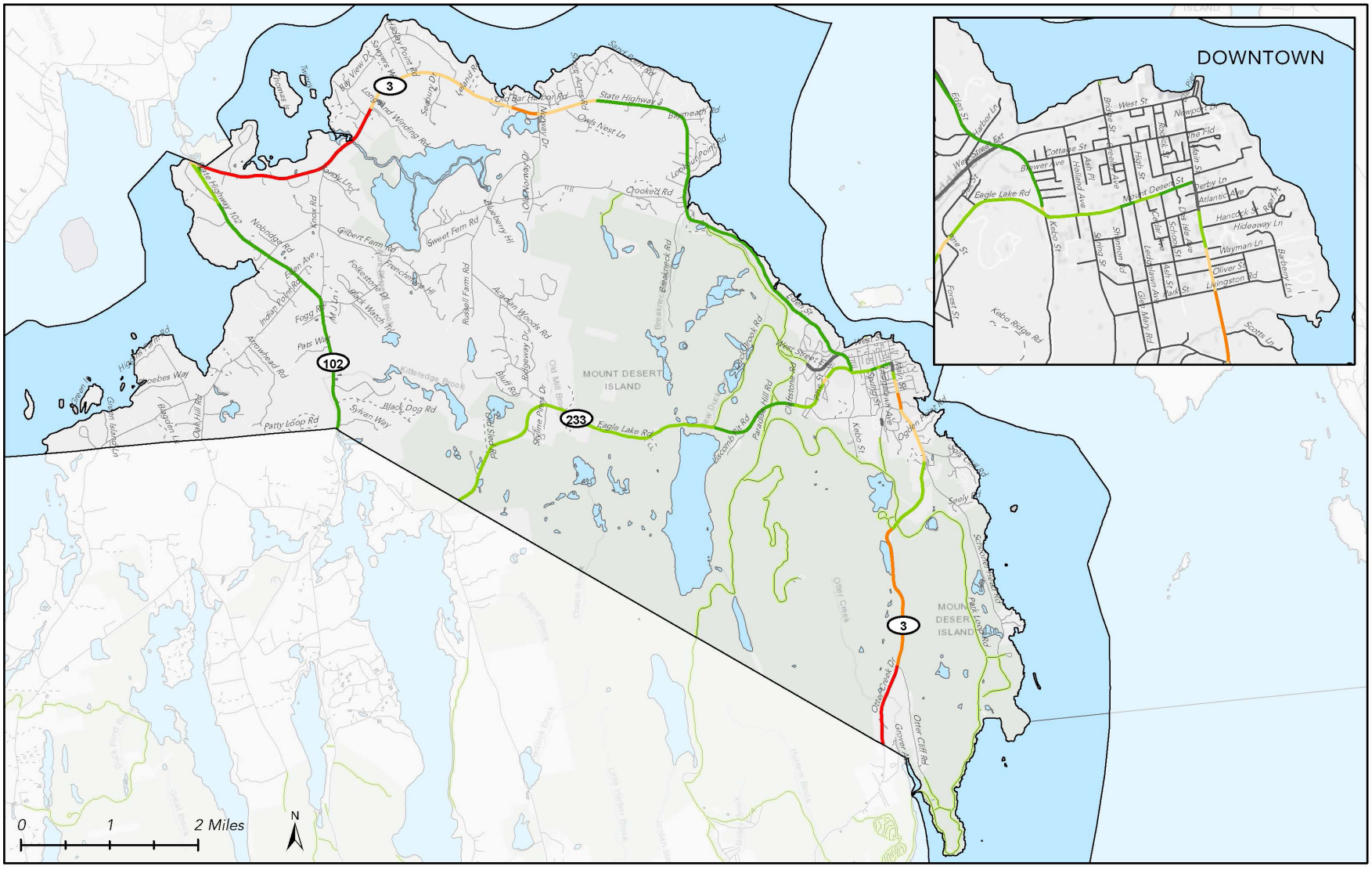
Table 4.4: Pavement Condition Ranking
Source: Maine Department of Transportation

Score	Approximate Miles of Roads Scoring As:
A - Excellent	13
B - Good	9
C - Fair	5
D - Poor	3
F - Unacceptable	5
Unknown	1

Roadways that received a pavement condition score of "D" (indicating poor condition) include:

- Main St/Route 3 between the intersection with Otter Cliff Road north to the intersection with Sieur de Monts
- Main St intersection with Cromwell Harbor Road to the intersection with Livingston Road
- Route 3 between the intersection with Norway Drive and the intersection with Old Bar Harbor Road

Map 4.2: Pavement Condition in Bar Harbor



PAVEMENT CONDITION TRANSPORTATION

BAR HARBOR

Draft map created for preliminary assessment of existing conditions within Bar Harbor.

- Bar Harbor Town Boundary
- Waterbody/Coastal Waters
- Public Road
- Private Road
- Acadia National Park Road

Pavement Condition

- A - Excellent
- B- Good
- C- Fair
- D- Poor
- F- Unacceptable
- Unknown

Pavement Condition is calculated by Maine DOT from a score of ride quality (IRI - international roughness index), rutting, structural cracking, and functional cracking (equally weighted).

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
March 2022

FB environmental

Roadways that received a pavement condition score of "F" (indicating unacceptable condition) include:

- Otter Creek Drive between the Bar Harbor border and the intersection with Otter Cliff Road
- Route 3 between Less Traveled Road and the intersection with State Highway 102

BRIDGES

There are 17 bridges in Bar Harbor (including the mainland bridge). Only two of these bridges are owned by Bar Harbor. The others are owned by federal agencies or owned by the State of Maine. Most of the bridges in town are older, built between the 1920s and 1960s. Maine DOT ranks bridge condition using the following system:

- Very good condition (no problems noted)
- Good condition (some minor problems)
- Satisfactory condition (minor deterioration)
- Fair condition (minor section loss)
- Not applicable

In Bar Harbor, three bridges were identified as being in fair condition including Garland (owned by Maine DOT), Main Street (owned by Maine DOT), and the Route 3 overpass (federally owned). These bridge locations are in higher traffic areas of town. More about each of the bridges in Bar Harbor including owner, year built, location, and condition can be found in Table 4.5. Bridges in fair condition are highlighted in the table in blue.

Table 4.5: Bridge Characteristics and Condition in Bar Harbor

Bridge Name	Street Name	Year Built	Design	Deck Rating	Sup Rating	Owner
KEBO BROOK #2	KEBO ST	2011	19 - Culvert	N - Not Applicable	N - Not Applicable	4 municipal
OTTER CREEK BRIDGE	OTTER CREEK RD	1968	19 - Culvert	N - Not Applicable	N - Not Applicable	1 State DOT
GARLAND	STATE HWY 3	1930	01 - Slab	5 - Fair Condition (minor section loss)	5 - Fair Condition (minor section loss)	1 State DOT
MOUNT DESERT *Not technically in Bar Harbor, but is a major contributor to traffic	BAR HARBOR RD	1958	02 - Stringer/ Multi-beam or Girder	6 - Satisfactory Condition (minor deterioration)	6 - Satisfactory Condition (minor deterioration)	1 State DOT
MAIN STREET	MAIN ST	1945	01 - Slab	5 - Fair Condition (minor section loss)	5 - Fair Condition (minor section loss)	1 State DOT
RTE #3 OVERPASS (NPS 0060	MAIN ST	1940	01 - Slab	5 - Fair Condition (minor section loss)	5 - Fair Condition (minor section loss)	5 Federal

Bridge Name	Street Name	Year Built	Design	Deck Rating	Sup Rating	Owner
KITTREDGE BRIDGE	MAIN ST	1935	01 - Slab	7 - Good Condition (some minor problems)	7 - Good Condition (some minor problems)	1 State DOT
OTTER CREEK (NPS # 019P)	PARK LOOP RD	1938	11 - Arch - Deck	8 - Very Good Condition (no problems noted)	6 - Satisfactory Condition (minor deterioration)	5 Federal
OVERPASS (NPS 1700-002P)	PARK LOOP RD	1938	11 - Arch - Deck	8 - Very Good Condition (no problems noted)	6 - Satisfactory Condition (minor deterioration)	5 Federal
KEBO BROOK (NPS# 018P)	PARK LOOP RD	1928	11 - Arch - Deck	8 - Very Good Condition (no problems noted)	6 - Satisfactory Condition (minor deterioration)	5 Federal
MOUNTAIN RD UNDERPASS020P	PARADISE HILL RD	1951	11 - Arch - Deck	8 - Very Good Condition (no problems noted)	7 - Good Condition (some minor problems)	5 Federal
OVERPASS (WEST ST-NPS#010P	PARADISE HILL RD	1951	11 - Arch - Deck	8 - Very Good Condition (no problems noted)	7 - Good Condition (some minor problems)	5 Federal
CROMWELL BROOK #2	CROMWELL HARBOR RD	2016	01 - Slab	7 - Good Condition (some minor problems)	7 - Good Condition (some minor problems)	4 Municipal
DUCK BROOK (NPS#1700-0010)	PARADISE HILL RD	1959	11 - Arch - Deck	6 - Satisfactory Condition (minor deterioration)	6 - Satisfactory Condition (minor deterioration)	5 Federal
CROMWELL BROOK #3	LEDGELAWN AV	1945	10 - Truss - Thru	6 - Satisfactory Condition (minor deterioration)	6 - Satisfactory Condition (minor deterioration)	1 State DOT

DAILY TRAFFIC

The Maine DOT maintains permanent vehicle counters that monitor traffic volumes on an hourly basis 365 days per year at the head of the island on Route 3 and on Route 102/198. Other traffic count and vehicle classification data are collected at other sites for 24 hours utilizing road tubes. Using this information, a yearly average daily traffic volume is calculated for each point on the island. It is important to note that the average annual daily traffic data does not specify time of year or day that the count was taken, which is a significant factor for communities that have seasonal traffic fluctuations. Maine DOT has traffic count data for 191 locations in Bar Harbor. Table 4.6 displays the top ten locations with the highest amount of average daily traffic in town for 2017, which is the most recent year that Maine Department of Transportation has data for, along with average traffic count data for these location in 2008.

Unsurprisingly, Mount Desert Street, which is the main roadway that extends through the downtown, has some of the highest traffic volumes in Bar Harbor. Other notable roadways that have high traffic volumes include Route 3/Main Street, another main road into the downtown, and Schooner Head Road, both of which connect to entrance points into Acadia National Park and to the locations of major employers in town (Jackson Lab and Mount Desert Island Hospital). The head of the island and the entry points to the downtown have the greatest volumes of traffic. West Street also has substantial traffic volumes. Please see Map 4.3 to view the traffic count locations.

Independently from Maine DOT, Acadia National Park measures annual traffic count data at one location in Bar Harbor – Sand Beach. Table 4.7 shows data for 2015-2021. In 2021, a total of 4 million visits to Bar Harbor were estimated, resulting in the highest-ever yearly total of estimated visits to Acadia National Park.

Table 4.6 Top 10 Locations in 2017 with the Highest Average Annual Daily Traffic Volumes
Source: Maine Department of Transportation

Street Location	2017	2008
SR 3 (MT DESERT STREET) SE/O SR 3 (EDEN STREET)	7,130	7,260
SR 3 (MT DESERT STREET) W/O ROBERTS AVENUE	6,470	6,520
SR 3 (MT DESERT STREET) E/O LEDGELAWN AVENUE	5,680	6,100
SR 3 (MAIN STREET) N/O ATLANTIC AVENUE	5,650	8,020
SR 3 (MAIN STREET) S/O WAYMAN LANE	4,680	4,880
SR 3 (MT DESERT STREET) W/O MAIN STREET	4,210	N/A
MAIN STREET S/O COTTAGE STREET	4,200	N/A
SR 3 (MAIN STREET) SW/O IR 545 (SCHOONER HEAD ROAD)	4,090	3,470
SR 3 (MAIN STREET) S/O PARK STREET	3,900	4,140
WEST STREET NE/O SR 3 (EDEN STREET)	3,270	3,240

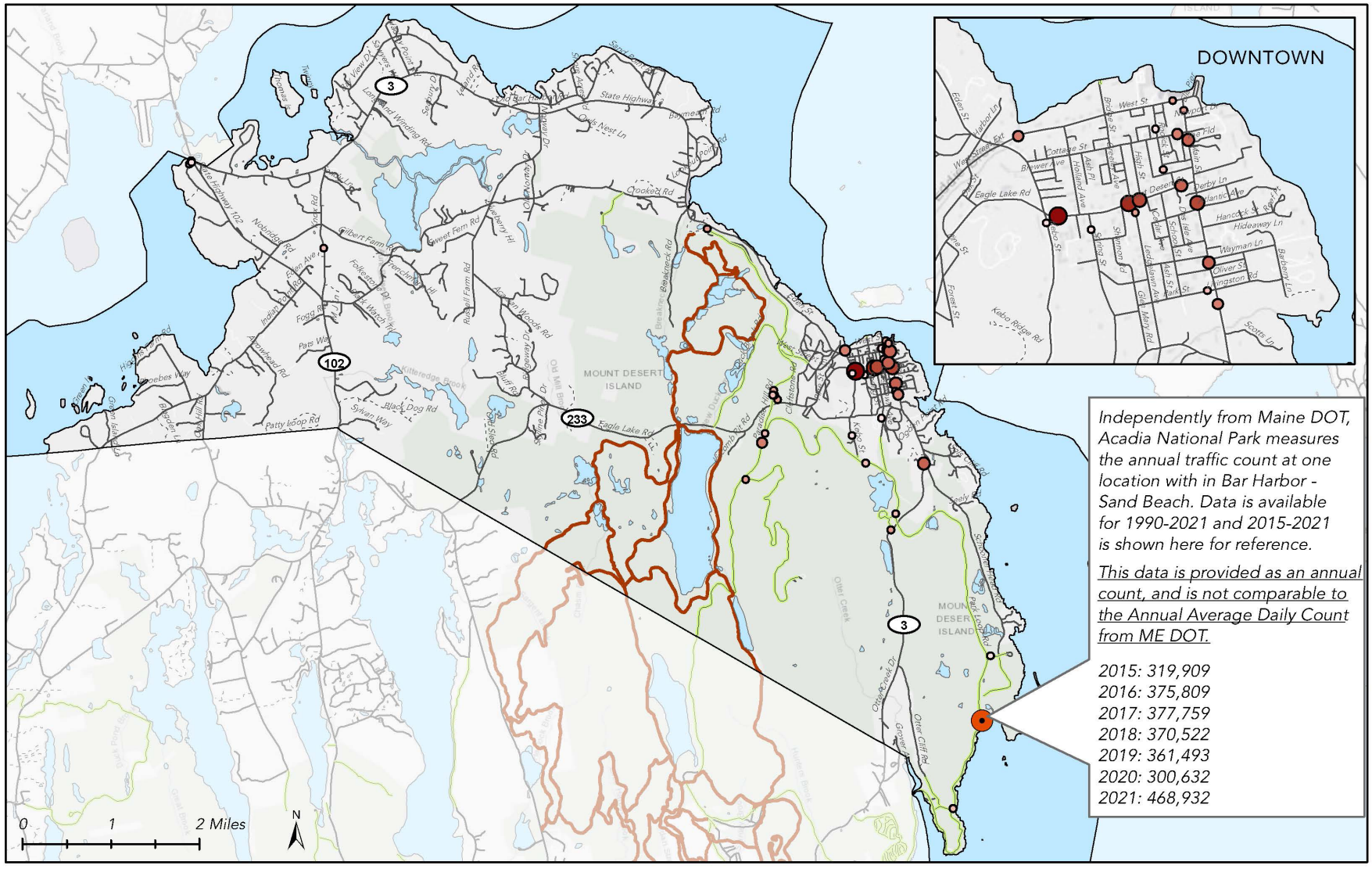
TRAFFIC CONGESTION

During the summer and fall months, millions of tourists visit Acadia National Park each year, many of whom arrive or stop in Bar Harbor to stay, dine, and shop. For a town with a year-round population of 5,470, this additional volume of people strains the capacity of Bar Harbor's community infrastructure and requires significant planning, investment, and maintenance for the seasonal increase in usage. Additionally, several thousand people commute to Mount Desert Island for year-round jobs, and even more seasonal workers commute to the island. Managers of major businesses and institutions such as Mount Desert Island Hospital, Jackson Laboratory, local hotels, and Mount Desert Island town governments are concerned about commute times because many of their employees live off-island.

Table 4.7: Traffic Counts – Sand Beach Entrance
Source: Acadia National Park

Year	Annual Average Number of Visits
2021	468,932
2020	300,632
2019	361,493
2018	370,522
2017	377,759
2016	375,809
2015	319,909

Map 4.3: 2017 Traffic Counts in Bar Harbor



Independently from Maine DOT, Acadia National Park measures the annual traffic count at one location with in Bar Harbor - Sand Beach. Data is available for 1990-2021 and 2015-2021 is shown here for reference.

This data is provided as an annual count, and is not comparable to the Annual Average Daily Count from ME DOT.

2015: 319,909
2016: 375,809
2017: 377,759
2018: 370,522
2019: 361,493
2020: 300,632
2021: 468,932

2017* TRAFFIC COUNTS TRANSPORTATION

BAR HARBOR

**2017 is the most recent year with ME DOT data available.*

Draft map created for preliminary assessment of existing conditions within Bar Harbor.

- *Bar Harbor Town Boundary*
- *Waterbody/Coastal Waters*
- *Public Road*
- *Private Road*
- *Acadia National Park Road*
- *Carriage Road*

Traffic Count
Annual Average Daily Traffic

- *140 - 1,000*
- *1,030 - 2,000*
- *2,030 - 3,000*
- *3,040 - 4,000*
- *4,090 - 5,000*
- *5,650 - 6,000*
- *6,470 - 7,000*
- *7,130 - 8,000*

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
March 2022

FB environmental

A wide diversity of transportation modes use the road infrastructure downtown, including vehicles, buses, pedestrians, and bicyclists, as well as travelers arriving to Bar Harbor by cruise ship or ferry. The flood of people into the downtown area creates significant vehicle and pedestrian congestion issues, traffic safety concerns, dangerous pedestrian crossings, and bottlenecking. Other constraints include the downtown's narrow road network and poor sight lines from parked vehicles. As traffic congestion persists on the major roads in the downtown, more vehicles seek alternative routes through adjacent neighborhoods, impacting residents.

There are also traffic congestion issues that persist outside the downtown area. In the evenings, there is often heavy traffic from downtown to the bridge over the Union River on Route 1A and on Route 198 heading toward the traffic signal at the head of the island.

Since 2007, two traffic signals have been situated on the island. According to town staff, there are limited local individuals who can maintain or fix them if they malfunction. Oftentimes, traffic can get backed up at these lights, contributing to congestion issues.

HIGH CRASH LOCATIONS

The Maine DOT keeps records of "high crash locations" where eight or more crashes have occurred within a three-year period. Table 4.8 shows high crash intersections as reported by Maine DOT and verified with the Bar Harbor Police Department from 2012-2021. Please note there were several years that Maine DOT did not identify any high crash locations. However, the data does still show a trend that the intersection of Eagle Lake Road, Eden Street, Kebo Street, and Mount Desert Street has been reported as a high crash location from 2014-2017.

Table 4.8: High Crash Locations
Source: Maine Department of Transportation

Year	Location	Total # of Crashes
2021	No records	-
2020	No records	-
2019	Intersection of Ledgelawn Avenue/Mount Desert Street	9
2018	No records	-
2017	Intersection of Eagle Lake/ Eden Street/Kebo Street/ Mount Desert Street	8
2016	Intersection of Eagle Lake/ Eden Street/Kebo Street/ Mount Desert Street	8
2015	Intersection of Eagle Lake/ Eden Street/Kebo Street/ Mount Desert Street	9
2014	Intersection of Eagle Lake/ Eden Street/Kebo Street/ Mount Desert Street	8
2013	No records	-
2012	No records	-

According to the Police Department, this location is problematic due to high traffic volumes and intersection movements. The other location of concern is the intersection of Ledgelawn Avenue and Mount Desert Street, which was reported as a high crash location in 2019. According to the Police Department, this location is dangerous due to its hilly topography, which creates poor visibility, and the fact that a hedgerow along Mount Desert Street on private property creates a blind spot. Other problematic intersections in Bar Harbor beyond these high crash locations reported by Maine DOT include the head of the island due to the merging of lanes, and other roadways in downtown Bar Harbor, specifically West Street/ Eden Street, West Street/Main Street, and Main Street/Mount Desert Street. Currently, a safety study is being completed at the Route 3/Eden Street and West Street intersection as part of the major Route 3

road improvement project. Safety issues include poor vehicle traffic circulation, and unsafe bicycling and pedestrian conditions. It is also important to note that, according to the Police Department, downtown crashes are typically not reported and largely result from traffic congestion issues.

Parked vehicles in downtown also affect sign distances at downtown intersections and can cause pedestrian and vehicle conflicts. Additionally, the Island Explorer buses have had quite a few minor crashes while operating in and around the congested downtown streets. Their main hub is directly outside the Fire Department doors where emergency vehicles operate all day and night.

PARKING

In a community that experiences an influx of tourists during the summer and fall seasons, parking issues can be challenging, especially when balancing parking needs among residents, employees, and visitors. In August 2017, the Town Council asked the Parking Solutions Task Force to recommend solutions to the long-standing parking issues in the downtown, including congestion caused by too many people looking for available parking spaces, competition for parking among different users, and the increase in visitors parking in residential areas. The Task Force is focused on implementing strategies that make existing parking in downtown more efficient, and encouraging visitors and residents alike to walk, bike, and use the bus with the aim of reducing demand on limited downtown parking. In 2017/2018, the Task Force developed recommendations including the installation of meters and kiosks, establishment of a parking fund, and a parking permit program, The Task Force also started exploring the development of satellite parking at the ferry terminal with a shuttle to downtown to avoid more traffic congestion entering downtown area. Many of these recommendations have been or are being implemented.

In 2019, the town adopted a permit and paid parking policy and established a coordinated parking program which included parking meters, kiosks, and permit parking options. Parking rates range from $1.50 per hour to $2.00 per hour with certain high demand areas having 4-hour limits and other areas with no limits. Paid parking is enforced between 9 a.m. and 8 PM, Monday through Saturday, and noon to 8 PM on Sunday. Permit parking areas are available for residents, employees, people connected with commercial fishing, College of the Atlantic students, and a few other categories. Additionally, the town offers the purchase of “Smart Cards,” which can be loaded with money for use at all town parking meters and kiosks.

In 2021, the high visitation levels to Acadia National Park generated record breaking parking fee revenue for the Town of Bar Harbor. The Town collected $2.2 million in revenue between May 1 and October 31, which is up from $1.18 million in 2020. Town officials believe a combination of high visitation, the Cadillac Mountain Reservation program, and the lack of public transportation on Mount Desert Island in 2020 were major contributing factors. Parking fee revenue covers costs of the parking program and goes towards transportation infrastructure related projects. Bar Harbor plans to spend the 2021 revenue on parking improvements at the town-owned ferry terminal, lighting upgrades along Route 3, bike racks, and other infrastructure improvements. Moving forward, parking fee revenue should also be coordinated to strategically plan for phased expenditures on roadway projects that meet the town’s vision for a future multi-modal transportation system and network.

While the implementation of a parking program has alleviated some parking issues, there is more to be done to meet transportation demands, especially in response to the increasing visitation numbers evident in 2021. The level of parking demand and traffic circulation issues have continued to increase. Limited accessible parking in the downtown and winter parking policies (i.e., no parking on town roads) remain frustrating for residents. On-street parking on certain narrow roads, like West Street, create poor sight lines and dangerous driving conditions. Non-metered local streets are often too narrow for two-way traffic and parking. To avoid congestion, vehicles continue to cut through, and occasionally park, on neighborhood streets and disrupt the character and quality of these areas for residents.

CRUISE SHIP VISITATION

Over the past decade, the town has seen a dramatic increase in the number of annual visitors from both land and sea-based travel. In 2021, record-breaking visitation levels to Mount Desert Island and Acadia National Park were recorded, even excluding cruise ship traffic that halted services in 2020. Planning for the return of cruise ship traffic, while visitation numbers to the island are increasing in other sectors, will be a major priority for the town in the future. The cruise ship season is typically May through early November. Typically, a few thousand passengers arrive at a time to take bus tours of Acadia National Park or to explore the downtown and waterfront.

Table 4.9: Cruise Visitation Levels
Source: 2019 Cruise Tourism and Traffic Congestion Report; Bar Harbor Harbormaster

Year	# of Ships	# of Passengers
2019	157	250,164
2018	154	222,728
2017	148	207,360
2016	105	158,093
2015	117	146,436
2014	119	158,602
2013	126	167,573
2012	108	130,203
2011	106	156,309
2010	107	173,656

Bar Harbor has become a major port and destination for cruise ships. Table 4.9 shows annual data for cruise ship visitation and passenger count numbers. In 2019, Bar Harbor had roughly 170 cruise ship visits, nearly an 800 percent increase since 1990, when the town had only 22 cruise ship visits. In 2022, cruise ships will return to Bar Harbor and are anticipated to start porting as early as mid-April. Estimates provided by the Town of Bar Harbor show there is a potential for 180 ships to port in Bar Harbor in 2022 with a total passenger count just shy of 288,500. If these estimates are accurate, that would be the largest number of cruise ships to port in Bar Harbor and the highest number of passengers recorded as well.

While the cruise ship related tourism industry has clear economic benefits from the influx of tourists to Bar Harbor, several negative impacts have been identified due, in part, to increased levels of cruise ship traffic. These include overcrowding by pedestrians and tour buses, pedestrian safety issues, and increased strain on public infrastructure capacity. In 2019, the town administered a community survey to gauge local residents' perceptions of the local cruise ship visitation levels. The survey results indicated that 55% of respondents think the local cruise ship visitation level has a negative impact on the town, and 53% said that they have a negative impact on the town's quality of life. However, 45% of respondents noted that the economic impacts of the cruise ship industry were important. Survey results also indicated broad agreement from respondents across the year-round resident, seasonal resident, and business owner communities on the top suggestions for improving the management of cruise ship tourism. Additionally, survey results and data gathered indicate that business owners (resident and non-

resident) and seasonal residents are more inclined than year-round residents to be positive on issues relating to Bar Harbor's cruise ship business.

Bar Harbor currently manages cruise ship visitation through daily passenger caps of 3,500 passengers per day in July and August, which are peak travel times for tourists. The limit is for 5,500 passengers per day in the other months between May and October. Bar Harbor's Town Council will be developing a policy to limit annual cruise ship visitation in the near future.

THE CAT FERRY

The CAT is a high-speed seasonal ferry service between Bar Harbor and Yarmouth, Nova Scotia accommodating both walk-on passengers and passengers with vehicles. This service ran for 12 years from 1997 to 2009, when the ferry moved to Portland, Maine, a route that was halted in 2018. The return of the CAT ferry service to Bar Harbor was originally expected for the 2019 season but construction delays at the Eden Street terminal and the COVID pandemic caused a delay. The CAT ferry is scheduled to resume in May 2022 and will run through mid-October. The service will run four days per week, increasing to seven days per week between late June and Labor Day. The ferry will dock along the north side of the ferry terminal pier. As noted in the Economic Development section, the town is currently discussing options for demolishing portions of the old pier and eventually replacing it with a marina that could include new docks, floats, and other publicly accessible amenities. This work is being guided by the town's Ferry Terminal Property Advisory Committee.

PEDESTRIAN AND BICYCLE INFRASTRUCTURE

PEDESTRIAN INFRASTRUCTURE

There are 30 miles of sidewalk that the Town of Bar Harbor is responsible for managing. Eight miles of these sidewalks are maintained for winter use as well. Because of the high amount of pedestrian traffic, compact land use pattern, and mix of uses in the downtown, pedestrian infrastructure, including sidewalks and crosswalks, is highest in this area. Several reports have identified the need to add sidewalks on streets that lack pedestrian infrastructure but have higher pedestrian traffic, maintain sidewalks consistently to preserve condition over time, and add or widen road shoulders strategically to encourage and accommodate walking and bicycling.

OFF-ROAD PATHS

Bar Harbor has two short off-road paths that separate pedestrian and/or bicycle traffic from on-street vehicular traffic. These include:

- **Shore Path**
  Bar Harbor's Shore Path is a pedestrian pathway that follows the shore of Frenchman Bay from the town's Ells Pier to Wayman Lane along the east shore. It passes one of Bar Harbor's oldest inns, several historic summer "cottages," and several coastal sights including the Porcupine Islands, Balance Rock, Egg Rock Lightm and the Schoodic Peninsula. The Bar Harbor Village Improvement Association maintains the path on behalf of the abutting landowners and the town's residents.

- **The Bar**
  The Bar is a multi-use path, also located in the downtown, that begins at the terminus of Bridge Street and at low tide connects to Bar Island, part of Acadia National Park.
- **Eden Street Shared-Use Path**
  The Eden Street shared-use path extends along Route 3, past the College of the Atlantic, to the Eden Street-West Street intersection. It accommodates both bicyclists and pedestrians and there are plans to extend the path soon (see the Bicycle Infrastructure section below for more details).

BICYCLE INFRASTRUCTURE

There are limited safe bicycling routes in the downtown area. However, bicycling remains a popular activity among residents and visitors, and the downtown congestion, narrow roads, and parked vehicles do not deter the more avid and experienced cyclists. Many tourists arrive to Bar Harbor with bicycles or rent them downtown. This interest presents an opportunity to encourage and increase bicycling both recreationally and as an alternative transportation option, alleviating congestion and meeting the town's sustainability goals. Bicycle parking is largely limited to the town's parks and open spaces. A more coordinated effort is needed to locate bicycle racks more strategically throughout town.

Outside of the downtown, both pedestrian and bicycle infrastructure is limited. Paved shoulders on some roads provide separate travel space for bicyclists and pedestrians, but are of varying quality across the town. Other roadways, such as Crooked Road and Norway Drive, have no shoulders, although they are collector roads that could connect bicyclists to downtown if the infrastructure were present. Additionally, there are few signs on roadways alerting vehicles of bicycle and pedestrian traffic in general. A bicycle facilities study or assessment could help to develop a more coordinated and detailed plan for a town-wide bicycle network with supporting infrastructure including bike lanes, shoulders, multi-use paths, bike racks, and connections to key destinations in town (major employers, local businesses, bus stops, etc.). To create and implement such a study and implement the recommendations, increased communication and collaboration with landowners between villages would need to occur.

There are a number of bicycling opportunities in Acadia National Park, but they are not all easily or safely accessibly due to the narrow roadways and limited bicycle connections outside Acadia National Park.

E-bikes are starting to increase in popularity as a recreation and commuting mode. An E-bike similar to a human-powered bicycle, but is also equipped with an electric rechargeable motor that can be used for up hill, longer distances, etc. In the future, better understanding of the needs of this bike technology will aid transportation planning efforts.

ROUTE 3 PROJECT

In 2016, the town partnered with Maine DOT on a road reconstruction and rehabilitation project for Route 3 in Bar Harbor which included 4.8 miles, starting 0.57 miles west of Sand Point Road and extending easterly to Route 233. Work included sidewalks, a multi-use path, paved shoulders, and several bus turnouts. The Route 3 Project is estimated at $17.9 million. In addition, utility companies made improvements along the project route concurrent to clearing and drainage improvements. Route 3 now has paved shoulders for bicyclists and pedestrians, new sidewalks, sidewalk improvements to meet American with Disabilities Act standards, safe crossings with electronic crossing signs, an upgrade of the intersection of Mt Desert Street and West Street, improved drainage, and new road surface and

striping. Additionally, the Eden Street shared-use path, which currently stops at West Street, will be extended down to the Bar Harbor Historical Society, and eventually down the rest of West Street to connect to the Acadia National Park entrance.

STREETSCAPING PROJECTS ON COTTAGE AND MAIN STREET

A streetscaping project is currently in the works for roadway and sidewalk improvements on Main Street and Cottage Street. This is being completed in conjunction with sewer system upgrades within these road rights-of-way. Streetscape issues on Cottage Street are identified in the 2017 Cottage Street Streetscape Plan. These include an undersized street corridor, narrow sidewalks, and lack of pedestrian crossing visibility. Outcomes from the streetscaping projects will include sidewalk reconstruction and restoration, narrowing of road lanes, burying utilities, and additional beautification measures (ex: street trees).

ACADIA NATIONAL PARK TRANSPORTATION PLAN

In 2020, the National Park Service created a comprehensive transportation plan to guide future transportation improvement projects in Acadia National Park and within the surrounding communities. It was created with the intention of improving the visitor experience and to protect natural, cultural, and structural resources within the transportation network itself and also at the park attractions accessed by the transportation network. The Plan includes several provisions for managing the increasing number of visitors to Acadia National Park, including the expansion of the Island Explorer bus system, which will require more buses, more funding, and more drivers. A major goal is to incorporate the Park's transportation planning efforts with those of neighboring communities regarding the Island Explorer service enhancements and other transportation projects such as the reuse of the Bar Harbor ferry terminal and parking solutions in the downtown.

In general, transportation issues related to Acadia National Park are diverse. Traffic consists of a wide range of transportation modes including private vehicles, concession tour buses, commercial motor coaches, taxis, vans, the Island Explorer, bicycles, and pedestrians. The high volume of visitors in a short season causes gridlock, overcrowding, traffic congestion, emergency response delays, cultural and natural resource damage, safety concerns, and strain on visitor facilities. These issues impact the quality of the visitor experience and creates a demand for parking and road access that exceeds the capabilities of the historic transportation related infrastructure. The 2020 Transportation Plan includes recommendations to alleviate these issues in the future.

DOWNEAST TRANSPORTATION

Downeast Transportation, Inc. (DTI) is a nonprofit organization that provides public transportation for Bar Harbor and greater Hancock County, including year-round, fixed-route, and midday service to 17 towns plus subscription commuter service to Jackson Laboratory and other agencies. DTI also provides a seasonal, propane-powered shuttle service, the "Island Explorer," for transportation throughout Acadia National Park and the surrounding

Table 4.10: Downeast Transportation Ridership Data

Source: Downeast Transportation, Inc.

Year	Commuter	Midday	Total
2019	35,831	14,657	50,488
2018	37,855	11,955	49,810
2017	49,373	9,645	59,018
2016	41,515	10,439	51,954

**This does not include Island Explorer ridership. 2020 and 2021 were excluded due to limited service during these seasons because of the Covid-19 pandemic.*

communities with a passenger hub located in Bar Harbor. DTI ridership from 2016-2019 is shown in Table 4.10.

YEAR-ROUND BUS SERVICE

COMMUTER ROUTES TO JACKSON LABORATORY

DTI operates commuter routes to Jackson Laboratory (JAX) in Bar Harbor from Bangor, Brewer, Milbridge, Franklin, and Ellsworth five days per week based on the Lab's daily work hours. JAX covers roughly one-third of the cost through direct subsidies to DTI. The JAX commuter bus program increases the available labor force for JAX, lowers employee commuting costs, and reduces the number of vehicle miles traveled, decreasing carbon emissions.

MIDDAY BUS SERVICE BETWEEN BAR HARBOR AND BANGOR

DTI operates a weekday, round trip bus to Bangor with a morning departure from Bar Harbor and an early afternoon return trip from Bangor. This service is available Monday through Friday. Bangor stops include the Bangor Airport, Bangor Mall, downtown Bangor, Eastern Maine Medical Center, and the Concord Coach bus terminal, allowing Bar Harbor travelers to transfer to and from these intercity travel modes. A variety of residents and visitors utilize this service. Bar Harbor to Bangor shopping trips are especially popular with international workers who come to Bar Harbor for the summer and fall without cars.

MIDDAY BUS SERVICE BETWEEN BAR HARBOR AND ELLSWORTH

DTI provides multiple midday round trips between Bar Harbor and Ellsworth Monday through Friday. Destinations in Ellsworth include Walmart, the Maine Coast Mall, the Ellsworth Shopping Center, and downtown Ellsworth. The main stop for this service in Bar Harbor is the Malvern-Belmont senior apartment complex. These Bar Harbor-Ellsworth buses provide a midday link for JAX employees traveling between the Jackson Laboratory's Bar Harbor and Ellsworth facilities. The Lab subsidizes this midday bus service. Depending on future JAX travel patterns, additional support from the Town of Bar Harbor may be needed to ensure continuation of this service.

BAR HARBOR SHUTTLE

An in-town Bar Harbor shuttle provides multiple round trips within Bar Harbor every Tuesday. The bus picks up at senior citizen apartment complexes and provides access to Hannaford, the post office, the library, MDI Hospital, and the YMCA.

ISLAND EXPLORER

Since 1999, the year of its inception, the seasonal Island Explorer bus system, has carried over 7 million passengers during the busy summer and fall seasons on Mount Desert Island and in Acadia National Park. It operates a series of bus routes linking hotels, inns, campgrounds, and the ferry terminal with destinations in Acadia National Park and the village centers of Bar Harbor, Northeast Harbor, and Southwest Harbor free of charge. The bus service is provided by DTI and includes 30 propane powered vehicles. The Island Explorer system is designed to let out-of-town visitors leave their cars in parking spaces provided at their hotels, inns, rental homes, and campgrounds. Past ridership suggests that Island Explorer buses reduce parking demand in Bar Harbor throughout the summer by several hundred parking spaces each day.

MAP 4.4: 2022 ISLAND EXPLORER SHUTTLE MAP



Table 4.11: Island Explorer Ridership Data Source: Downeast Transportation, Inc.							
Year	Annual Total Riders	Summer Total Riders	Summer One-Day Peak	Average Daily Summer Riders	Fall Total Riders	Fall One-Day Peak	Average Daily Fall Riders
2019	648,105	480,879	10,229	7,398	163,574	5,993	3,338
2018	624,076	483,527	9,602	7,217	137,464	5,200	3,353
2017	581,305	461,388	9,887	6,591	119,917	5,259	2,789
2016	575,397	459,738	9,179	6,568	115,659	4,696	2,690
2015	533,359	425,252	9,285	6,075	108,107	4,936	2,514
2014	503,224	410,866	9,551	5,870	92,358	3,330	2,148
2013	423,998	349,470	7,969	4,992	74,065	3,223	1,949
2012	439,053	365,247	8,404	5,218	73,806	2,812	1,942
2011	403,754	330,150	7,486	4,716	73,604	3,142	1,840
2010	412,132	338,223	8,010	4,832	73,909	3,139	1,803
**2020 and 2021 were excluded due to limited service during these seasons because of the Covid-19 pandemic.*							

The Island Explorer primarily serves the tourist industry, but also provides transportation for year-round residents. According to DTI, approximately 22% of the ridership, amounting to well over 100,000 trips, consists of year-round residents. Additionally, many seasonal restaurant, retail, and hotel workers rely on Island Explorer bus routes for access to job sites. Many middle school and high school students also utilize the Island Explorer buses for cross-island travel during the summer months.

DTI's budget for the Island Explorer is approximately $2.8 million per year. Financial support for the buses and the operations is provided by the National Park Service (largely through park entrance fees), federal and state grants, and contributions from local municipalities, businesses (such as LL Bean), and nonprofit agencies (such as Friends of Acadia). According to DTI, the Island Explorer system has far exceeded its initial ridership goals. While DTI has increased the frequency of service on key bus routes in the national park, these routes continue to operate at or near capacity. Ridership numbers for the Island Explorer are provided in Table 4.11. The Island Explorer Shuttle map shows the Island Explorer 2022 bus system route.

PLANNING FOR BUS SERVICE IN THE FUTURE

EXPANDING BUS SERVICE

DTI anticipates significant growth for the Island Explorer over the next five years as Acadia National Park implements its Transportation Plan. This growth will likely include a longer season (opening earlier in the spring and closing later in the fall), as well as additional routes and more frequency of buses on existing routes, and will require fleet and employee growth. To help increase service for the bus system, the Town Council has endorsed a plan to increase the town's annual funding for the system by more than 700 percent. Officials with the bus system have noted that passenger-carrying capacity needs to be increased along Eden Street, where many hotels and campgrounds are located, and on its Sand Beach run, which operates between downtown Bar Harbor and Sand Beach in Acadia National Park. To fund

the increased operating expenses, the bus system is asking for additional funds from the town in addition to the approximately $40,000 Bar Harbor currently gives Island Explorer each year. The additional money would be funded from the town's paid parking revenue and from cruise ship fees.

ACADIA NATIONAL PARK RESERVATION SYSTEM

A large percentage of the cost of Island Explorer operations is covered by Acadia National Park entrance fees. The National Park Service is implementing a reservation system for automobiles seeking to enter the park to address congestion and other issues. This will require increasing the capacity of the Island Explorer shuttle system. As demand increases for in-park bus service, fewer National Park Service funds will be available to pay for service expansion outside the national park. Municipalities will also likely need to cover the full cost of town-focused service increases, especially evening service and for municipal parking lot shuttles.

ACADIA GATEWAY CENTER

Part of the 2020 Transportation Plan included the planning for a new transportation facility called the Acadia Gateway Center. The State of Maine constructed this facility on Route 3 in Trenton. This facility provides parking for day visitors (over 200 spaces), multiple charging stations for electric cars, and a terminal area for visitors waiting to board Island Explorer buses. DTI plans to add a shuttle route from the Acadia Gateway Center to the Hulls Cove Visitor Center, with through service to Sand Beach and the Park Loop Road. Out-of-state motor coaches will also be able to transfer tour groups to smaller local charter buses at the facility.

EDEN STREET FERRY TERMINAL PARKING

When the town purchased the ferry terminal property on Eden Street, one of the anticipated uses was municipal parking. The Parking Task Force has proposed creating between 50 and 100 temporary parking spaces on the site in 2022. DTI redesigned the Eden Street shuttle route to accommodate this anticipated demand. Ferry terminal parking and shuttle operations can be funded in part by cruise ship fees to compensate the town for downtown parking spaces lost to cruise ship activity. Parking meter revenues provide another source of available funding for parking lot shuttle service.

ACCOMMODATING BUSES IN DOWNTOWN

Lower Main Street (south of the Village Green and between Mount Desert Street and Hancock Street) and West Street's narrow roadway width present challenges for bus services. These roads were not designed to accommodate large vehicle traffic. Parking on both sides of the road creates narrow travel lanes making it difficult for buses and other commercial vehicles to navigate these roads safely. Buses often detour several miles to avoid these narrow blocks during the spring, summer, and fall. Additionally, the turning radius that the Island Explorer buses need to make throughout the day from Firefly Lane onto Mount Desert Street is tight, resulting in buses taking up both lanes when turning.

RECRUITMENT OF DRIVERS

Housing employees, especially seasonal workers, continues to be a challenge for many on the island, including DTI. Employee housing is especially important if public transportation demand is expected to increase, and service is to be expanded. DTI recently increased their wages from $11.25/hour to $15.25/hour to enhance driver recruitment and retainment. They've also hired a full-time, year-round

Transportation Manager to recruit drivers year-round and provide for smoother transition to the summer tourist season. They've also had to generate more creative solutions, such as sharing drivers with Mt. Sugarloaf Resort and employing commuter drivers who work at Jackson Laboratory during the day.

LONG-DISTANCE TRAVEL

Greyhound and Concord Coach both operate buses from Boston to Bar Harbor. Private taxi and van companies include Bar Harbor Shuttle (providing van service between the Bangor transportation terminals and Bar Harbor), and Bar Harbor Coastal Cab and Tours (providing park tours and long-distance taxi services upon request). Uber and Lyft services are still relatively new to the island but appear to have a presence.

AIRPORT

The Hancock County-Bar Harbor Airport is in Trenton, about 12 miles from downtown. The airport serves commercial and private traffic. About 50 miles away, Bangor International Airport provides direct and connecting commercial flights to domestic and international destinations, as well as private and charter services.

CLIMATE CHANGE AND TRANSPORTATION

The 2021 Bar Harbor Climate Action Plan identifies priority strategies, as well as related goals and actions, to mitigate greenhouse gas emissions across the community's municipal operations. Transportation remains a significant producer of greenhouse gas emissions, which exacerbates climate change and related impacts. Goals for reducing greenhouse gas emissions in the transportation sector include replacing municipal and school vehicle fleets with electric vehicles (to the greatest extent possible) by 2030 and supporting the development of electric, active, and public transportation systems across the island. It also notes the importance of the town partnering with key community partners (Acadia National Park, Downeast Transportation, College of the Atlantic, Jackson Laboratory, etc.) to research and develop incentives and resources for sustainable transit for residents and visitors.

Electric vehicle charging infrastructure is critical to support the development of a sustainable, energy efficient transportation system. Bar Harbor currently has ten electric vehicle charging stations in town. Locations include the College of the Atlantic, Mount Desert Regional High School, Acadia National Park Headquarters, the Abbe Museum, Jackson Lab, and several hotels and inns. To meet climate change goals and the increasing demand for electric vehicles, an assessment of current charging infrastructure and coordinated investment of additional infrastructure should be prioritized.

4.12: Island Explorer Vehicle Miles Removed

Passenger boardings	Average group size	Estimated average miles per trip	Annual automobile VMT reduction
647,098	2.7	8	1,917,327

Downeast Transportation has developed rough estimates of the potential impact of Bar Harbor transit services on vehicle miles traveled, which can be found in Table 4.12. Annual vehicle miles removed by the Island Explorer system can be estimated by dividing total boardings by the average group size of 2.7 and then multiplying this estimated number of automobile trips by an average trip length of 8 miles. This suggests that the shuttle program eliminates close to 2 million automobile miles per year. Island

Explorer buses operate roughly 500K miles per year. This leaves a net reduction of roughly 1.5 million vehicle miles.

Projections for longer-distance vacation travel assume 30 participating families per day and a 70-day summer season. Table 4.13 shows the relative potential impact of shifting travel groups from cars to intercity motor coaches and local buses.

4.13: Long-Distance Automobile Trips, 30 Families per day during a 70-Day Season

Travel origin	Miles per round trip	Miles per day	Annual VMT
Boston	574	17,220	1,205,400
New York City	976	29,280	2,049,600

These estimates suggest that the most effective climate change strategies involve commuter buses and vacation travel. Local midday buses are important for people who do not drive, but they have limited impact on carbon and climate.

RESOURCES

- Comprehensive Plan Update, Bar Harbor, Maine. June 2007.
- State of Maine Department of Transportation Data Package
- 2021 Town Council Goals
- Town of Bar Harbor
- 2019 Cruise Tourist Traffic Congestion in Bar Harbor Report
- 2017 Parking Solutions Task Force Report
- 2020 Acadia National Park Transportation Plan
- Town Reports (2018-2020)
- 2019 Bar Harbor Ferry Steering Committee Recommendations
- 2017 Ferry Terminal Property Advisory Committee Report to BHTC
- 2021 Climate Action Plan
- 2017 Cottage Street Streetscape Plan
- Downeast Transportation Summary of Services and Ridership Data Package
- Direct Correspondence and Data from
  - Bar Harbor Public Works Director
  - Bar Harbor Police Chief

PUBLIC FACILITIES, SERVICES, AND UTILITIES

BAR HARBOR 2022 EXISTING CONDITIONS SUMMARY

Bar Harbor's municipal facilities, such as Town Hall, the Public Works Department, the Fire Department, and the school system, as well as its public infrastructure, including water, sewer, and other utilities, provide essential services to its residents. As a community changes over time, it is crucial to examine the quality and adequacy of the town's public facilities and services to meet the needs of current and future residents over time. Stewardship of community resources, such as its public water supply, is also critical as the town considers its future.



Bar Harbor's facilities and services, and the demand placed on them, are much than that of an average town of 5,000 residents on the coast of Maine. Given this fact, there is concern that the 2035 Comprehensive Plan may call for extending infrastructure service areas or increasing infrastructure capacity that will likely create additional demand that cannot be met by the existing infrastructure or staffing.

Major investment in Bar Harbor's municipal infrastructure is needed. This includes a recent bond for updating the wastewater collection system, stormwater, and water systems. However, this will not address all capacity limitations or future demands. Approximately 5% of Bar Harbor's population is served by sewer infrastructure and 16% of the town is served by water infrastructure.

Attracting and maintaining municipal staff is a challenge for several external reasons. Affordable housing options within Bar Harbor and on Mount Desert Island present the biggest challenge for the municipality and other employers.

Protection of the Eagle Lake watershed is important to ensure this drinking water source retains its Filtration Avoidance status with the U.S. Environmental Protection Agency. Should this waiver ever be rescinded, the Town of Bar Harbor would face the need to locate, design, construct and operate a filtration system. This would be extremely expensive and should be avoided at all cost.

The Conners Emerson School buildings have been identified as being in need of major infrastructure investments. There is a desire by some decision makers to coordinate this facility planning with this comprehensive planning process as it is directly related to other community issues.

Bar Harbor's school facilities require investment and upgrades to address space needs. The Bar Harbor School Committee is currently using the approved bond to hire an architect for the design and budgeting for a proposed demolition of the Conners School and the potential renovation and addition to the Emerson building so that it may serve as the new school.

Prioritizing and planning for other major infrastructure investments is a need identified by the Town Council and Municipal Staff. This will require data collection and management. The implementation of an asset management program for municipal facilities and infrastructure would help anticipate and plan for needed maintenance and investment.

Park and recreation related duties now constitute a major portion of the Highway Department's work. Addressing this demand through the hiring of additional staff or through the creation of a Parks and Recreation Department would free up the Highway Department to focus on other duties and projects.

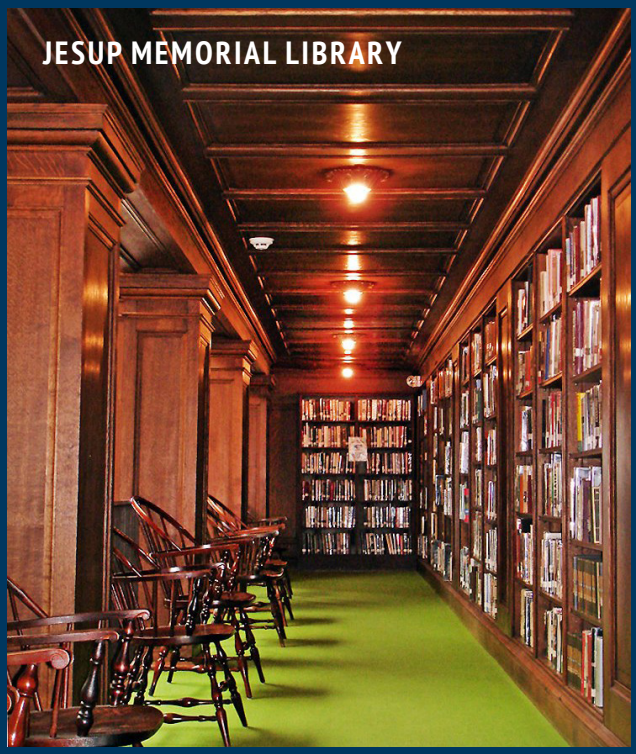
The Municipal Office building has been renovated and has room for expansion if needed. A renovation of the second-floor auditorium is still pending, and the hiring of a sustainability coordinator is planned for 2022.

An **upcoming study** commissioned by the Police Department is expected to address the **employment structure** and a location for a **shared police station** with the Town of Mount Desert.

Leasing of a municipal fiber network connecting all municipal facilities is currently underway.

The pier and other waterfront access points, such as the ferry terminal, need evaluation and investment, and the mooring field needs realignment to gain more space, add moorings, and accommodate larger fishing vessels. Both projects should be coordinated and planned for in the Capital Improvement Plan.

In 2021, over 4,800 patrons held library cards at the Jesup Memorial Library. The Jesup Memorial Library has been working to raise funds for the renovation and expansion of this historic 1911 building.



5. Public Facilities, Services, and Utilities

INTRODUCTION

The Public Facilities, Services, and Utilities chapter inventories and analyzes Bar Harbor's municipal facilities and services, and the public and private services and utilities that residents, businesses, and visitors depend on. As the community continues to grow and change, the services and utilities will also need to evolve to reflect the needs of the community. Maintenance of this infrastructure requires careful tracking and annual investments, and over time aging facilities will need to be replaced and/or upgraded. Existing town services may also need to be adjusted and adapted to meet code updates, changes in technology, available methods for increased efficiency, and staffing realities.

These changes will impact the way in which services are provided, the buildings which house them, the staff and equipment required, and therefore the town budget. The information presented in this section was compiled from a review of previous studies, documents, and the town annual reports, as well as interviews with department heads and other organizational contacts. This background information helped to identify documented needs, current and pending capital improvements, and actions that are needed to ensure that these services continue to be delivered at the highest quality possible.

PRELIMINARY ISSUES, CHALLENGES, AND OPPORTUNITIES

The municipal departments within the Town of Bar Harbor are all providing services to the residential population and a large seasonal population within a constrained landscape. Many of these departments also have a small portion of the year when they can complete capital improvements without impacting local businesses, residents, and visitors. They also see the largest demand for services during the summer months. All of this contributes to challenging conditions to operate within. Many of the educational and healthcare oriented services identified in this section provide tremendous service to the community, and also require the support of municipal staff and infrastructure. They too have their own staffing and financing challenges, but together contribute to a community with a high standard of living.

Bar Harbor's municipal departments are also finding it difficult to recruit and retain staff given the lack of housing opportunities and overall expense of living in the community. Some of these departments are also running into limitations related to the services they can provide and issues related to the age and capacity of existing infrastructure. These challenges must be addressed through additional staffing and investments in infrastructure in the coming years, and these realities should inform the desired development pattern and improvements that will be considered through this comprehensive planning process.

The Town of Bar Harbor is currently using a capital improvement planning process very effectively to schedule investments in municipal buildings, vehicle and equipment replacements, and infrastructure upgrades. However, the process used by each department to inform this Plan is not currently informed by an asset management program. The addition of a user-friendly asset management program would allow for easy tracking of repairs, improvements, and scheduled upgrades for all municipal buildings and infrastructure.

Looking ahead, investments in municipal facilities and services should also be informed by a community sustainability and resilience

perspective to ensure Bar Harbor incorporates energy conservation, building electrification, renewable energy production, and environmental design into all future municipal projects.

MUNICIPAL OFFICE BUILDING

Serving as Bar Harbor's Town Hall, executive office building, and central meeting facility, this structure houses the following municipal departments on the main floor: Town Manager, Town Clerk, Planning Department and Code Enforcement, Technology, Assessing, Finance, and Building Maintenance. One new hire is planned for 2022: a Sustainability Coordinator position will be filled and this new staff person will also be housed in this facility. The Town's IT servers are located on the lower basement level of the building, and given the renovations completed, all departments report having the space they need within this facility. The additional space within the building includes several offices that are rented out to non-municipal uses. Currently the tenants include the Chamber of Commerce, Island Connections, an architect, artists, and a co-working space.

FACILITY DESCRIPTION AND CONDITION

Bar Harbor's Municipal Office building was designed and built by Fred Savage in 1907. The structure was first occupied by the Bar Harbor High School from 1908 until 1968. The residents of Bar Harbor voted at their March 17, 1969 annual town meeting to move the municipal offices from the Odd Fellows block on the corner of Rodick and Cottage Street to this location at 93 Cottage Street. In September 1985, a special town meeting was held and residents voted to build a new municipal complex to house the municipal offices, police station, and a community center on Park Street for an amount not to exceed $1,500,000. A few months later, in December 1985, a special town meeting was held to rescind this vote. In addition, the voters decided to update the existing building in accordance with Federal regulations for enhanced accessibility in the amount not to exceed $370,000. Voters declined a new auditorium or multi-purpose community center at that time. Minor upgrades were completed over the years with the most significant around 1996 when the building's heating plant was switched from a steam heating system to a hot water system.

The next significant improvements began in 2010 after the Maine District Court downsized and moved to Ellsworth. Renovations to the main floor, which houses the municipal offices, were then broken into phases. Phase I included moving the Town Manager's and Town Clerk's offices to the south easterly corner, and renovating the public restrooms. After the approval of a $2.2 million bond the roof was replaced, and at that time the 100-year-old supporting wood roof deck was determined to be in excellent condition. The building envelope and exterior masonry walls then received extensive work for nearly a year before being completed in 2015. Immediately following the exterior work, the interior renovations began with the replacement and upgrade of 130 windows and new flooring. Phase II included the renovation of the offices for Planning and Code Enforcement, Assessing, and Finance. This work included new heating ventilation and air-conditioning equipment (HVAC), upgrades to the main hallway, the addition of fire and smoke alarms to the entire building; it was completed in May of 2016.

The top floor is occupied by the Council Chambers, an auditorium (used for voting), a small meeting room, a small conference room, and three rental office spaces. The ground floor also houses rental tenants, and the remaining unfinished basement houses the archival vault, server room, records storage, and building infrastructure. While there are no active budgetary plans to renovate the ground floor and

top floor, the next phase of renovation is specifically focused on the auditorium and has been planned for through the Capital Improvement Plan. The renovation of the auditorium is estimated at $750k.

PUBLIC WORKS DEPARTMENT

MISSION: To operate, maintain and improve the Town's infrastructure, including our roads, sidewalks, parks, buildings, storm drain systems, wastewater system, water system, solid waste and recycling facilities, as efficiently and professionally as possible, while treating taxpayers, ratepayers, visitors and employees in a helpful, friendly and courteous manner, and abiding by the American Public Works Association Code

As the largest municipal department in Bar Harbor, the Public Works Department is separated into four divisions:

- Highway
- Solid Waste
- Water
- Wastewater

The Public Works Department has a total of thirty employees within this department. The roles and responsibilities filled by the Public Works Department staff encompass road, sidewalk and parking lot maintenance and improvements; the operations at three wastewater treatment facilities and 13 pump stations; the operations of the public water utility; the solid waste transfer station and recycling facility; and town parks and cemeteries. Public Works is also involved in coordinating most public events occurring on town property, and managing all of the town's other infrastructure maintenance and construction related activity.

Within Public Works the Highway and Solid Waste Divisions are funded through the General Fund Budget, while the Water and Wastewater Divisions are funded through Enterprise Fund Budgets. Enterprise funds involve a separate accounting and financial reporting mechanism that is kept separate from all other governmental activities. An Enterprise Fund is used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing services is financed through user charges and not paid for by all taxpayers. In 2022, a 44 million dollar bond is being proposed in an effort to address a number of high priority issues through a coordinated approach. This initiative includes major improvements to the wastewater collection system, stormwater, and water system infrastructure. It would also include two major streetscaping projects along Cottage and Main Street.

Across all four divisions, the Public Works Department is currently lacking data and consistent asset management planning to inform the maintenance and upgrading of the community's infrastructure. This need for data is critical to the operation of these existing divisions at their current level of service, but will also be needed to anticipate and plan for any expansion of services that is anticipated or called for in the future. User friendly data collection is needed for use by staff in the field and will require an investment. This data would then be available for mapping, analysis, and planning purposes.

Another challenge the department faces is the need to complete major projects during a short construction season when local businesses are also operating. This can be addressed through well planned coordination and communication during the design and implementation of infrastructure projects. This may require the addition of a staff person who can coordinate all parties involved.

PUBLIC WORKS BUILDING

The Public Works Director's office is located with the Highway and Water Division within the Public Works Facility on Crooked Road. This facility is less than ten years old and no major upgrades or expansions are anticipated at this time. This facility is the location of a 288-panel solar array which was commissioned on December 11, 2015. The 73-Kilowatt system was made possible through a 20-year contract with Revision Energy.

HIGHWAY DIVISION

The twelve-person staff within the Highway Division is responsible for a wide variety of functions within the town. These duties include, but are not limited to:

- General street maintenance and repairs (e.g. sweeping, pavement repairs, pothole patching, ditching, sidewalk maintenance and repairs, storm drain maintenance and repairs, culvert replacement and repairs, brush and tree removal, snow removal on public roads, sidewalks, schools and town-owned lots);
- Sign maintenance, repairs and replacement;
- Pavement markings at intersections and crosswalk painting;
- Trash pickup from barrels placed in public areas, and general maintenance operations for the parks and recreational facilities, as well as for the comfort stations;
- Emergency storm debris removal;
- Small scale construction projects;
- Vehicle maintenance, including State inspections, for many of the town-owned vehicles;
- Oversight of the outside contractors who pave roads, mow the ballfields, parks and cemeteries, tend gardens and clean the public restrooms;
- Providing general equipment and support to all other town departments, as needed.

SOME HIGHWAY DIVISION STATISTICS

- 64 miles of year-round maintained road
- 30 miles of sidewalk, 8 miles maintained in winter
- 700 catch basins, 16 miles of storm pipe
- 13 municipal lots
- Hundreds of yards of screened compost available each spring

Like other divisions within Public Works, the Highway Division needs an investment in data collection and asset management planning. Staff recommend the creation of a transportation infrastructure study which addresses the condition and demand for the transportation system, the modes accommodated, circulation patterns, parking, and other variables. This could also include a bicycle and pedestrian study that identifies all major destinations, and how best to accommodate these route connections and amenities. Such a study would guide maintenance and investment decisions, and could include infrastructure investments throughout the town.

HIGHWAY DIVISION FLEET

The Highway Department's fleet currently includes 13 highway maintenance trucks, and 34 other pieces of highway equipment (e.g. loader, Bobcat, etc.). The replacement of these vehicles is planned for through the Capital Improvement Plan. No needs are anticipated outside of this process unless there is a decision to expand services. As an example, there is only one sidewalk plow currently and future expansion of sidewalks and pathways could require the purchase of an additional vehicle.

STORMWATER MANAGEMENT

The Highway Division monitors and maintains the stormwater management infrastructure in Bar Harbor which includes approximately 16 miles of stormwater drainage pipe and 710 catch basins. The stormwater drainage watersheds these drainage systems are capturing cover approximately 1,900 acres of the town's area, which is approximately 7% of the town's total land area. Within this area, there are 15 distinct stormwater drainage watersheds, the largest being almost 500 acres in area and the smallest being approximately 24 acres in area. This system is experiencing increased demand from larger rainfall events that are a result of climate change. This is an area where more data, analysis, and watershed scale modeling is needed to guide the sizing of stormwater infrastructure.

CEMETERIES

The six cemeteries maintained by the Highway Department include:

- Thomas Cemetery (Bay View Drive)
- Hamilton Station Cemetery
- Higgins Cemetery (Indian Point Road)
- Salisbury Cove Cemetery (Old Bar Harbor Road)
- Old County Road Cemetery
- The Village Burying Ground (Mount Desert Street)

PARKS AND RECREATION

The maintenance of Bar Harbor's municipal parks and recreation facilities is one of the major duties for Highway Division Staff. This includes a collaborative maintenance arrangement with the Acadian Little League (ALL) which benefits all users of this athletic field. Aside from facility maintenance responsibilities Highway Division staff also support a variety of events including the town band performances, art shows, the Corvette display, sports games, half-marathons, the Marty Lyons Little League Classic Tournament, seaside cinemas, a luminary event, weddings, Acadia Night Sky Festival, and the Pancake Breakfast / Seafood Festival.

These park and recreation related duties now constitute a major portion of the Highway Department's work, which takes away time for other work. Looking ahead, this conflict could be addressed through the hiring of additional staff or through the creation of a Parks and Recreation Department.

PARKS AND RECREATION FACILITIES AND ACTIVITIES

- 5 parks
- 5 comfort stations
- 3 fountains
- 54 benches
- 5 recreation facilities
- 2 playgrounds
- 3 beach/pier facilities
- Street tree and park tree maintenance
- Up to 6 major events per year (typically)
- 30 minor events per year (typically)
- Elementary school baseball and soccer
- Marty Lions Little league tournaments
- Athletic field game schedules, including YMCA

SOLID WASTE DIVISION

The Bar Harbor Solid Waste Facility includes the transfer station and recycling center. The community takes a very proactive approach to solid waste management and recycling. Approximately 5k cubic yards of solid waste are collected and processed here annually. The Bar Harbor Recycling Center is a single sort operation with two single sort machines. White goods (appliances, water heaters, etc.) and other scrap metals are also accepted at

this facility. The division also provides a location at this facility where leaves and grass clippings may be deposited and the resulting screened compost is later made available to residents. Three staff members currently operate this facility.

While large items are not accepted in Bar Harbor for disposal, resident can take them to Eastern Maine Recycling (EMR) in Southwest Harbor for a fee. An annual hazardous waste collection event is also offered off-site, typically in the fall, in an effort to help households responsibly dispose of waste materials that are not otherwise accepted at the transfer station. With the unanticipated closing of Coastal Resources of Maine, the division entered into an arrangement with Penobscot Energy Recovery Company (PERC) in Orrington for the disposal of all municipal solid waste. Recyclable materials are handled by Casella Waste Systems.

SOLID WASTE DIVISION FACILITIES

This facility was constructed in 2018 and is located on White Spruce Road. There are no planned improvements or expansions of this facility at this time. The creation of an asset management plan for this and other municipal facilities would help anticipate and plan for needed maintenance and investment.

SOLID WASTE DIVISION FLEET

The Solid Waste Division's fleet currently includes one truck and nine other pieces of equipment. The replacement of these vehicles is planned for through the Capital Improvement Plan. No needs are anticipated outside of this process unless there is a decision to expand services.

WATER DIVISION

During the summer in Bar Harbor the population is significantly larger than the typical year-round population. This results in increased demand on the public water infrastructure during the months of June through September, with July and August being the highest demand experienced annually. Throughout the year, water users include residential, commercial, governmental, and Lab users. The seven staff members within this division maintain this system which serves approximately 16% of Bar Harbor's population. This Water Service Area totals 7 square miles. Providing drinking water within this service area requires the management and maintenance of approximately 35 miles of water main line infrastructure, and 2 miles of water lateral line infrastructure that is comprised of 313 lateral lines. As of 2018, there were a total of 1,850 connections within this service area.

Bar Harbor has utilized Eagle Lake as its water supply since around 1880. The town currently draws around 2,500 gallons per minute (GPM) from Eagle Lake and has a water treatment plant at Duck Brook that uses a UV light and chlorination process. The most important factor related to the Eagle Lake water source is that it has qualified for filtration avoidance status with the U.S. Environmental Protection Agency (EPA), which means the water is so clean that does not require a filtration process. Typically, communities must comply with the U.S. EPA's Surface Water Treatment Rule that requires all public water systems with sources from surface water or groundwater under the influence of surface water to disinfect and filter the drinking water they provide to consumers. Only systems that demonstrate compliance with the stringent water quality criteria set forth in the rule may qualify for filtration avoidance. Maine has nine community water systems that qualify for, and currently maintain, filtration avoidance and Bar Harbor is one of them. Should this waiver ever be rescinded, the town would face the need to locate, design, construct and operate a filtration system. This would be extremely expensive and should be avoided at all cost.

In order to avoid this situation, the town must continue to work to keep the watershed around Eagle Lake undeveloped. The Duck Brook Water Treatment Facility continues to function well since the upgrade investments were made in 2013. The facility treats approximately 350,000,000 gallons of water annually. The average daily amount treated is approximately 0.95 million gallons with a peak demand that can exceed 2 million gallons per day during the summer.

The water distribution infrastructure includes a significant amount of undersized older cast iron piping. Approximately 22% of these pipes were installed prior to the 1900's. The recent Water Master Plan (2020) identified the need for sequencing water main replacement work on a priority basis. It is recognized that this work may be addressed in coordination with other town-driven roadway or wastewater improvement projects. The community also has 110 public fire hydrants that the town must maintain and flush, and many of the earlier hydrants appear to be in poor condition and have leaded joints. Approximately half of these hydrants (57 estimated) were installed prior to the 1970's and need replacement.

The division has also mapped and identified approximately 273 valves of varying age, depending upon the year of the water line each is associated with. More valves are within the system but not fully located or mapped, but staff continue to work with PeopleGIS to map the water mains, service valves, hydrants and other Water Division infrastructure. This program allows the division to map the infrastructure while performing daily tasks. Although the work of mapping every valve, pipe and fitting will take several years to complete, the information will help the division staff better respond to emergencies. The use of this data within an asset management system will allow the division to document work orders and keep track of maintenance tasks completed on the individual assets. With many projects needing attention in the years to come this asset management program and the 2020 Water Master Plan are important tools that will inform and guide the infrastructure investments needed within this service area. The recommendations in this Plan should be integrated into the Comprehensive Plan and implemented. This recommendations include the storage tank being proposed for the up island area to improve pressure and storage capacity within the system. Investment in the hydrant replacement program is also needed to address the current backlog of replacements.

WATER DIVISION FACILITIES

The Water Division is located with the Public Works Director and the Highway Division within the Public Works Facility on Crooked Road. This facility is less than ten years old and no major upgrades or expansions are anticipated at this time. This division also manages a water treatment facility on Duck Brook which was upgraded in 2013.

WATER DIVISION FLEET

The Water Division's fleet currently includes five trucks and two other pieces of equipment. The replacement of these vehicles is planned for and funded through the Enterprise Fund Budget. No needs are anticipated outside of this process unless there is a decision to expand services.

WASTEWATER DIVISION

The Wastewater Division is responsible for inspections, dig-safe related requests, sludge dewatering and hauling, septic receiving, mandated laboratory testing, sewer connection permits, plant tours and safety/ professional/compliance training. Besides these specific tasks, the wastewater staff also perform routine

maintenance on three treatment plants and eleven pump stations. The three treatment plants include the main plant in the downtown which processes 5.2 million gallons per day, the Hulls Cove plant which handles .25 million gallons, and a package plant at DeGregoire Park that handles .015 million gallons. Currently there are seven staff members within this division.

Approximately 5% of Bar Harbor's population is served by sewer infrastructure. This number is estimated based on the proximity of existing parcels to sewer infrastructure (within 50 feet). When excluding park lands from the calculation, approximately 11% of the town is served by wastewater infrastructure. The infrastructure connecting these customers to the pump stations and treatment plants includes approximately 3 miles of force main sanitary sewer line, and approximately 22 miles of gravity main sanitary sewer line. There are four closed combined-sewer outfalls located near Ogden Point, the Bar Bridge, near the Bar Harbor Historical Society, and Hulls Cove. One active combined-sewer outfall is located near Grant Park in the downtown area. Having treatment decentralized at three facilities is problematic and requires more staff time and resources to manage than a central facility would. If capacity needs to be added in the future, it should be constructed at the main treatment plant or through an expansion of the Hulls Cove facility which would require dedicated staff being stationed there. Either option would be more economical than having many smaller treatment plants.

Increases in rainfall volumes have contributed to continued overflow events over the past few years. Increases in both intensity and length of storms are leading contributing factors to these overflows. However, efforts made by the division including main replacements, point source repairs, manhole replacements and flow monitoring have all contributed to the reduction of infiltration and inflow (I&I) flow into the collection system during storm events. Annual sewer main inspection and cleaning completed by division staff help to determine the condition of the collection system and facilitate the planning of necessary improvements.

Although the town has made progress to reduce CSOs, or combined sewer overflows, volumes still need to be reduced, which will require both time and financial investment to make the remaining improvements to the system. According to the Environmental Protection Agency, a combined sewer system collects rainwater runoff and domestic sewage into one pipe. During heavy rain or snow events, the volume of wastewater can sometimes exceed the capacity of the combined sewer system or treatment plant. When this occurs, untreated stormwater and wastewater discharges directly to nearby waterways. The Wastewater Division is exploring the relining of areas of the system where flow metering has identified excessive Inflow and Infiltration. These areas include: Hancock Street, Lower Holland Avenue, Main Street, and Cottage Street. Cost estimates for this effort have not yet been developed, but are expected after the hydraulic model is finished and flow meter data has been evaluated (Summer 2022).

WASTEWATER DIVISION FACILITIES

The main treatment facility located on Ledgelawn Avenue is also the oldest facility that Public Works is responsible for, and is in need of many improvements. Aside from some heating system upgrades that have been made more recently, the last major investment in this facility was made in 1997. This facility lacks sufficient space, has capacity limitations, and will require a significant investment in the future. A wastewater facility plan would inform the division's decision making and planning for such a major infrastructure investment in the future.

WASTEWATER DIVISION FLEET

The Wastewater Division's fleet currently includes 5 trucks and 2 other pieces of equipment. The replacement of these vehicles is planned for and funded through the Enterprise Fund Budget. No needs are anticipated outside of this process unless there is a decision to expand services.

FIRE DEPARTMENT AND AMBULANCE SERVICE

The Bar Harbor Fire Department serves to protect the lives and property of the citizens and visitors of the town of Bar Harbor. The department provides fire suppression, advanced life support emergency medical services and transport, fire prevention, fire inspections, and education for the community. The department operates out of a central station in downtown Bar Harbor and a substation located in the Town Hill District. In addition to serving the town of Bar Harbor, the department provides mutual aid response to the surrounding towns for fire suppression and emergency medical care and transport. The department is currently staffed with 13 full-time firefighters and 18 paid per call firefighters. Over the past few years, the department has seen significant increase in the response to fire alarms. The Fire Chief also reported seeing increases in simultaneous calls, especially during the summer months. A significant number of requests are also made by the Mount Desert Island Hospital for interfacility transfers. At this time, the department is not capable of consistently providing that service. Due to staffing levels, call volume, and the need to provide emergency fire and Emergency Medical Service (EMS) services first.

In 2020, the Fire Department responded to 767 EMS calls and 556 fire calls, for a total of 1,323 calls. In 2021, the department experienced an increase in EMS calls related to COVID testing and vaccinations provided to first responders. The overall call volume in 2021 for the Fire Department included 1454 EMS calls and 625 fire calls. Community outreach activities staffed by the department are also popular with the public, but have no dedicated staff so they are provided as time is available. These currently include:

- CPR and Stop the Bleed Trainings
- Fire prevention programs
- The AED App that is now available

Currently, the department is meeting day-to-day calls for service with four on-call firefighters on duty. Increasingly, on-call firefighters cannot afford to live in town due to limited housing options, and getting them to return to work when there are multiple events is a growing challenge. With simultaneous calls increasing, this is a near-term concern. If this trend continues, it may require that the town increase the number of on-call firefighter staff on duty over time. However, increasing the staff will further stress space needs as there are currently eight bedrooms which are not shared during the same shift.

The current staff scheduling model has been identified as needing updating in the near-term. Currently the department follows a 56-hour work week, but other communities have moved to a 42-hour work week, which makes it difficult for Bar Harbor to attract new employees. Shifting to a 42-hour work week would require additional staff. Training for fire and Emergency Medical Technician staff is also becoming harder to come by. The department has started to work with the College of the Atlantic to recruit staff, and is open to pursuing other alternative recruitment approaches. Succession planning is aspect of staffing that must be planned for. The identified changes to the staffing structure are intended

to help with this issue, but department leadership will also need to get people prepared to move up over time.

The department has also identified the need to have a dedicated fire inspector on staff. This would allow the department to be more proactive. As the town grows and gets denser, the department believes bringing a fire inspector on staff will be necessary.

Additional growth and development outside of the downtown will also impact response time. The possibility of sharing a station with Mount Desert could help address this concern and provide necessary coverage. Beyond this, the mutual aid alarm system in place includes all of the municipalities on the island and is very successful.

FACILITY DESCRIPTION AND CONDITION

The department's central station was constructed in 1911 and sits in the heart of downtown by the Town Green. The Fire Department staff are proud of this station. Some renovations completed over the past decade include parapet wall repairs, re-pointing of the exterior walls, and support and surface replacement of the floor system. Town staff note that this facility should not need any major investment for 50 more years. Any remaining issues are related to the living quarters available for staff, and the single use restroom facility.

FLEET AND EQUIPMENT

Currently, the Fire Department's fleet and equipment are in good shape overall. Department staff use the Capital Improvement Plan to prioritize for needed replacements. One deficiency is the lack of a spare vehicle for use when a truck is out of service. This is an increasing issue as the Fire Department apparatus ages. Having a spare fire apparatus would address this concern. Currently, the ambulance does have a spare apparatus to use when one of their vehicles is out of service. The Department's current fleet of vehicles and equipment include:

- 2018 E-One 78ft ladder truck (with 1500 gallons per minute pump)
- 2019 E-One Typhoon pumper (with 1500 gallons per minute pump and 1000 gallon tank)
- 2009 Metal Fab Commercial Cab pumper (with 1250 gallons per minute pump and 1000 gallon tank)
- 2003 Metal Fab Commercial Cab tanker (with 1250 gallons per minute pump and 2000 gallon tank)
- 2 Advanced Life Support Ambulances
- 1 Basic Life Support Ambulance (used as a spare)
- Mass Casualty Trailer that can treat up to 50 persons

POLICE DEPARTMENT

The Bar Harbor Police Department is composed of 14 full-time officers. This includes the shared chief, shared captain, one lieutenant, two sergeants, and ten patrol officers, one of who is assigned to and reimbursed by the Maine Drug Enforcement Agency (MDEA). These officers work year-round, and are responsible for all of Bar Harbor's jurisdiction as it relates to enforcing state laws and town ordinances. The department also includes four dispatchers. This department is directly connected to the Town of Mount Desert through a formal five-year agreement that provides for sharing the Chief of Police, Police Captain and an administrative assistant between the two towns. The Chief is technically Mount Desert

staff leased to the Town of Bar Harbor, the Captain and administrative assistant are Bar Harbor staff leased to Mount Desert. This cooperative agreement has provided unique opportunities to align the operations of both departments including a shared patrol schedule. From an operations perspective these two departments now function as one and many efficiencies have been realized.

The Bar Harbor Police Department's mission is to protect life, property, and individual rights of Bar Harbor's citizens and visitors. Through leadership and cooperation with the community, the department's members continually work to uphold peace and safety, build rapport with the public, reduce crime, and improve citizens' and visitors' quality of life. The department's members work to provide the highest degree of ethical and professional police services to ensure the trust, understanding, and confidence of the public that they serve.

The Bar Harbor Police Department has created an agency culture that helps attract and retain staff. Examples include the development of an officer wellness program, a pilot project that has embedded two mental health professionals in the department at no cost, and a "less than lethal munitions initiative" which is underway to aid with de-escalation efforts. However, maintaining staff is a challenge for several external reasons. Affordable housing options within Bar Harbor and on Mount Desert Island present a big challenge for employees. Increasingly staff also value time off and that factors into where they choose to be employed. Other communities in Maine have started to offer substantial sign on bonuses, and this difference has also reduced the number of available applicants.

The department is also required to be on site when cruise ships visit Bar Harbor in order to manage the ground transportation and pedestrians related to these visits. Having police on staff during these times requires over time and the department has found that this is not financially sustainable. In 2020, the Harbormaster position was included within the Police Department for greater efficiency and coordination.

Parking management in Bar Harbor is also staffed and coordinated by the Police Department. Currently, some civilian staff are utilized for day-to-day parking operations. This has proven to be a recruiting tool for college students and others interested in careers in law enforcement.

During 2022, the Police Department established a Special Services Lieutenant who serves as the Harbormaster, manages the paid and permit parking program, manages all cruise ship related department functions and assists with patrol supervision and services during the off season months.

In 2020, the Police Department responded to approximately 4,004 incidents in Bar Harbor. Of these incidents, 103 resulted in individuals being charged with criminal offenses and 43 involved traffic tickets issued for non-criminal traffic infractions. Call volume changes over the past 10 years are difficult to measure due to the department changing records management systems and developing updated procedures for what gets recorded and how those tasks are completed.

FACILITY DESCRIPTION AND CONDITION

The original Police Department and local court house was located at 38 Rodick Street. In 1988, the Police Station moved to its current location which is adjacent to the Fire Department. A public restroom facility was also included in the 1988 building. The public restroom is accessed separately from the public parking lot adjacent to the building. The original "comfort station" located on the same Fire

Fly Lane property is leased by the Island Explorer bus service and is used as an information center and Acadia National Park pass sales location.

In 2012, a facility assessment completed for the Fire and Police Department facilities determined that the Police Department's current space is four times smaller than current standards would require. Some renovations followed this analysis, and the holding cells were removed. No additional space was constructed at that time. Bar Harbor now has a Capital Improvement Plan item focused on planning for future facilities and changes in department operations. Initial funding for this planning study is estimated at $50k and will address the human resource and employment benefit related concerns that must get resolved to move to a similar employment system for all employees like the one in the Town of Mount Desert. The study will also evaluate the location for a single police building shared by both communities, and the use of the existing smaller department buildings for work space by officers. Such an investment would also support the establishment of a singular dispatch for both agencies that might include other public safety departments on MDI.

FLEET AND EQUIPMENT

Bar Harbor's Police Department currently has a fleet of vehicles that includes six patrol cruisers, a parking enforcement vehicle, a heavy duty truck for the Harbormaster, a port security boat, and a smaller harbormaster's work boat. The department also has a scooter, 2 storage trailers, and 3 speed trailers. The department currently logs approximately 133,000 miles on the fleet annually. With six funded cruisers, officers rely on four front line vehicles with an adequately equipped spare - the sixth is assigned to the shared captain. The plan is to have the cruisers reaching the end of their time as a front-line patrol vehicle at around 100,000 miles. At that point they become the spare cruiser. To stay on track with this approach, Bar Harbor is purchasing one vehicle a year for three years; every fourth year two vehicles are purchased. Each time a new cruiser is purchased, new equipment, which has a four-year life expectancy, must also be purchased and installed. This equipment includes a console, cage, charge guard, graphics, antenna and wiring, trunk tray, computer dock top, siren control, and all related labor. The other equipment found in a cruiser is expected to last eight years, or through the life of two cruisers, and includes the radar, video system, light bar, gun rack, radio and automatic external defibrillator (AED) units. At the end of that eight year cycle, those items also need replacement.

The department also has parking and meter related support equipment and a reserve account established to fund the eventual replacement of this equipment. This account is funded entirely by revenues from the Parking Fund and currently funds 319 meters, 28 kiosks, meter dome censors, and a license plate reader (LPR) system with four cameras. In FY22, there are also funds anticipated to be spent on electric vehicle charging stations. The port security boat was purchased in FY08 with a port security grant. Starting in FY12, the Town has funded a reserve account from cruise ship port development fees, which will provide for the replacement of the boat when it is twenty-three years old in FY32.

Another notable piece of equipment includes the Electronic Fingerprint Scanner. All people who are arrested or criminally summonsed are legally required to provide their fingerprints. Officers arrest and/or summons approximately 300 people annually. Additionally, citizens and visitors routinely rely on the department to have their fingerprints taken in support of brokerage licenses, employment compliance matters and travel documents. The department currently relies on ink pads and paper print cards to collect fingerprints, techniques used 50 years ago. Modern booking facilities often rely

on electronic fingerprinting machines which eliminate the need for ink, paper, the associated mess and the responsibility of mailing records out, along with the associated delays caused by each step. The electronic fingerprinting machine will connect the department to the state and national fingerprint databases which could help identify wanted persons or assist in investigations in a timely manner. The department has to conform to the make and model requirements prescribed by the Maine State Bureau of Identification to ensure integration with the state and federal systems. FY24 is the estimated date this equipment will be purchased.

HARBORMASTER

As of 2021, the office of the Harbormaster and all its operations were included under the management and supervision of the Police Department. The primary responsibilities of the Harbormaster include managing operations on the Bar Harbor waterfront including all town waters, the town pier, the assignment of moorings, and coordination of cruise ship visitation. The staff must also follow statutory duties under state and local law which includes managing all aspects of mooring assignment in accordance with federal, state and town regulations, and establishing and maintaining anchorage areas and navigational channels.

FACILITY AND INFRASTRUCTURE DESCRIPTION AND CONDITION

The Harbormaster's office was replaced in 2009 and now provides office space for five people, and a conference room. This office is used by the Harbormaster, other Police Department staff, and parking enforcement staff. A new heating system was installed in 2021. The Capital Improvement Plan is used to plan for the general maintenance needs of the office and other associated infrastructure, including the pier, mooring field, floats, and ramps for the Harbor. The floats are 16' x 24' in size and are on a 20-year replacement cycle. Bar Harbor currently has approximately $400k worth of floats. There is no near-term replacement planned for the ramps, but when ramps are replaced they will need to be compliant with the Americans with Disabilities Act. As a result, longer ramps will be needed.

The facilities at the town pier are currently serving the commercial fishing industry and other boaters. These facilities are currently undersized and in need of investment. The mooring field and docking facilities need to be expanded to satisfy additional demand, and the fact that boats are often larger than the current facilities were originally designed to accommodate. Additional study is needed to determine how to configure the additional docks and moorings and how many of each can be added. According to the Harbormaster, the percentage of commercial fishing vessels docked or moored at the pier is around 70%. Currently, there are a small number of recreational moorings and the remaining recreational vessels are docked. There are approximately 100 moorings in the inner harbor at the town pier. This number does not include all of the other moorings within the bay that are considered outside of the harbor. At the pier, there is 400 feet of transient rental dock space where the town rents overnight slips to transient boaters. A town vote several years ago resulted in the community deciding not to allow a cruise ship pier to be built at the ferry terminal site. No other limits on dock size exist currently.

Two hoists are located on the end of the pier and are primarily used by commercial fishermen. The current hoists are not sufficient and need replacement, and the current plan is to upgrade at least one in the near-term. The pier is built on granite and fill and has some deferred maintenance to address. The pier is space-constrained overall, and the current lack of dedicated parking is one factor preventing the expansion of mooring field. Long-term there will be a need to evaluate and rebuild the entire pier. Near-

term there is also a need to evaluate the condition of the boat ramp for potential underlying issues and prevent future problems that may emerge if ignored. There is also a need to replace the fender piling system at the end of the pier in the near-term as the current system has deteriorated from age and is no longer sufficient. A mooring re-alignment is needed in order to gain more space and provide additional moorings. As fishing boats have increased in size there are now boats located in areas intended for much smaller vessels, and these boats need to be better accommodated.

FLEET AND EQUIPMENT

The Harbormaster's truck, boats, and other such tools and equipment are all essential to the operation and performance of assigned duties. Currently, this list includes a 2009 twenty-seven-foot Boston Whaler with twin 250 horse power engines. The eventual replacement of this boat is included in the Capital Improvement Plan. A new 16-foot Lund Aluminum Skiff is being delivered in 2022. The Harbormaster also has a 2010 Chevrolet pickup truck with a planned replacement in FY 28 or FY 29. A truck of this size is needed to haul the boat and complete other duties.

LIBRARY

The Jesup Memorial Library is a 501(c)3 nonprofit organization, governed by a Board of Directors and employing 11 staff members. Funding for the library comes from three sources. Approximately one-third of annual operating revenues come from a municipal appropriation, one-third from an annual fundraising campaign, and the remaining one-third from trust, reserve, and endowment earnings. In FY23, the town of Bar Harbor's appropriation to the Jesup Memorial Library is $160,680. Founded in 1911, the Jesup holds more than 39,000 books in its permanent collection, 23,000 books and audiobooks to download, 1,000 books on CD, and 1,200 movies on DVD. Its collection includes books on the history of Maine, MDI, and Acadia National Park. The library also offers local history resources, including free access to digitized local newspapers dating from 1881 to 1969. Access to any book in the state of Maine and beyond is available to its patrons via the Inter Library Loan program.

The Library offers inclusive programming on a variety of topics. It holds author talks on both fiction and non-fiction works, book signings, concerts, and a wide range of informative programs and formats. Programming is free to everyone and open to all throughout the year.

The Library serves as a connection point for its community. It offers friendly, helpful staff who are happy to assist with any request, or recommend the perfect book, DVD, CD or research material, and maintain the accessibility and use of its lending and permanent resources. The library offers free WiFi, four public-use computers, and printing/scanning. It also offers free online access to databases and services, including Ancestry.com, The Foundation Center, and many research and information databases from any computer or internet-enabled device within the Jesup. In 2021, over 4,800 patrons held library cards at the library. Despite a global pandemic, more than 23,000 people visited the Jesup and borrowed over 29,000 items from its collection. The Library delivered over 150 programs with over 2,000 people attending those programs. In a non-pandemic year, the Library regularly welcomes between 50,000 and 60,000 visitors through its doors annually.

FACILITY DESCRIPTION AND CONDITION

Built in 1911 and listed on the National Register of Historic Places in 1991, there have been no major changes to the Jesup Memorial Library building for more than 100 years. A mounting number of

problems and limitations require attention to ensure that this historic structure is around for future generations. Challenges include a crowded children's room and no teen room, one public restroom for the entire library, lack of accessibility, no dedicated event space, no conference rooms, outdated technology and mechanical infrastructure, no temperature and humidity controlled archival space for unique special collections, and inadequate parking.

Over the past four years, the Jesup has been working through its four campaign phases to renovate and expand the historic 1911 library.

- **2017-2018:** Purchase the adjacent property, pay off the mortgage, and develop architectural and fundraising plans for restoration and expansion.
  $1,700,000 – Complete

- **2019-2021:** Demolish the adjacent building, repair structural supports in our historic building, fully restore the slate and copper roof, repoint the brick facade, and install new foundation drainage tied to the town's storm water system.
  $2,086,000 – Complete

- **2022-2023:** Build the expansion, adding an elevator for accessibility, new restrooms, children and young adult libraries, public meeting space, and a climate-controlled archive for the town's historical records.
  $8,856,000 – Raising Funds

- **2024:** Renovate original library interior. Add humidity control for the archive.
  $1,000,000

EDUCATION

Bar Harbor offers an educational program for grades K - 8 students as part of the Mount Desert Island Regional School System, which includes the towns of Bar Harbor, Cranberry Isles, Frenchboro, Mount Desert, Southwest Harbor, Swan's Island, Tremont, and Trenton. The towns share the services of a superintendent's office and associated expenses. Except for the shared superintendent, Bar Harbor operates and maintains its own school, the Conners-Emerson School, as an independent unit with its own budget and school committee. It houses grades K-8.

Kindergarten enrollment in the fall of 2021 included 34 students - the lowest it has been since the fall of 2013 when there were 33 students enrolled. Elementary school enrollments have dropped almost every year since 2011, with a 24% net decrease in enrollment between 2010 and 2021. In 2021, the total enrollment of grades K through 8 was the lowest it has been since before 1998.

Bar Harbor also shares Mount Desert Island High School, which is located in Bar Harbor, with the rest of the island as part of Community School District No. 7. In the fall of 2021, there were 508 students enrolled in the high school. The high school expects enrollments to decrease based on current declining elementary school enrollments. The high school had 61.64 full-time equivalent teachers in the 2021-2022 school year.

CONNERS-EMERSON ENROLLMENTS 2011-2021												
Oct. 1	K	GR 1	GR 2	GR 3	GR 4	GR 5	GR 6	GR 7	GR 8	TOTAL	Change	% Change
2010										438		
2011	43	40	45	52	52	48	35	56	55	426	-12	-2.7%
2012	35	43	40	47	53	51	52	37	56	414	-12	-2.8%
2013	33	36	41	41	49	50	47	52	40	389	-25	-6.0%
2014	39	32	37	38	43	43	48	44	51	375	-14	-3.6%
2015	38	36	31	39	38	44	46	50	44	366	-9	-2.4%
2016	42	41	37	31	41	41	48	46	48	375	9	2.5%
2017	42	41	37	32	38	42	47	44	45	368	-7	-1.9%
2018	38	36	32	37	33	40	44	49	44	353	-15	-4.1%
2019	48	41	33	37	36	41	38	41	43	358	5	1.4%
2020	41	48	34	37	40	38	38	36	38	350	-8	-2.2%
2021	34	36	47	34	34	40	38	33	38	334	-16	-4.6%

Table 5.1: School Enrollment #s; MDIRSS 91, 2010-2021

An Enrollment Analysis and Projections study completed for the regional school system in 2019 also identifies the continued decline in school aged children, which is most likely due to a number of factors including the limited housing supply. However, despite this anticipated decline, school facility needs are changing and are expected to continue changing over time, including an increase in special education/individualized education services, mental health services, and whole family support services.

MOUNT DESERT ISLAND REGIONAL HIGH SCHOOL (CSD 7) 2011-2021							
Oct. 1	GR 9	GR 10	GR 11	GR 12	TOTAL	Change	% Change
2010					539		
2011	132	139	136	123	530	-9	-1.7%
2012	131	128	131	139	529	-1	-0.2%
2013	138	133	132	135	538	9	1.7%
2014	124	138	132	129	523	-15	-2.8%
2015	139	127	135	125	526	3	0.6%
2016	129	137	131	136	533	7	1.3%
2017	147	129	145	123	544	11	2.1%
2018	130	149	127	146	552	8	1.5%
2019	143	130	143	125	541	-11	-2.0%
2020	131	142	130	146	549	8	1.5%
2021	124	119	143	122	508	-41	-7.5%

Table 5.2: School Enrollment #s; MDIRSS 91, 2010-2021

FACILITIES DESCRIPTIONS AND CONDITION

The Conners-Emerson School is composed of two buildings: the Connors building constructed in 1952 and the Emerson building constructed in 1962. Grades K-4 are currently in the Conners building and grades 5-8 are in the Emerson building. Over the last 20 years, many renovations have taken place on these structures. The gym floor, bleachers, and the library floor were replaced, the ceiling in the Conners building main hallway was replaced, the kitchen freezer was replaced, major roofing projects were completed for both buildings, floor tiles in the Conners building were replaced, student storage units in both the Conners and Emerson buildings were added, a handicap lift with Americans with Disabilities Act (ADA) compliant ramp was replaced in the Emerson building, and the addition of an ADA ramp to the top entrance of the Conners-Emerson office was completed. However, there is still a great deal of deferred maintenance that needs to be addressed.

A 2018 study revealed that a minimum of $9 million would be needed just to complete the necessary repairs over a five to ten-year period. After this information became public some citizens expressed support for the school to be upgraded to keep the students close to home, while others expressed concern that with decreasing school enrollments, efforts should be made to combine resources and have the children attend school in another community. It has been suggested that such a scenario could

be limited to one segment of the K-8 student population or could include the entire student population. Given the needs of these facilities a decision was made and the town voted to fund a $3 million bond to complete a study and design detailing the upgrade of the school building infrastructure. This plan is based on the idea of demolishing the Conners building, and renovating and adding on to the Emerson building. The estimated cost of such a project before the COVID-19 pandemic was approximately $40 million.

The Bar Harbor School Committee is currently using the approved bond to hire an architect for the design and budgeting for a demolition of the Conners school and the renovation and addition to the Emerson building so that it may serve as the new school. The public will be engaged further in this process in 2022, and a more detailed design and budget for this project are expected by 2023.

The high school is in good to excellent condition currently. A major building project was completed in 2001 which included the new art and music wing and the addition of the superintendent's office. Since 2001, many renovations and improvements have taken place including replacement of the boilers, major renovations to the gym, a repaving project, wall and window replacements in the classroom wing, and the addition of a storage building for the sports complex. The only major improvements and capital expenditures anticipated for the high school in the next few years include renovating and upgrading the library and science labs.

ADULT EDUCATION PROGRAM

OPERATIONS

The adult education program covers three umbrellas of programming: academic, workforce, and enrichment courses. Historically, the program has reported having 800 people involved in all of these programs collectively on a yearly basis. The program is funded through local contributions, a state subsidy, grants, and tuition fees from enrichment and workforce classes. Academic classes include literacy, English Language Acquisition, high school completion, and college preparation offerings. A grant for Adult Basic Education enables the program to offer adults the opportunity to improve their basic reading, writing and math skills, as well as English Language Acquisition classes. The adult education program also offers High School Equivalency (HiSET) preparation and testing free of charge, and a credit based high school diploma. The Maine College and Career Access Grant allows the program to also offer free college preparation. The program is also available as a proctoring site for University of Southern Maine students (and occasionally other agencies) as requested.

Workforce classes can include, but are not limited to coursework for, Certified Nurse Assistant, Certified Clinical Medical Assistant, Behavioral Health Professional, etc. Enrichment classes that have been popular recently include pottery, bird watching, watercolor painting, dog training, homeowner's guide to heating and plumbing, estate planning, cooking, and gardening. Over the past two years (2020-2022) some of the programming can now be offered online via Zoom, which has allowed people from other parts of Maine and elsewhere in the U.S. to join family and friends in these enrichment classes. Using technology has also helped program staff continue working with academic students who have transportation, childcare, or other challenges that make it difficult to attend in person classes. This model will continue to be used moving forward.

In 2017, a full-time teacher/academic coordinator position was created. This person now oversees the academic programs mentioned above. The program continues to also have a part-time evening coordinator who also manages the classes on Zoom. This position may need to expand as the enrichment programming expands both in-person and online. The Program Director also currently serves as the HiSET Chief Examiner for the high school equivalency diploma program.

FACILITY DESCRIPTION AND CONDITION

In 2017, the adult education office and classroom moved to the former Compass Rose building behind the high school. The roof was recently re-shingled (summer 2020), and the deck was rebuilt to locate and fix an ongoing leak into the basement area (summer 2021). Program staff also continue to use the high school classrooms for Driver's Education, workforce training, and enrichment classes in the evening. The size and condition of these facilities meet the current needs and usage of programming at this time.

HANCOCK COUNTY TECHNICAL CENTER

The Hancock County Technical Center (HCTC) is a member of Maine's network of career and technical education (CTE) schools, and offers high school level career-oriented education in a variety of programs. Located in nearby Ellsworth, ME, all of the programs at HCTC are scheduled as half day, every day, full year programs. This allows students to schedule their other courses at their primary schools or enroll completely at HCTC. Current programs available to sophomores, juniors, and seniors from Hancock County include:

- Academics
- Automotive Technology I and II
- Biomedical Research Support
- Culinary I and II
- Cybersecurity
- Diesel Technology I and II
- Early Childhood Education
- Health Occupation Programs
- Hospitality/Travel and Tourism
- Law Enforcement
- Marine Services Technology
- Multimedia Design I and II
- Welding

COLLEGE OF THE ATLANTIC

The 38-acre main campus of the College of the Atlantic (COA) is located along Route 3 and on the coast just north of the Bar Harbor's downtown. Beyond this main campus location, the college owns and manages two organic farms, and two offshore island research stations. The student population includes approximately 350 students with the intent of maintaining a small campus community. There are no plans to expand the size of the enrollment, but efforts are being made to house a greater number of students on campus. A new dormitory planned for the campus will house 50 students. Current on-campus housing at COA provides space for 168 students, nearly half of the student body. The recently proposed residence hall will bring the total number of students housed on campus to 215. Off-campus

housing owned and managed by COA accounts for an additional 60 beds, and the Mount Desert Center in Northeast Harbor, slated to open in the summer of 2022, will add another 15 beds.
In total, COA plans to provide student housing for 290 students, or 83% of the student body. This will reduce demand for rental housing by students, but there is also housing demand by COA staff. The faculty and student populations attract a diversity of people to Bar Harbor. The student population alone includes individuals from more than 40 states and 45 countries. This student population is approximately 24% international and only 17% of students are from Maine. The school year is organized into a trimester schedule with fall, winter, and spring terms of ten weeks each.

JACKSON LABORATORY

Jackson Laboratory (JAX) is an independent, nonprofit, international biomedical research organization headquartered in Bar Harbor. Founded in 1929 to uncover the genetic basis of cancer, JAX pioneered the use of laboratory mice as models for human disease. Today, JAX scientists combine mouse genetics, human genomics, and computational modeling to define the underlying biology of a broad spectrum of human diseases, including cancer, addiction, Alzheimer's disease, and neuromuscular disorders. Over 2,000 organizations in 64 countries rely on over 12,000 strains of genetically-specialized JAX® Mice and research services in a wide range of therapeutic areas. JAX education programs reach thousands of learners from high school to Ph.D. students to online learners through a year-round program of internships, on-site trainings, and online short courses.

The Jackson Laboratory is the largest employer in Hancock County and is the 14 th largest employer in the State of Maine. The Bar Harbor campus employs 1,500 full-time staff, including over 380 who live in the Town of Bar Harbor itself. JAX is a catalyst of economic activity not only in Bar Harbor, but across the entire state. In 2021, JAX spent $201 million on Maine-based employees and vendors, including $180.0 million for operations (largely, staff salaries) and $21.0 million on bricks and mortar projects. JAX is Bar Harbor's largest consumer of water and sewer services and paid over $720 thousand in related fees in 2021. The Bar Harbor campus consists of over 60 buildings on 169 acres of property, nearly all contiguous. The Laboratory pays property tax on all employee housing units, including 24 apartments completed in 2022. In addition, the Laboratory makes an annual voluntary contribution to the Town of approximately $115 thousand.

MOUNT DESERT ISLAND BIOLOGICAL LABORATORY

The Mount Desert Island Biological Laboratory (MDI Bio Lab) moved to its present site at Salisbury Cove in 1921. The Laboratory was incorporated in 1914 under the laws of the State of Maine as a nonprofit scientific and educational institution. For more than 100 years, leading scientists from throughout the United States and abroad have come to Mount Desert Island to study marine and other organisms in order to learn about the basic biology of life. MDI Bio Lab scientists make critical discoveries about how organisms adapt to their environment and how environment, health and genetics are related. They also investigate the root causes of diseases like cystic fibrosis, study early development and regeneration, and examine the mechanisms that make living creatures age. The staff and visiting scientists are part of the Bar Harbor community, and provide events such as Science Cafés, Family Science Night, and faculty lectures that all contribute to the educational opportunities in the town.

HEALTHCARE FACILITIES AND SERVICES

MOUNT DESERT ISLAND HOSPITAL

Since it was established in 1897, the island's nonprofit hospital has grown to include a retirement community and six primary care health centers, as well as a full-service behavioral health center and a dental clinic. Mount Desert Island (MDI) Hospital serves the island and surrounding communities through a 25-bed critical access facility located in Bar Harbor, and the network of area health centers which provide comprehensive healthcare for residents and visitors. The hospital's Emergency Department serves the Mount Desert Island community 24 hours a day, 365 days a year. In 2021, the hospital accommodated 62,381 outpatient health center visits, and 4,560 visits to the Emergency Room. Data that would help better understand demand on services includes the number of ER visits broken out by visitors and residents. Currently, MDI Hospital employs more than 550 people and is the second-largest employer on Mount Desert Island. This is up from 300 employees in 2007.

BIRCH BAY RETIREMENT COMMUNITY

Offering a full range of community and healthcare services, Birch Bay Retirement Community is the area's only nonprofit retirement community. Initially constructed in 2001 and a member of the Mount Desert Island Hospital Organization, the community offers healthcare services and a range of residential units. The main inn houses one and two-bedroom apartments, residential care suites, memory care units, an adult day program, and a variety of community areas. There is also a neighborhood of one-story cottages.

MOUNT DESERT ISLAND SEARCH AND RESCUE

Established in 1982, MDI Search and Rescue is an all volunteer, nonprofit service organization that provides search and rescue assistance on Mount Desert Island and within surrounding communities. Team members respond to call outs by Acadia National Park, the Maine Warden Service, and local police and fire departments. The capabilities of the team include ground searches for missing persons, emergency wilderness medicine, and technical rope rescue.

PRIVATE UTILITIES

ELECTRICITY

Versant Power is the electric transmission and distribution utility serving Bar Harbor. The company, formerly Emera Maine, was initially formed when Bangor Hydro Electric Company and Maine Public Service merged in January 2014. It is owned by EnMax Corps, based in Canada. Versant Power is responsible for the electric grid on Mount Desert Island including the network of poles, wires, substations, meters and other equipment that make the delivery of electricity possible. Versant's role as a utility includes implementation of state policies and programs. This includes entering into contracts with grid-scale and community-scale renewable generators, selling that power again at wholesale, and administering net energy billing to incentive small-scale renewables. Customers also have a choice about who supplies the electricity that Versant Power delivers. Customers who do not choose a competitive electricity provider receive standard offer service, a default service put out to bid by the Maine Public Utilities Commission. There are two substations located at the corner of Route 3 and the West Street exit and the corner of Gilbert Farm Road and Knox Road. There is one switching station located at the junction of Eagle Lake Road and Norway Drive. The site forms the junction point of the three key electric transmission lines serving the area.

TELECOMMUNICATIONS

Municipal Information Technology Network

The Communications and Technology Committee (CTC) has assisted the Town of Bar Harbor with an analysis of network connection options that will best serve the municipality. The result of their efforts is specifically related to the future of the municipal information technology network, and is now moving forward with guidance and oversight from the Town Council and municipal staff. The town has secured the necessary funding for this infrastructure investment and is now soliciting bids to construct a new fiber network that will connect municipal buildings and facilities. This network will be owned and managed by the town and will replace the existing network which is the result of an expired franchise agreement.

Other Telecommunications Providers

Spectrum, FairPoint, Emera, and Maine Fiber Company all have existing footprints in the town and provide a range of services to residents and businesses. Currently, this includes Digital Subscriber Line (DSL) internet service, commercial level service, and dark fiber connections to customers in Bar Harbor. Dark fiber refers to fiber optic cable that has been laid in the ground but isn't being used. The benefit of using an existing or new dark fiber connection is the speed of this dedicated network. With dark fiber, the municipality can get a direct connection from point A to point B without other non-municipal users also demanding service, which improves performance.

Cellular Service Providers

Cellular coverage has improved in Bar Harbor, but residents report reduced capacity during summer months when the volume of users increases. Currently AT&T, Verizon, T-Mobile, and U.S. Cellular all provide coverage in the community for voice, 3G, and 4G service. Both AT&T and T-Mobile also provide 5G coverage.

OTHER POTENTIAL ACTIONS IDENTIFIED

FROM COUNCIL GOALS

- Develop a community solar farm on the Higgins Pit lot to power all town facilities and schools and offer low-cost power for nonprofit organizations and low-to-moderate income households. (2022)
- Replace town vehicles with electric vehicles as vehicle life is reached and suitable vehicles are available.
- Increase the number of electric vehicle charging stations in Bar Harbor.
- Include climate standards for buildings, energy use and transportation in the update of the Bar Harbor Comprehensive Plan and Land Use Ordinance.
- Develop mitigation strategies for projected impacts of sea level rise to protect municipal infrastructure and public and private property.
- Building on lessons learned from our collaboration with the Town of Mount Desert for shared police services, explore additional possibilities in public safety, including dispatching services, and other town services/functions (e.g. human resources and finances), where collaboration among towns could lead to greater effectiveness and efficiency.
- Monitor and improve the town's seasonal parking and seek additional solutions to ongoing parking and congestion problems including promotion of walking, biking and shuttle bus alternatives to

private automobiles in the downtown.

- Strategy 4b: Continue to evaluate opportunities for improved broadband service within downtown and areas of the town not currently served.
- Strategy 4c: While continuing to develop funding sources for streetscape improvements outlined in plans for Cottage and lower Main Streets, direct the Planning Board to address elements of the Land Use Ordinance that tend to make such redevelopment more difficult.
- Strategy 4d: Continue to explore ways in which application of user fees from parking and cruise ship visitors, and the possibility of a local option sales tax, can address needs for infrastructure and other programs related to costs of tourism that are currently funded through property taxes.
- Strategy 4e: Work with the town's Planning, Public Works and Finance departments to devise a spread sheet/financial model that will allow council discussion and public understanding of pending capital improvement and deferred maintenance projects by the town, along with their likely impact on property taxes and the town's credit rating, and encourage exploration of alternative funding strategies, including grants and a local option sales tax.

CLIMATE ACTION PLAN GOALS

- Hire a Town of Bar Harbor Sustainability Coordinator with the remit of overseeing and implementing all town climate and sustainability efforts, including the development and implementation of the Town of Bar Harbor Climate Action Plan.* (FY 2022)
- Adopt an electronic documentation policy to minimize paper use and printed copy requirements across municipal operations and services, such as town meetings and licensing and permitting services, as allowed by law. (FY 2023)
- Adopt a sustainable procurement policy to ensure that relevant municipal purchasing meets green standards including minimum recycled content requirements and local vendor and provider preferences. (FY 2024).
- Require that all major municipal purchasing proposals, including capital improvement projects, include life cycle costs and estimated greenhouse gas emissions. (FY 2024)
- Conduct an annual greenhouse gas emissions audit across all municipal and school operations in order to measure progress towards town greenhouse gas emissions reduction goals.*
- Build partnerships with local schools, post-secondary educational institutions, and scientific institutions to develop and implement climate change educational programs for students, staff, and community members.
- Engage with town department heads to develop opportunities for local students to directly engage with town sustainability initiatives and supplement town staff capacity to address sustainability issues through work-study positions, internships, independent studies, and volunteer efforts.
- Conduct energy audits across all municipal and school buildings and services, including water and wastewater treatment, to identify high-energy use buildings and necessary efficiency upgrades. (FY 2024)
- Replace #2 distillate oil with sustainably sourced biofuels across municipal and school building heating systems, including backup heating systems, where feasible, as an interim measure to reduce greenhouse gas emissions from heating oil. (FY 2024)
- Develop strengthened building energy efficiency standards for inclusion in the update of the Bar Harbor Comprehensive Plan and Land Use Ordinance* (FY 2024)
- Develop a schedule and begin implementation of fossil-fueled municipal and school building HVAC and water heating system replacement with suitable electric alternatives as existing system lives are reached, to be reflected in the Equipment Replacement Schedule of the Capital Improvement Plan

and annual town budget proposals. (FY 2025)
- Establish energy use monitoring systems across municipal and school buildings. (FY 2025)
- Establish a "Green Revolving Fund" to direct financial savings from reduced municipal and school energy bills towards future climate projects. (FY 2025)
- Complete energy efficiency upgrades for least efficient municipal and school buildings. (FY 2026)
- Collaborate with Public Works, Town, and Mount Desert Island Regional School System staff in order to identify and implement additional building-use modifications in support of energy conservation.
- Develop a solar ordinance to allow the construction and use of free-standing, ground-mounted solar arrays on public and private land within the town.* (FY 2022)
- Transition to 100% renewable electricity purchasing and use across municipal and public school operations.
- Switch municipal electricity supply provided through Versant Power to a 100% renewable Competitive Electricity Provider (CEP). (FY 2023)
- Identify and pursue construction of community solar farms on town property in order to fully power town facilities and schools with local, renewable electricity, and to offer low-cost, renewable power to nonprofit organizations and low and moderate-income households across Bar Harbor.* (FY 2026)
- Advocate for state policy and support regional action towards a 100% renewable energy Mount Desert Island, including:
  - Grid modernization to support renewable energy integration, demand-side management of resources, and renewable energy access equity for all Mainers.
  - The alignment of Versant Power's electricity suppliers and progress towards 100% renewable electricity with state and local goals.
  - The development of a local microgrid on Mount Desert Island to improve grid reliability and support efforts towards local energy independence.

REFERENCES

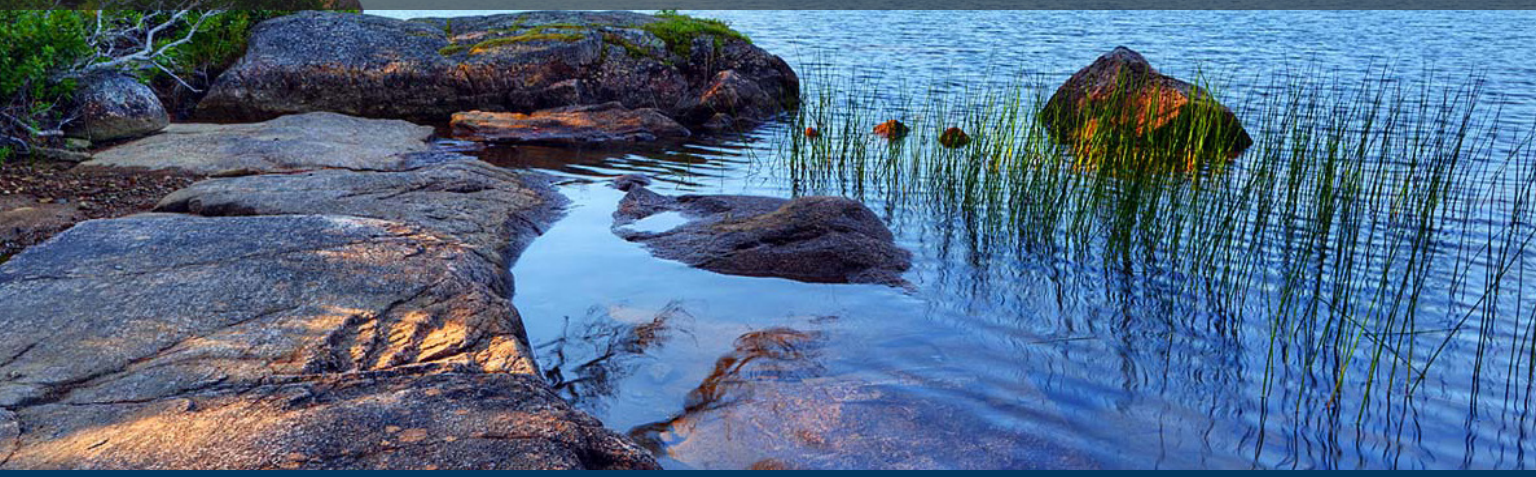
- Energy Audit of Municipal Office Building by Luminosity, 2009
- Warrant Article: Municipal Building Renovations, June 2014
- Capital Improvement Program, 2023-2027
- Police Department Chief Agreement
- Harbormaster Position Description
- Department Mission Documents
- Interviews with Department Heads
- Council Goals and Strategies, 2021
- Climate Action Plan, 2021
- Water Master Plan, 2020
- 2020 Bar Harbor Annual Report
- Municipal Greenhouse Gas Audit, 2021
- Enrollment Analysis and Projections, 2019
- News Article
- Department Budget Presentations, 2022
- College of the Atlantic

- MBI Biological Laboratory Website
- MDI Hospital Website and Annual report
- Versant Power
- Jesup Memorial Library

NATURAL RESOURCES

BAR HARBOR 2022 EXISTING CONDITIONS SUMMARY

Bar Harbor's natural environment is home to diverse species of plants and wildlife. It provides clean water, clean air, and carbon storage capacity (through the presence of vegetation) that mitigates the impacts of climate change. Many community members who live in Bar Harbor are attracted to the beautiful landscapes, scenic views, and plentiful opportunities to be in nature.



Bar Harbor has significant freshwater resources with outstanding water quality. There are no impaired waterbodies in the town, and only Eagle Lake is listed as threatened on the Maine National Park Service Priority List because it has outstanding water quality and is used as the primary public water source.

The Northeast Creek watershed encompasses a large portion of the town and drains numerous freshwater tributaries. Modeling of nutrient loading and corresponding habitat degradation has been incorporated into town land use planning but needs updating.

Prime agricultural soils in Bar Harbor are limited to 4% of the total land area (1,024 acres). An additional 6% of Bar Harbor is considered farmland soils of statewide importance (1,652 acres). Only 8% (80 acres) of Prime farmland soils in Bar Harbor are currently conserved. 37% of soils of statewide importance are conserved.

There has been an 83% decline in the total acreage of active farms in Bar Harbor between 1940 and 2013. Working farmlands face numerous constraints, including limited land area and high land value.

Significant Wildlife Habitat in Bar Harbor is extensive, particularly Deer Wintering Areas, Inland Waterfowl and Wading Bird Habitat, and Tidal Waterfowl and Wading Bird Habitat. The island's native plant and animal communities have the potential to be impacted by climate change through changes in temperature and precipitation.

There are two identified focus areas of statewide ecological significance in Bar Harbor, including Acadia East and the Taunton Bay Focus Area. These areas support rare plants, animals, and natural communities, and are indicative of the noteworthy outstanding natural resources and habitat that Bar Harbor provides.

There are several species of wildlife within Bar Harbor that have statewide protections due to low populations or limited habitat.
Bar Harbor is home to one endangered species (peregrine falcon), one threatened species (harlequin duck), two species of special concern (great blue heron and Carolina saddlebags), and one species of conservation need (purple sandpiper).

Acadia National Park is a critical undeveloped habitat block, holding 68% of the connected habitat within Bar Harbor.

Bar Harbor faces threats from climate change, sea level rise and storm surges.
Because of its relatively high relief along the coastline, Bar Harbor has some natural resiliency to sea level rise. However, significant threats have been identified, most notably the vulnerabilities of the mainland bridge.

Commercially harvested marine resources are an important part of Bar Harbor's economy, representing a total of $49,035,622 in total value between 2012 and 2020 across eight species. While shellfishing is allowed in the majority of Frenchman Bay, the critical mudflat habitat directly around Bar Harbor's coastline is prohibited for harvesting.

Table 5.8: Ten largest conserved land parcels within Bar Harbor

Conserved Land Parcel	Approximate Area within Bar Harbor (acres)
Acadia National Park	13,290
Kitteredge Brook Forest (including Addition)	524
Stone Barn Farm	134
Indian Point-Blagden Preserve	102
Blue Horizons	85
Acadian Ridge	81
Acadian Woods I	79
Youngs Mountain	69
Fogg Farm	68
Thomas Island	66

Water quality monitoring suggests good water quality in the bay overall.
The Town of Bar Harbor has a relationship with the MDI Water Quality Coalition and the MDI Bio Lab to monitor water quality in the bay.

The town has a recently formed Climate Emergency Task Force.
The Comprehensive Plan should support the initiatives and strategies outlined by this task force in their recent Climate Action Plan and 2022 Updates (in draft form).

6. Natural Resources

INTRODUCTION

The unique physical landscape of Bar Harbor supports a rich diversity of physical and biological resources within the town that have become the cornerstone of the local identity and economy. These natural resources supported early indigenous peoples of the Wabanaki on the island who used these grounds for hunting, fishing, gathering, clam harvesting, and trade prior to colonial onslaught beginning in the 1500s. The recognized natural beauty and ecosystem diversity of the island eventually led to the establishment of the "Sieur de Monts National Monument" in 1916, later renamed "Acadia National Park" in 1929.

Acadia National Park now comprises 89% of the total conserved land in the Town of Bar Harbor and 68% of the undeveloped habitat blocks within Bar Harbor. These habitat blocks are home to much of the rare, threatened, and endangered wildlife and plant species in the town including the iconic peregrine falcon and other lesser-known wildlife species such as the wood turtle, purple sandpiper, and the harlequin duck. The area extending from the park up to the Northeast Creek headwaters has been identified as an area of statewide ecological significance and provides unfragmented habitat and water resource protection for much of Bar Harbor, including Eagle Lake, the public water source for the Town of Bar Harbor.

PRELIMINARY ISSUES, CHALLENGES, AND OPPORTUNITIES

Inland water resources in Bar Harbor have outstanding water quality. All waters in the town meet their state classification and the majority of streams throughout Acadia are assigned the highest water quality classification (Class AA). Streams to the north of the Park are primarily listed as Class B, the third highest classification standard, which still requires waters to meet designated uses and to protect habitat. The town is host to twelve different wetland types, dominated by palustrine (non-tidal)-forested and palustrine-scrub-shrub wetlands. The largest continuous wetland is located in the headwaters of Northeast Creek. The diversity of plant and wildlife species present on Mount Desert Island is indicative of these high-quality wetland and water resources, as these species would not continue to survive in the absence of high-quality water. Ongoing protection of both surface water and groundwater in Bar Harbor is critical to the continued support of the strong local biodiversity and ecosystem health.

In addition to expansive inland resources, Bar Harbor relies on its marine resources for recreation, tourism, and commercial use. Marine resources in the town are managed by the Marine Resource Committee with support from partner organizations at the Frenchman Bay Conservancy, MDI Water Quality Coalition, Mount Desert Island Biological Lab, and the Maine Healthy Beaches Program. Water quality monitoring at the four main beaches in Bar Harbor (Hadley Point, Hulls Cove, Sand Beach, and the Town Beach) for fecal contamination has resulted in minimal exceedances of federal Environmental Protection Agency standards for beach recreation safety. More expansive monitoring in the bay near ship anchorage points has served as a warning sign for waste discharge from small and large cruise ships and has provided the town and Harbormaster with data to support conversations with ship captains (specifically those who are not members of the International Council of Cruise Lines) to change discharge practices.

The Frenchman Bay is not a designated "no discharge area" and many of the visiting ships are small (less than 250 passengers), making them

exempt from state discharge standards. The town requires ships to hold waste while in the harbor; however, exemptions from state regulations and challenges with local enforcement pose a threat to future water quality in the bay if not closely monitored.

Maintaining high water quality in the harbor is important for supporting ecosystem health and resilience and, in turn, the robust marine economy of the town. Between 2012 and 2020, the landings at the Bar Harbor port represent a total of $49,035,621 in value across eight species. The largest species was the American lobster, valuing $47,228,320 over this time period. Aquaculture is playing an increasing role in coastal communities of Maine, with a 2% per year growth in the past decade. Aquaculture in Bar Harbor is generally limited to bivalves in the Mount Desert Narrows; however, a recent proposal for salmon aquaculture in Frenchman Bay reveals some of the challenges ahead for Bar Harbor and neighboring communities related to water quality protection and the protection of wild species and habitat.

The Town of Bar Harbor recently formed the Climate Emergency Task Force in 2020 to guide prioritization and implementation of climate action strategies identified by the community. Bar Harbor's natural resources face threats from climate change including changes to temperature (air and water), sea level rise, frequent and intense precipitation, storm surges, drought, soil moisture deficits, and changes to the growing season.

Due to its higher elevation and steep slopes, Bar Harbor is more resilient to some of the coastal climate change hazards faced by other low-lying areas of Southern Maine, however, the town has already seen an increase in flood days with a record number of floods in 2017 (30). This change will threaten both vital infrastructure in the town and vulnerable coastal and marine habitat and beaches. Vulnerabilities in Bar Harbor are concentrated along the state highways and developed coastal lands.

The 2021 Climate Action Plan, published by the Task Force, outlines five strategies to address the climate emergency focused on energy and electrification. The Task Force is in the process of expanding these strategies to include climate resiliency and adaptation strategies that will be critical for natural resource protection. The town should work closely with this task force on implementing climate-ready planning that considers expected shifts in species ranges, biodiversity, and habitats in Bar Harbor. Climate planning in Bar Harbor to date has been limited and should play an increasing role in future planning, including a full Climate Action Plan with implementation strategies and metrics for success.

In addition to climate change, the town has experienced pressure on natural resources from increased tourism and use of the Park, as well as limited land use opportunities for new development to support seasonal and year-round housing for the local community. Current natural resource protections include 75-foot setbacks for waterbodies, wetlands, and vernal pools, as well as 100-foot setbacks for "Great Ponds". Maine state statues define lakes and ponds greater than ten acres in size as Great Ponds. Additional minimum lot sizes are established using nitrate-analysis formulas that are intended to limit septic system discharge pollution to groundwater and downstream waterbodies. Freshwater and coastal setbacks are critical for protecting water resources that support habitat for both wild and cultured species and riparian buffers should continue to meet or exceed state standards. However, minimum lot sizes linked to nitrate-analysis may be causing unintended sprawl development that results in only limited influence on overall nitrate export.

While minimizing septic discharge is critical to protecting downstream resources, current restrictions that factor land use change alone may be an oversimplification of the variables controlling nitrogen export from the landscape. This is encouraging sprawl development that has unintended consequences for other important natural resource protection efforts, such as maintaining unfragmented habitat blocks while simultaneously causing an affordable (and available) housing crisis in the town.

NATURAL RESOURCES

TOPOGRAPHY

The topography of Bar Harbor is mountainous in the southern portion of the town, and hilly with some low-lying areas in the northern portion of the town. A series of coastal and inland wetland complexes in the northern portion of the town are the lowest elevation within Bar Harbor, most notably the Northeast Creek wetland complex, as well Hamilton Pond and the Stony Brook wetland complex that extend east beyond Northeast Creek (inland of Salisbury Cove), and the wetlands that extend inward from Thomas Bay and Clark Cove in the northwestern portion of Bar Harbor. The highest point of the town is Cadillac Mountain at 1,527 feet, located in the southeastern portion of the town within Acadia National Park.

Steep slopes (greater than 25%) are found throughout the Town of Bar Harbor. Approximately 26% of the town is steep slopes. The majority of steeply sloped areas is located in the southern half of the town in the mountainous areas of Acadia National Park. Of the steeply sloped area within the town, approximately 93% is within the Acadia National Park boundary.

GEOLOGY

The landforms of Mount Desert Island feature unique physical features. A series of ridges trending north-south with deep U-shaped valleys between them were created by glacial and post-glacial activity. The ridges' tops are windswept with limited tree growth, and have rounded crests, standing above a predominant forest cover on the lower slopes. Rocky coastlines juxtapose the hilltops, along with low-lying wetlands underlain by marine deposits and poorly drained tills. Some of Mount Desert Island's most prominent mountains are found on the eastern half of the island within Bar Harbor, such as Cadillac Mountain. These unique physical features also allow for varied vegetation and a great concentration of rare plants.

GROUNDWATER & AQUIFERS

The Town of Bar Harbor does not have any significant sand or gravel aquifers within the town. Significant aquifers are present on Mount Desert Island south of the town in Southwest Harbor and Seal Harbor. Significant aquifers may serve as a potential water supply, depending on their discharge rate.

Groundwater is subsurface water that is recharged by precipitation percolating into the soil. Groundwater recharge and groundwater quality can be protected through limiting impervious surfaces that decrease groundwater recharge, properly siting septic waste disposal systems, and protecting freshwater resources. Eagle Lake is the water source for public water in Bar Harbor. Eagle Lake is fed by groundwater and runoff from a 2,250-acre watershed (including Bubble Pond, southeast of Eagle Lake). The watershed is entirely within Acadia National Park and is forested with mixed deciduous and evergreen timber and is managed by the National Park Service to be in its natural state with minimal

human impact. In addition, the Town of Bar Harbor has a protective ordinance that limits recreational uses on Eagle Lake. Residences not served by the municipal water system draw water from private wells. Residents relying on private wells for their drinking water are responsible for regularly testing and treating their well water. In addition to nutrients, bacteria, and lead, well owners should regularly test for contaminants sourced from the bedrock that may reside in their water, namely the carcinogens: arsenic, uranium, and radon gas. Each of these pollutants has an acceptable level that is allowed within drinking water; concentrations higher than the standard may cause significant health issues. Based on recent studies by the College of the Atlantic, Mount Desert Island Biological Laboratory, and local schools (2016-present) of arsenic and uranium concentrations in ~450 samples from the MDI area, ~15% of wells have arsenic levels at concerning levels (>5ppb) and ~4% of tested wells have concerning uranium levels (>30ppb). Spatially, elevated arsenic levels generally tend to be associated with the metamorphic bedrock of the island while elevated uranium levels tend to be associated with the granitic bedrock, although these hazards were found throughout MDI. Variations in water chemistry were also found seasonally and through rain events. According to data from the State of Maine Health and Environmental Testing Laboratory, 10.1% of nearly 160 wells tested in Bar Harbor between 1999-2013 were above the acceptable standard for arsenic (10 micrograms per liter). 0.8% of wells were above the acceptable uranium standard (30 micrograms per liter) within the same study. For more information on public water systems in Bar Harbor, please see the "State of Maine Comprehensive Plan Review Summary" in the Appendix of the Bar Harbor Comprehensive Plan.

SOILS

The most prevalent soil series found within Bar Harbor is the Schoodic-Rock outcrop-Lyman complex, composing approximately 15% of the town's land area. The Schoodic-Rock outcrop – Lyman complex is a hilly to steep soil series found on the side slopes of glacial till ridges and mountains. Within Bar Harbor, this soil series is found mostly within mountainous areas of Acadia National Park with Schoodic soils and rock outcrop typically on peaks and upper side slopes, and Lyman soils typically on the lower side slopes. The main limitations of this soil series are shallow depth to bedrock, slope, and erosion hazard – as such, this soil series has limitations for roads. The Lyman-Tunbridge complex is the second most prevalent soil series in Bar Harbor and is found interspersed throughout the town composing approximately 11% of the town's land area. This soil complex is nearly level to rolling units on the crests and side slopes of upland glacial till ridges, with slopes ranging from 0 to 15%. The remaining 45 soil series found within the town range from 7% of the town land area to <1% of the town land area.

Soil series are classified as seven drainage classes based on the frequency and duration of wet periods in conditions similar to those under which the soil formed. The classes range from excessively drained to very poorly drained. The majority of the soil series acreage within the town of Bar Harbor are considered excessively drained or somewhat excessively drained at approximately 35% and 27% respectively, located primarily in the mountainous regions of Acadia National Park. Soils that are poorly drained or very poorly drained are considered hydric soils, and typically considered unsuitable for building. Approximately 17% of the land in Bar Harbor is considered hydric soil, located primarily in the northwestern area of town in and adjacent to the low-lying coastal wetland complexes.

AGRICULTURAL SOILS

Soils classified as areas of prime farmland soils are considered land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is

available for these uses. Approximately 4% (or 1,000 acres) is considered prime farmland, located in the northwestern and northern edges of Bar Harbor. Soils classified as farmland of statewide importance include soils that nearly meet the criteria for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Almost 6% (approximately 1,600 acres) of Bar Harbor is farmland soils of statewide importance, interspersed throughout the town. While farmland soils within Bar Harbor are limited, they are important to the town. Only 8% of prime farmland soils are held in conservation and an additional 37% of the soils of statewide importance are conserved. Refer to the Agriculture and Forest Resources subsection below for additional information on agriculture existing conditions in Bar Harbor.

HABITATS

Bar Harbor has significant conserved land, with 54% of the town's land area held in conservation. Approximately 90% of that is held by Acadia National Park. Conserved land in Acadia National Park is home to much of the rare, threatened, and endangered wildlife and plant species in the town. Wildlife species include the state endangered peregrine falcon, the species of conservation need purple sandpiper, and the threatened harlequin duck. Additionally, this area is home to four state endangered plant species, two threatened plant species, and two plant species of special concern. As such, the greater Acadia National Park area up to the Northeast Creek headwaters has been identified as a natural area of statewide ecological significance. The diversity of the topography and continuity of undisturbed land is particularly important for maintaining habitat for these rare, threatened, and endangered species. Many species, such as wood turtles, rely on this unfragmented habitat to travel from different habitats to reproduce. The greatest vulnerability to this habitat is the accelerating human use of Acadia National Park. Plant and wildlife species using rocky cliffs and outcrops (e.g., peregrine falcon and mountain sandwort) are most vulnerable to increased foot traffic from hikers in the park.

Due to its steep slopes and rocky coastline, Bar Harbor habitat is more resilient to projected sea level rise predictions than many other coastal communities in Maine. Sea level rise effects will be most significant in the Northeast Creek estuary, which is part of the Taunton Bay Focus Area of statewide ecological significance. Sea level rise could impact intertidal species, such as the American sea-blite located in the upper intertidal of the Taunton Bay. In addition to sea level rise, increases in precipitation amounts and intensity will require a greater degree of connection between freshwater waterbodies and their floodplains to accommodate flooding during high intensity precipitation and/or snowmelt events. The Northeast Creek wetland complex is a prime example of an area within Bar Harbor that is expected to experience increased inundation under higher tides and sea level rise. While the wetland is currently classified as freshwater wetland, the highest astronomical tide already inundates the wetland. Future sea level rise will increase the area and frequency of tidal inundation extending beyond the current wetland area, such as at the Crooked Road and Norway Road intersection, which already experiences flooding. In addition, a small island (Old Soaker) found in Newport Cove near Thunder Hole is home to the purple sandpiper and will suffer some coastline inundation from sea level rise that could adversely impact its habitat. Little is known about this species but it has a relatively small population size.

VEGETATION

Vegetation within Acadia National Park and surrounding areas, including Bar Harbor, has been mapped spatially in multiple datasets. The Acadia National Park Vegetation Mapping Project was published in 2003 and completed by the U.S. Geological Survey Upper Midwest Environmental Sciences Center

with map class descriptions for vegetation communities. This data was produced from Spring 1997 aerial photography. The Northeast Terrestrial Habitat Classification System (NETHCS), developed by NatureServe and the Nature Conservancy, maps upland and wetland wildlife habitats/ecological systems for the Northeastern U.S., at 30-meter resolution. The Maine Wildlife Action Plan uses the NETHCS to identify the extent of habitats and community types essential to conservation. Both datasets provide valuable information to assist with natural resource analysis within Bar Harbor.

The Acadia National Park Vegetation Mapping Project identified the Spruce – Fir Forest (mixed phase) as the dominant vegetation type within Bar Harbor at approximately 16% coverage, with Mixed Conifer – Deciduous Woodland as the second most prevalent vegetation type at 10% coverage (Table 5.1). Categorized more broadly, the most prevalent physical vegetation feature are forests and woodlands. Mixed upland forests compose almost one-third of Bar Harbor (28%), found mostly in the northern half of Bar Harbor in the lower elevations, as compared to the second most prevalent feature, deciduous upland woodlands, composing approximately 16% and found mainly in the southern half of the town in the relatively higher elevation mountainous slopes within Acadia National Park. Developed Land Use is identified as composing approximately 10% of Bar Harbor in this dataset, composed mostly of residential and mixed urban land use.

Table 5.1: The Acadia National Park Vegetation Mapping Project vegetation type and categorized physical features found within Bar Harbor

Vegetation Type	Physical Feature	Percent Coverage
Spruce - Fir Forest (mixed phase)	Forest - Mixed - Upland	16%
Mixed Conifer - Deciduous Woodland	Woodland - Mixed - Upland	10%
White Pine - Hardwood Forest	Forest - Mixed - Upland	9%
Aspen Birch Woodland/Forest Complex (forest phase)	Woodland - Deciduous - Upland	9%
Spruce - Fir Forest (conifer phase)	Forest - Conifer - Upland	9%
Red Oak Woodland	Woodland - Deciduous - Upland	5%
Oak - Pine Forest	Forest - Mixed - Upland	3%
Residential	Land Use	3%
Mixed Urban or Built-up Land	Land Use	3%
Pitch Pine Woodland	Woodland - Conifer - Upland	3%
White Pine - Mixed Conifer Forest	Forest - Conifer - Upland	3%
Tidal Algal Zone	Tidal Zone	2%
Fen Complex	Dwarf Shrubland - Evergreen - Wetland	2%
Conifer Swamp Woodland (spruce-mixed phase)	Woodland - Conifer - Wetland	2%
Commercial and Services	Land Use	2%
Mixed Conifer Woodland	Woodland - Conifer - Upland	2%
Perennial Grass Crops	Cultural Vegetation	2%
Beech - Birch - Maple Forest	Forest - Deciduous - Upland	2%
Lake (non-vegetated)	Non-vegetated Water	2%
Blueberry Bald - Summit Shrubland Complex	Dwarf Shrubland - Deciduous - Upland	1%

Vegetation Type	Physical Feature	Percent Coverage
Aspen Birch Woodland/Forest Complex (woodland phase)	Woodland - Deciduous - Upland	1%
White Cedar Woodland	Woodland - Conifer - Upland	1%
Graminoid Shallow Marsh	Graminoid - Wetland	1%
Red Maple - Hardwood Swamp	Forest - Deciduous - Wetland	1%
Alder Shrubland	Shrubland - Deciduous - Wetland	1%
Open Water - Deep Marsh Complex	Forb - Wetland	1%
Transportation and Roads	Land Use	1%
Strip Mines, Quarries, and Gravel Pits	Land Use	1%
Other Agricultural Land	Land Use	1%
Sweetgale Mixed Shrub Fen	Shrubland - Deciduous - Wetland	1%
Mixed Deciduous Shrubland	Cultural Vegetation	1%
Natural Pond (non-vegetated)	Non-vegetated Water	<1%
Tidal Marsh	Graminoid - Wetland	<1%
Aspen Birch Woodland/Forest Complex (shrubland phase)	Woodland - Deciduous - Upland	<1%
Other Urban or Built-up Land	Land Use	<1%
Tidal Mud Flat	Tidal Zone	<1%
Open Headland - Beach Strand	Sparse Vascular - Upland	<1%
Dwarf Shrub Bog	Dwarf Shrubland - Evergreen - Wetland	<1%
Conifer Swamp Woodland (white cedar phase)	Woodland - Conifer - Wetland	<1%
Red Pine - White Pine Forest	Forest - Conifer - Upland	<1%
Jack Pine Woodland	Woodland - Conifer - Upland	<1%
Mixed Grass - Forb	Cultural Vegetation	<1%
Sparsely Vegetated Talus	Sparse Vascular - Upland	<1%
Perennial Grass Crops with Sparse Shrubs	Cultural Vegetation	<1%
Evergreen Plantation	Cultural Vegetation	<1%
Beaver Pond (non-vegetated)	Non-vegetated Water	<1%
Tidal Beach	Tidal Zone	<1%
Small Island with Trees	Small Island with Vegetation	<1%
Dune Grassland	Graminoid - Upland	<1%
Small Island with Rock	Small Island with Vegetation	<1%
Small Island with Shrubs	Small Island with Vegetation	<1%
No Data	No Data	<1%

The Northeast Terrestrial Habitat Classification System (NETHCS) characterized ecological systems and habitats on a regional scale and serves as a standard for assessing habitat distribution and composition across the Northeast. The most prevalent mapped habitat in Bar Harbor using the NETHCS is the Acadian Low Elevation Spruce-Fir-Hardwood Forest at approximately 45% (Table 5.2). The Maine Wildlife Action Plan for 2015-2025 uses this classification system to identify the habitats and communities that are important for conservation of Species of Greatest Conservation Need. Essential and Significant Wildlife Habitats existing conditions within Bar Harbor are discussed in the following sections.

Table 5.2: Habitat types mapped by the Northeast Terrestrial Habitat Classification System within the Town of Bar Harbor

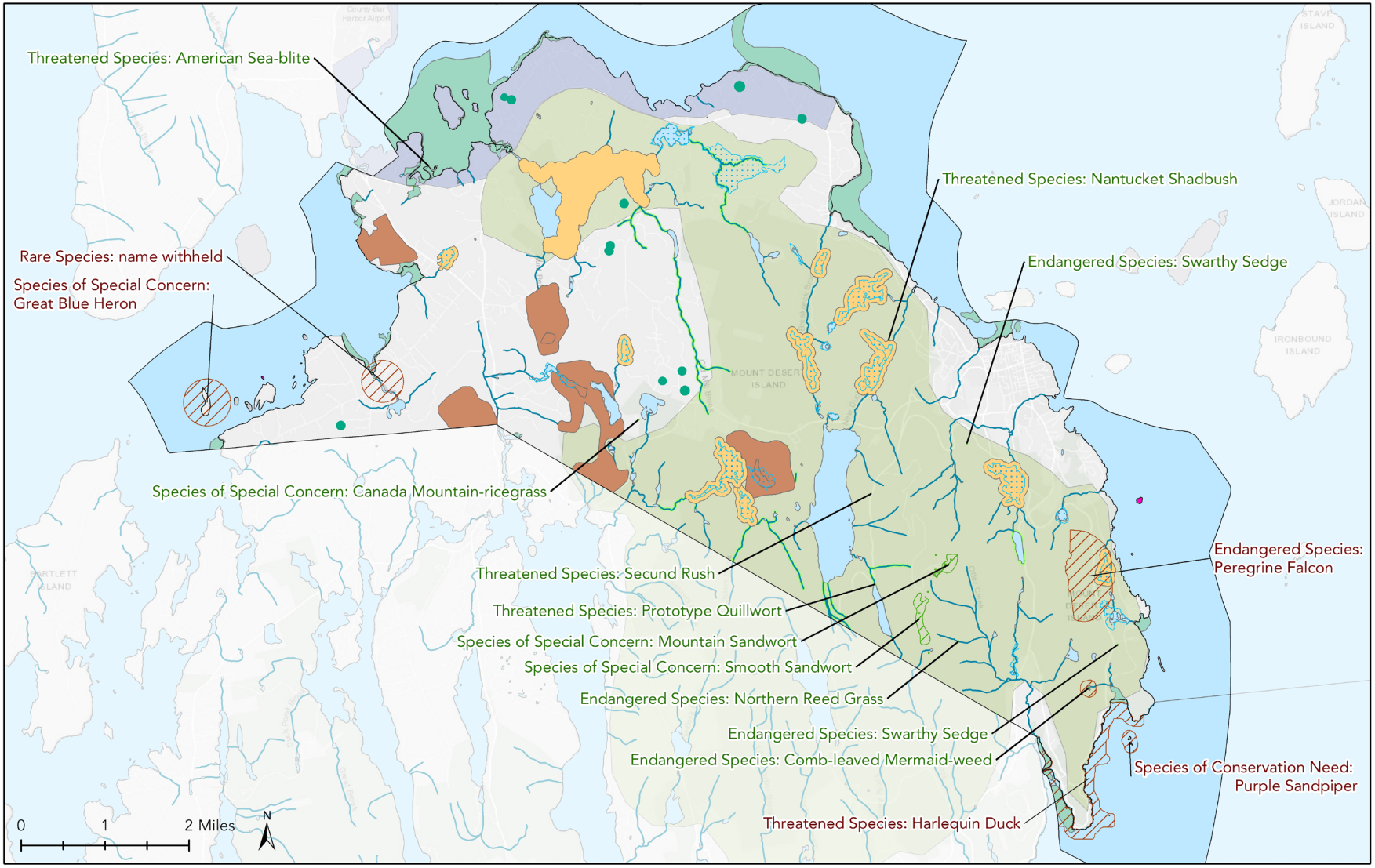
Habitat	% Coverage
Acadian Low Elevation Spruce-Fir-Hardwood Forest	45%
Developed	12%
Laurentian-Acadian Red Oak-Northern Hardwood Forest	10%
Acadian Sub-boreal Spruce Flat	7%
Laurentian-Acadian Northern Hardwood Forest	5%
Northern Appalachian-Acadian Conifer-Hardwood Acidic Swamp	4%
Acidic Cliff and Talus	4%
Open water	4%
Laurentian-Acadian Freshwater Marsh	2%
Acadian Maritime Bog	2%
Boreal-Laurentian-Acadian Acidic Basin Fen	2%
Laurentian-Acadian Wet Meadow-Shrub Swamp	1%
Laurentian-Acadian Alkaline Conifer-Hardwood Swamp	1%
Central Appalachian Pine-Oak Rocky Woodland	1%
Laurentian-Acadian Pine-Hemlock-Hardwood Forest	<1%
Acidic Rocky Outcrop	<1%
Tidal Salt Marsh, Estuarine Marsh	<1%
Calcareous Cliff and Talus	<1%

WILDLIFE HABITATS

Essential wildlife habitat in Maine is designated by the Maine Department of Inland Fisheries and Wildlife as areas that currently or historically provide physical or biological features essential to the conservation of an endangered or threatened species in Maine and which may require special management considerations. Piping plover, least tern, and roseate tern are species that currently have designated essential habitats, however no observations of these species or confirmed use of their habitat is presently known to Maine Department of Inland Fisheries and Wildlife (MDIFW) in Bar Harbor. Significant wildlife habitat is mapped by MDIFW and protected by the Maine Natural Resource Protection Act which is intended to prevent further degradation and loss of natural resources in Maine. In the town of Bar Harbor, significant wildlife habitat includes deer wintering areas, inland waterfowl and wading bird habitat, wildlife wetlands (other wetlands valuable for wildlife that are not regulated as inland waterfowl and wading habitat), seabird nesting islands, tidal waterfowl and wading bird habitats, and significant vernal pools. Table 5.3 and Map 5.1 on the following pages provides information on significant wildlife habitats within Bar Harbor.

Table 5.3: Significant wildlife habitats within Bar Harbor mapped by Maine Department of Inland Fisheries and Wildlife			
Significant Wildlife Habitat	**Description**	**Acres within Bar Harbor (approximate)**	**Location within Bar Harbor**
Deer Wintering Areas	Forested area possibly used by deer for shelter during periods of deep snow and cold temperatures.	1,140	Deer wintering areas within Bar Harbor are located mainly in central inland Bar Harbor extending into the town of Mount Desert, and adjacent to Clark Cove on the western coastal shoreline of Bar Harbor.
Inland Waterfowl and Wading Bird Habitat	Freshwater breeding, migration, feeding, and wintering waterfowl or wading bird habitats.	1,422	Inland waterfowl and wading habitat is mostly associated with inland wetland complexes and waterbodies in northern and central Bar Harbor, such as the Northeast wetland complex and the Beaver Dam Pond.
Wildlife Wetlands	Other wetlands valuable for wildlife that are not regulated as Inland Wading Bird and Waterfowl Habitat (IWWH)	667	Wildlife wetlands are located throughout Bar Harbor, such as Hamilton Pond, Witch Hole Pond, and Aunt Betty Pond.
Seabird Nesting Islands	An island, ledge, or portion thereof in tidal waters with document, nesting seabirds or suitable nesting habitat for endangered seabirds.	3	Two seabird nesting islands are located within the Bar Harbor coastal waters boundary, one at Indian Point Ledges in western Bar Harbor, and the Thrumcap, located off Eastern Bar Harbor. Several other seabird nesting islands are located in Frenchman Bay.
Tidal Waterfowl and Wading Bird Habitats **This acreage represents area located within Bar Harbor coastal waters, but mapped habitat extends further into Frenchman Bay.*	Breeding, migrating/staging, or wintering areas for coastal waterfowl or breeding, feeding, loafing, migrating, or roosting areas for coastal wading birds. These habitats include aquatic beds, eelgrass, emergent wetlands, mudflats, seaweed communities, and reefs.	3,764*	Tidal waterfowl and wading bird habitat in Bar Harbor is present along many coastal shoreline areas throughout Bar Harbor, most notably around Thomas Bay, Hulls Cove, Parker Point, Bar Island, Sand Beach, and Otter Cove.
Significant Vernal Pools	A pool or depression used for breeding by amphibians and other indicator species and that portion of the critical terrestrial habitat within 250 ft of the spring or fall high water mark.	11 Pools	There are 7 mapped significant vernal pools and 4 mapped potentially significant vernal pools, located mainly in the northern and inland areas of Bar Harbor. This represents mapped vernal pools only, not all potential vernal pools.
These significant wildlife habitats represent confirmed and mapped areas only. Additional areas may exist.			

Map 5.1: Nature Resource and Habitat Areas in Bar Harbor



NATURAL RESOURCES HABITAT

BAR HARBOR

Draft map created for preliminary assessment of existing conditions within Bar Harbor.

- Bar Harbor Town Boundary
- Waterbody/Coastal Waters
- Stream
- Acadia East Focus Area*
- Taunton Bay Focus Area*

**Focus areas are natural areas that hold statewide ecological significance, containing unusually rich concentrations of at-risk species and habitats.*

Significant Wildlife Habitat

- Mapped Significant Vernal Pool
- Seabird Nesting Island
- Tidal Waterfowl and Wading Habitat
- Inland Waterfowl and Wading Habitat
- Wildlife Wetland Area**
- Deer Wintering Area
- Wild Brook Trout Habitat

Rare, Threatened, or Endangered Species Locations

- Wildlife Species
- Plant Species

***Wildlife wetland areas are wetlands valuable for willdife that are not regulated as inland waterfowl and wading habitat.*

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
March 2022

FB environmental

RARE, THREATENED, OR ENDANGERED WILDLIFE

The Maine Department of Inland Fisheries and Wildlife maps recent locations of state-listed animals and their associated habitat based on species sightings. Table 5.4 lists the species and their protection status.

Also of note within Bar Harbor is likely Maine wild brook trout habitat. Maine brook trout fisheries are not afforded any special state or federal regulatory protection but are unique and highly valuable. Brook trout require clean, cool, well oxygenated water and are sensitive to changes in habitat and water quality. Maine is the last stronghold for brook trout in the eastern United States. Within Bar Harbor, likely brook trout habitat is located both within and outside of Acadia National Park, in Aunt Betty Pond, Bubble Brook, Chasm Brook, Old Mill Brook, Richardson Brook, Stony Brook, and the Tarn.

Table 5.4: Rare, threatened, or endangered wildlife species in Bar Harbor

Species Common Name	Species Scientific Name	Protection Status
Harlequin Duck	*Histrionicus histrionicus*	Threatened Species
Purple Sandpiper	*Calidris maritima*	Species of Conservation Need
Great Blue Heron	*Ardea herodias*	Species of Special Concern
Carolina Saddlebags	*Tramea carolina*	Species of Special Concern
Peregrine Falcon	*Falco peregrinus*	Endangered Species
Name withheld	*Rare Species*	-

RARE OR EXEMPLARY PLANTS AND NATURAL COMMUNITIES

The Maine Natural Areas Program (MNAP) maps locations of rare plants and exemplary natural communities. Known rare, threatened, or endangered plant occurrences are based on field observations. Natural community habitats are assigned a rarity rank of 1 (rare) through 5 (common) by MNAP. Table 5.5 lists rare plant species and their designation status. Table 5.6 lists natural communities and their rarity rank.

Eelgrass is another notable wildlife habitat located in Bar Harbor waters and Frenchman Bay. Eelgrass grows in sandy or muddy habitats submerged

Table 5.5: Rare plant species in Bar Harbor

Common Name	Scientific Name	Protection Status
Alpine Blueberry	*Vaccinium boreale*	Species of Special Concern
American Sea-blite	*Suaeda calceoliformis*	Threatened Species
Canada Mountain-ricegrass	*Piptatherum canadense*	Species of Special Concern
Comb-leaved Mermaid-weed	*Proserpinaca pectinata*	Endangered Species
Mountain Firmoss	*Huperzia appressa*	Species of Special Concern
Mountain Sandwort	*Minuartia groenlandica*	Species of Special Concern
Nantucket Shadbush	*Amelanchier nantucketensis*	Threatened Species
Northern Bog Sedge	*Carex gynocrates*	Species of Special Concern
Northern Reed Grass	*Calamagrostis stricta ssp. inexpansa*	Endangered Species
Prototype Quillwort	*Isoetes prototypus*	Threatened Species
Secund Rush	*Juncus secundus*	Threatened Species
Smooth Sandwort	*Minuartia glabra*	Species of Special Concern
Swarthy Sedge	*Carex adusta*	Endangered Species

Table 5.6: Natural communities in Bar Harbor. Natural community habitats are assigned a rarity rank of 1 (rare) through 5 (common)	
Natural Community	**State Rank**
Dune grassland	S2
White cedar woodland	S2
Birch - oak talus woodland	S3
Brackish tidal marsh	S3
Jack pine woodland	S3
Pitch pine woodland	S3
Red pine - white pine forest	S3
Spartina saltmarsh	S3
Three-toothed cinquefoil - blueberry low summit bald	S3
Maritime spruce - fir forest	S4
Raised level bog ecosystem	S4

in saltwater and provides attachment sites for invertebrates and some algae. Benefits of eelgrass include producing oxygen, improving water quality by filtering sediments and excess nutrients, reducing shoreline erosion by absorbing wave energy, and providing food and shelter for fish. For example, eelgrass beds support larval forms of winter flounder, hake, pollock, cod, lobsters, mussels, and crabs. In Frenchman Bay, located on the eastern side of Bar Harbor, eelgrass has declined significantly since 1997. Between 1997 and 2008, there was a 58% decline in eelgrass populations that were surveyed and mapped by state agencies. A study on changes between 2008 and 2018 found that two eelgrass sites completely collapsed (Bar Island West and Hadley Point West), one site completely rebounded (Bar Tide Pool); other sites that were more stable between 1997 and 2008 still declined by 59% and 60% by 2018. Further mapping efforts and restoration efforts have been underway since 2007.

FOCUS AREAS OF STATEWIDE SIGNIFICANCE

Habitat focus areas are natural areas that hold statewide ecological significance, containing unusually rich concentrations of at-risk species and habitats. Within Bar Harbor, there are two focus areas of statewide significance, the Acadia East and West Area and the Taunton Bay focus area. These areas – designated by State of Maine biologists from the Maine Natural Areas Program, the Maine Department of Inland Fisheries and Wildlife, the Maine Department of Marine Resources, the U.S. Fish and Wildlife Service, the Nature Conservancy, Maine Audubon, and Maine Coast Heritage Trust – support rare plants, animals, and natural communities, significant wildlife habitats, and their intersections with large blocks of undeveloped habitat. The goal of "Beginning with Habitat Focus Areas" in Maine is to build regional awareness to provide momentum to municipalities, land trusts, and regional initiatives focused on strategic approaches to conservation.

The Acadia East and West focus area encompasses approximately 60,000 acres, half of which is within Acadia National Park. The eastern portion of this focus area includes Acadia National Park and much of Bar Harbor. Mount Desert Island is at a transition between the southwestern portions and the Down East portions of the Maine coastline, which share characteristics with the Canadian Maritimes. Ecologically, these unique features include pitch pine woodlands similar to the "southern" features of the Mid-Coast region, as well as northern boreal features, including headlands with roseroot and beach-head iris, and rocky woodlands with black spruce and heaths. Given Mount Desert Island's nearly

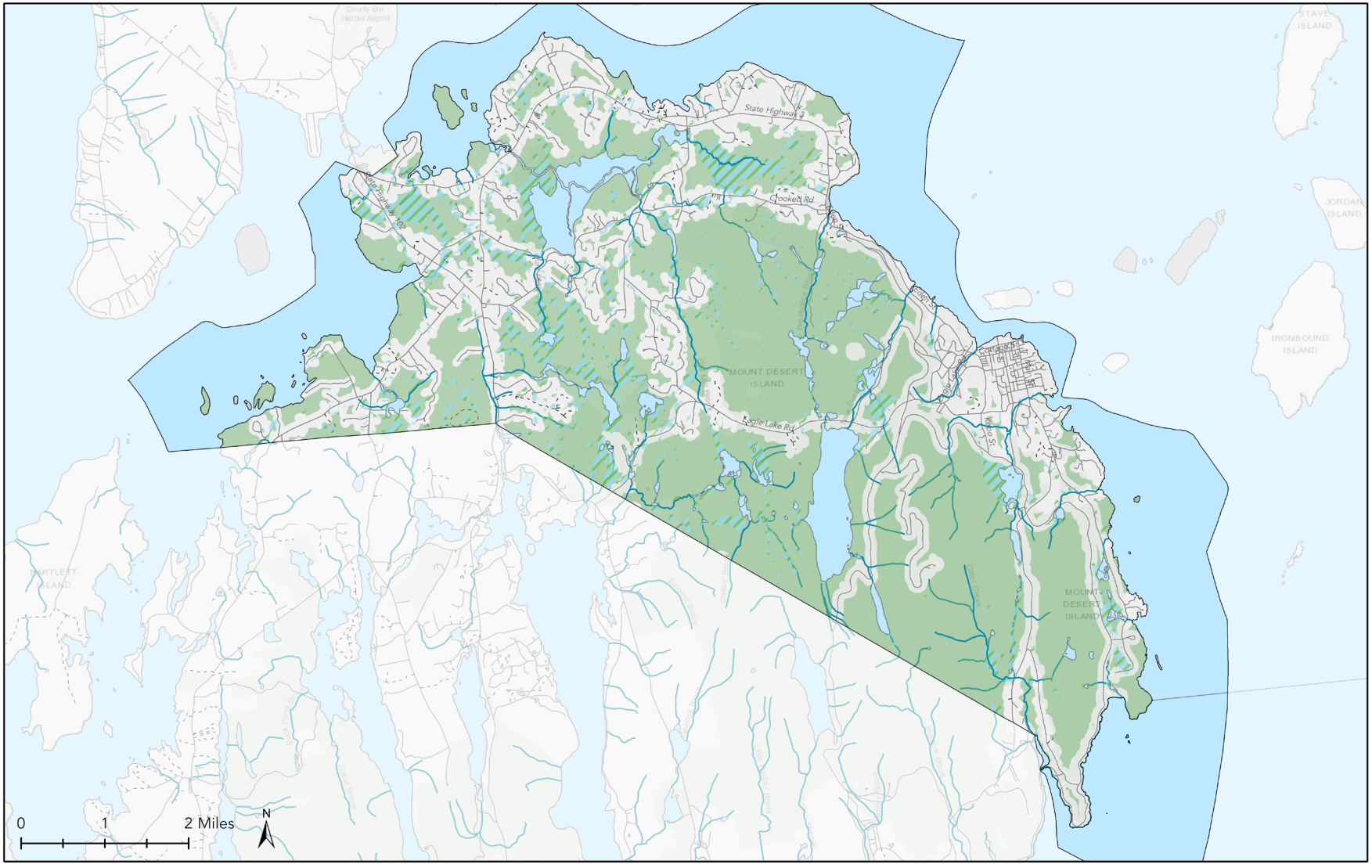
300-year history of settlement, including land clearing for pasture and timber, the island has many areas that are spruce-fir forests in varying stages of post-disturbance succession. Bar Harbor encompasses some of the eastern mountains of Mount Desert Island, including the prominent Cadillac Mountain. Cadillac Mountain and the open ridges south of it include a great concentration of rare plants and varied vegetation, composed of areas of low-elevation summit bald, subalpine heath, krummholz, pitch pine woodland, and jack pine woodland. Other rare and exemplary natural communities in this focus area within Bar Harbor include Fresh Meadow (located on the north side of Crooked Road adjacent to Northeast Creek); Great Meadow; (a tidally influenced level bog ecosystem located on the central eastern border of the Park); a red maple alluvial swamp and mixed graminoid-shrub marsh; Sand Beach (located the southeastern shorelines of Bar Harbor within the Park); a dune grassland that is unique this far downeast, and the shoreline between Sand Beach and Otter Cove (which provides winter habitat for purple sandpipers).

The Taunton Bay focus area encompasses coastal lands in northern Bar Harbor, as well as in Lamoine, Hancock, Franklin, Sullivan, and Sorrento. Taunton Bay has high tidal fluctuations that create expansive tidal estuaries, which create incredible productive waters in combination with large tidal amplitude and freshwater tributaries that mix nutrients with dissolved gases. The Mount Desert Narrows, which Bar Harbor borders at its northern end, are one of the three sizable coastal bays within the larger focus area. This area is a notable tidal estuary in the Gulf of Maine. Important organisms found in this focus area within the Mount Desert Narrows include eelgrass, marine worms, shorebirds, and tidal waterfowl and wading birds. In addition, these estuaries provide important spawning habitat for diadromous fish, such as alewives and American eel.

UNDEVELOPED HABITAT BLOCKS

Large, undeveloped blocks of land provide valuable habitat blocks that are relatively undisturbed and have not been fragmented by roads or development. In addition to being important habitat for a diversity of animals and plants, large blocks are also valuable for future forestry, agriculture, and outdoor recreational opportunities. Within Bar Harbor, Maine Department of Inland Fisheries and Wildlife identified almost 16,000 acres of undeveloped habitat blocks. Undeveloped blocks within Bar Harbor are located mainly inland in Bar Harbor, with approximately 68% of them within Acadia National Park. Map 5.2 displays undeveloped habitat blocks.

Map 5.2: Undeveloped Habitat Blocks



NATURAL RESOURCES
UNDEVELOPED HABITAT BLOCKS

BAR HARBOR

Map created for preliminary assessment of existing conditions within Bar Harbor.

Bar Harbor Town Boundary
Public Road
Private Road
Waterbody/Coastal Waters
Stream
Wetland
Undeveloped Habitat Block*

**Undeveloped habitat blocks are large, undeveloped land areas that are relatively undisturbed and have not been fragmented by roads or development. Data source: Beginning With Habitat.*

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
July 2022

FB environmental

CONSERVED LANDS

The Town of Bar Harbor is unique in that approximately 37% percent of its entire area, including marine waters within the town boundary, is "Conserved Land". Fifty-four percent (54%) of the town's land area is conserved (excluding marine waters but including waterbodies). Table 5.7 provides the breakdown of conservation land by holder type. The largest holder is the U.S. National Park Service, holding almost 90% of all conserved lands within Bar Harbor as federal land as Acadia National Park. The Maine Coast Heritage Trust holds the second largest percentage of conserved land within Bar Harbor at approximately 9%. This includes several large parcels within Bar Harbor, including Kittredge Brook Forest and Stone Barn Farm. Table 5.8 and Map 5.3 display the top 10 conserved land parcels by acreage within Bar Harbor.

Table 5.7 Conservation lands within Bar Harbor by holder

Holder	Approximate Area (Acres)	Percent of all Conserved Lands
U.S. National Park Service	13,368	89%
Maine Coast Heritage Trust	1,396	9%
The Nature Conservancy	102	1%
Maine Minor Civil Division	92	1%
U.S. Department of Interior	20	<1%
Maine Bureau of Parks and Lands	11	<1%
U.S. Fish and Wildlife Service	7	<1%
Maine Department of Inland Fisheries and Wildlife	6	<1%

AREAS AND VISTAS OF NATURAL BEAUTY

The Town of Bar Harbor is well known for is scenic areas and vistas of natural beauty. Scenic views identified in the 2007 Comprehensive Plan Bar Harbor Vision Statement include:

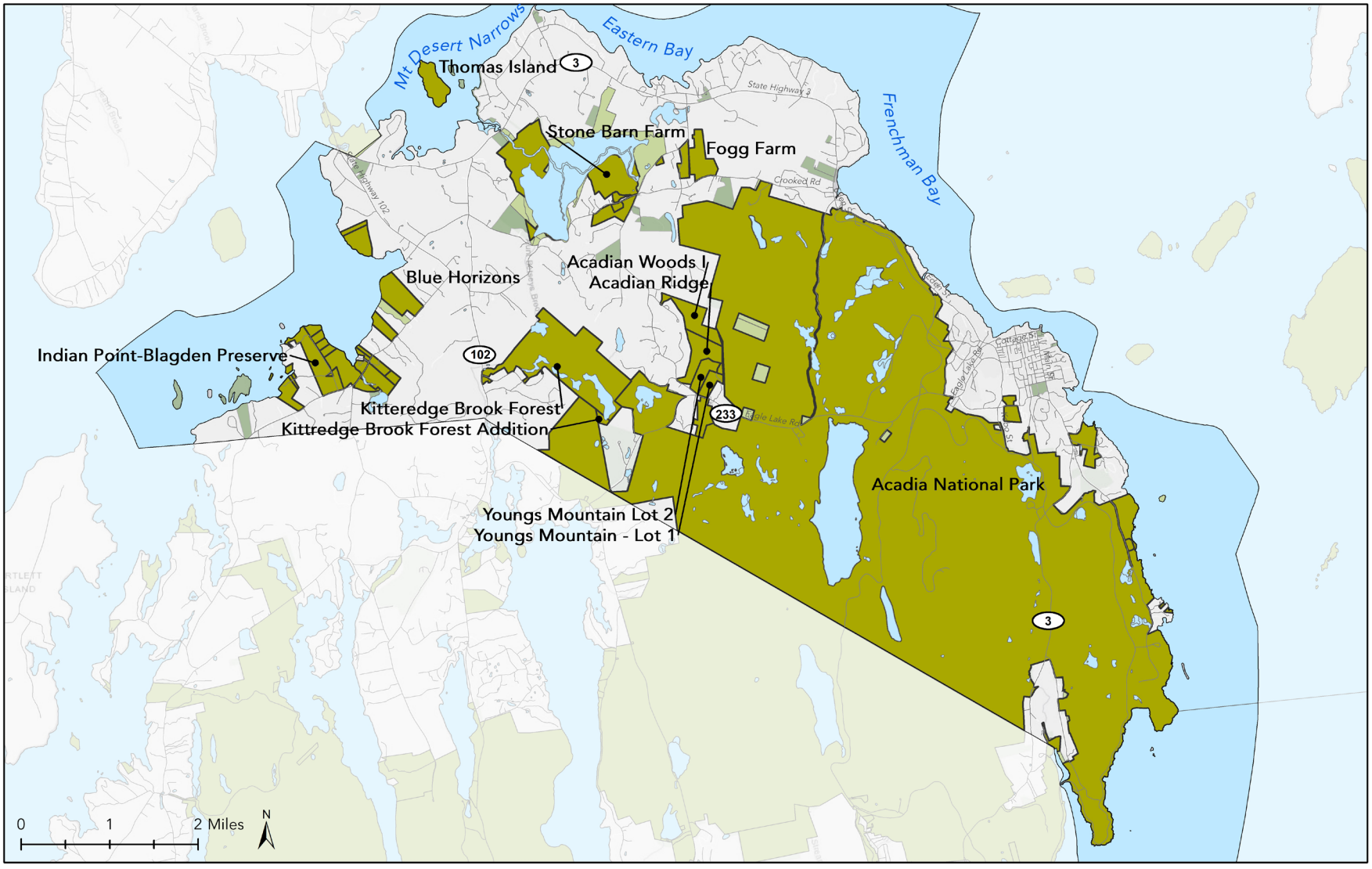
- Bay from West Street
- Bluffs
- Coming into Hulls Cove from Ireson Hill
- Crooked Road
- Downtown from Park
- Dreamwood Hill
- Hamilton Hill
- Marshy areas where we can see waterbirds (near high school)
- Salisbury Cove looking westward
- West over Hamilton Pond from Route 3
- Undeveloped ridgelines that are not part of Acadia

Table 5.8: Ten largest conserved land parcels within Bar Harbor

Conserved Land Parcel	Approximate Area within Bar Harbor (acres)
Acadia National Park	13,290
Kittredge Brook Forest (including addition)	524
Stone Barn Farm	134
Indian Point-Blagden Preserve	102
Blue Horizons	85
Acadian Ridge	81
Acadian Woods I	79
Youngs Mountain	69
Fogg Farm	68
Thomas Island	66

Dark skies in Bar Harbor and Acadia National Park are a protected natural resource. The National Park Service protects night skies for many reasons, including to protect natural light cycles for plants

Map 5.3: Largest Conserved Lands in Bar Harbor



CONSERVED LANDS

BAR HARBOR

- Bar Harbor Town Boundary
- Road
- Waterbody/Coastal Waters
- Conserved Land - 10 Largest Parcels
- Acadia National Park Boundary
- Conserved Land (other)

Draft map created for preliminary assessment of existing conditions within Bar Harbor.

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
July 2022

FB environmental

and animals and to reduce light pollution. Acadia National Park received grants from the National Park Foundation, the Yawkey Foundation, and Musco Lighting to replace light fixtures within the Park to be downward shielded and on timer or motion sensors. The Bar Harbor Conservation Commission created a city-wide ordinance called "Light and Glare" to protect the dark night skies of Bar Harbor from light pollution. This requires all outdoor lighting in Bar Harbor to be "night sky friendly", meaning all lighting greater than 1800 lumens should not be visible from above. The Acadia Night Sky Festival is held annually to celebrate the starlit skies of Downeast Maine.

AIR QUALITY

The National Park Service Air Resources Division participates in several national, multi-agency air quality monitoring networks to focus on ozone, visibility, particulate matter, and atmospheric deposition of nitrogen, sulfur, and mercury. Air pollution can have effects on human health, wildlife, vegetation, lakes, streams, soils, and visibility, and monitoring data assists with understanding air quality in individual parks in context with nationwide air quality conditions and trends. Bar Harbor is located downwind of a number of large urban areas from states to the south and west. The higher elevation peaks along the island trap this polluted air, resulting in the area receiving some of the highest levels of air pollution in New England.

In 2019, the most recent year with annual trend data, the overall air quality was in fair condition. More specifically, based on the 2015-2019 five year average: the visibility and haze index was in fair condition; the ground-level ozone concentrations was in fair condition for human health; the ground-level ozone concentrations was good for vegetation health; the wet nitrogen deposition levels created fair condition for ecosystem health; the wet sulfur deposition levels create poor conditions for ecosystem health; and the particulate matter concentrations for human health was in good condition (3-year average). Nitrogen and sulfur compounds that are deposited from the air may acidify soils and waterbodies, leading to unsuitable living conditions for sensitive species.

THREATS TO NATURAL RESOURCES

COASTAL LANDSLIDE HAZARD

Unstable coastal bluffs due to slope, shape, soil type, vegetation, and erosion levels can be affected by coastal landslides. Landslides, or the rapid movement of earth materials downslope under the force of gravity, have historically occurred along the Maine coast and in high coastal bluffs composed of muddy sediment. As sea levels rise, the ocean waves can erode beaches and flats at the base of coastal bluffs, steepening the face of the bluff. Without the material to support the base of the bluff, the bluff can slump via a landslide. While the majority of the coastal shoreline of Bar Harbor is composed of low coastal bluffs or non-bluff shoreline that are not at risk of failing in the form of a landslide, there are landslide risk areas along the Hadley Point shoreline in northern Bar Harbor. Along the west facing shoreline of Hadley Point, there are areas of bluff categorized as highly unstable bluffs that are near vertical or very steep with unvegetated sections and a saltmarsh or gravel beach shoreline intermixed with areas of steep to gently sloping unstable bluff with a few bare unvegetated sections. On the east facing shoreline of Hadley Point, there are bluffs categorized as unstable, but no highly unstable bluffs.

CLIMATE CHANGE AND SEA LEVEL RISE

Bar Harbor's ecosystems, people, and economy are influenced by climate and weather, and as a coastal community, Bar Harbor's fishing, tourism, and agriculture face near and long-term challenges due to climate risks. Challenges include warming ocean temperatures, frequent extreme precipitation events, storm surges, drought, soil moisture deficits, growing season changes, and rising sea levels. While Bar Harbor does not face the same coastal hazards as low-lying areas of southern Maine, it does experience strong storm surges from nor'easters and southeasters, and associated flooding.

The town of Bar Harbor has begun to experience some of these challenges, including increasing frequency and intensity of precipitation events, increase in drought and drought intensity, and rising winter temperatures leading to decreased snowfall. As a response, the town formed the Climate Emergency Task Force, a committee consisting of ten members whose mission is to define and recommend climate goals for the town. This committee has a focus on carbon and greenhouse gas emission reductions. In 2021, the Task Force published a Climate Action Plan with goals and strategies for climate planning over a five-year period (2021-2026) with five climate action strategies. The initial plan was focused on climate strategies to address renewable energy, electrification, and transportation. Current updates to this Plan include strategies related to land use and climate adaptation and resilience. One such draft strategy recommends the establishment of a "Green Revolving Fund" to direct financial savings from energy shifts towards future climate and energy projects.

In 2021, the Town of Bar Harbor completed the Maine Flood Resilience Checklist, hereafter referred to as the Checklist, a non-regulatory assessment tool developed by the Maine Coastal Program to help coastal communities examine local flood risk, evaluate vulnerability to flood hazards, and identify specific actions for enhancing community-wide flood resilience – the ability to avoid or withstand harm and to recover quickly when damage does occur. The process entailed two workshops during which town officials, staff, and leaders worked through the Checklist and participated in a facilitated discussion about local flood hazards and community resilience. At these workshops, participants discussed the following flood scenario for Bar Harbor: existing regulatory floodplain, special flood hazard area (SFHA), storm surge associated with a category 2 hurricane, and sea level rise at 1.2, 1.6, 3.9, and 6.1 feet. State experts in the 2020 Maine Won't Wait Climate Action Plan suggests that the State should commit to managing for 1.5 foot of sea level rise by 2050 and 3.9 feet or sea level rise by 2100, and should consider managing for 8.8 feet by 2100.

Bar Harbor should therefore consider a range of potential sea level rise scenarios in its planning initiatives. Instead of selecting one sea level value for a given year, Bar Harbor should ensure that its planning initiatives are flexible to allow for future changes with updated sea level projections. Completion of the Maine Flood Resilience Checklist highlighted a series of concerns and threats from climate change for Bar Harbor. The geography of Bar Harbor provides a certain amount of natural resilience to flooding: high relief along much of the town's coastline that protects high ground and very dramatic tidal changes that limit the effects of storm surge at low tide. However, even this naturally resilient stretch of coastline faces significant challenges in coming decades. According to the National Oceanic and Atmospheric Agency's (NOAA) 2018 State of High Tide Flooding and 2019 Outlook, locations across the Northeast are expected to see a 140 percent increase in flooding throughout 2019 compared to what was typical in 2000. NOAA analysis of Bar Harbor's high tide reveals that an average of 7 floods occurred in 2000; in 2017, Bar Harbor saw a record number of 30 floods. In 2018 and 2019, Bar Harbor had 12 and 6 flood days respectively. NOAA's projections indicate that in 2030 there will be

between 20 and 35 flood days, and in 2050 there will be between 45 and 90 flood days. There is some vital infrastructure at risk of being directly impacted by flooding under different sea level rise scenarios, including the bridge connecting the Island to the mainland, water infrastructure, culverts, stormwater outfalls, and septic systems and water lines near the coast. Vulnerable areas include Sand Beach, Hulls Cove, Hadley Point, the piers and shore along downtown, and the bridge to the mainland and roadways leading to the bridge (Routes 3 and 102). These roads are at risk of flooding even under moderate sea level rise scenarios, such as 1.6 and 3.9 feet.

To date, Bar Harbor has been working to address its risk to flooding from sea level rise, storm surge and extreme weather through planning and policy efforts. The recently formed Climate Emergency Task Force, which focuses on climate outreach and education and mitigating greenhouse gas emissions, could incorporate natural disaster preparation, among other climate issues, into its efforts. Additionally, Bar Harbor's Land Use Ordinance states that certain areas of Bar Harbor are subject to periodic flooding, causing serious damages to properties within these areas.

The town participates in the National Flood Insurance Program and complies with the National Flood Insurance Act of 1968. Bar Harbor also states that it intends to recognize and evaluate flood hazards in all official actions relating to land use or areas having special flood hazards. Identifying flood preparedness information is currently underway as the Emergency Operations Plan (EOP) is updated and the Hancock County Hazard Mitigation plan is adapted to be specific to the Bar Harbor community. Bar Harbor is also creating an emergency communication system to use during storm events and natural disasters. Bar Harbor staff will also be using the results of the checklist process to identify areas where the town should prioritize its funds and attention in order to mitigate the threats from flooding during the Comprehensive Plan drafting process.

The Nature Conservancy developed a map of resilient lands that can be used to understand a landscape's resiliency to climate change, which is essentially a site's ability to maintain species diversity and ecological function as the climate changes. Climate-resilient sites are ecologically representative sites with a diversity of connected microclimates and low human modification. Climate change forces a shift in species ranges and ecosystems, and diverse climatic conditions, including unique topographies, geologies, and habitats, are needed for species and populations to thrive and withstand climate impacts. Within Bar Harbor, there are areas of the highest level of resiliency – located mainly within Acadia National Park at higher elevations, and areas of the least resilience, located mainly along the state highways and developed coastal lands. The Fresh Meadow and Northeast Creek area is identified as migration space for tidal habitat. When compared to the benchmark standard landscape of the Northern Appalachian and Acadian ecosystem, Bar Harbor has average climate resilience and average landscape diversity. The northern Appalachian and Acadian ecosystem generally includes most of midcoast and inland Maine, as well as Nova Scotia and Canada north to the St. Lawrence River. However in terms of local connectedness (the degree of fragmentation of the landscape and the strength of barriers that do not allow species to move through a landscape), Bar Harbor is slightly below average compared to this region, according to the Nature Conservancy's assessment of resiliency for terrestrial conservation."

AGRICULTURAL AND FOREST RESOURCES

AGRICULTURE IN BAR HARBOR

Agriculture has historically played a role in Bar Harbor's working lands and currently has a small but important presence in the town. The Bar Harbor Open Space Plan, dated June 2014, was edited in 2020, and accepted by the Town Council on May 3, 2022. This Plan identifies a vision for working lands in Bar Harbor that "fosters active use of working lands to the realization of numerous benefits" and notes that protecting farmland in Bar Harbor will result in "an increase in the number of small-scale local farms that can supply specialty products to local niche markets".

Historical trends in agriculture show an 83% decline in the total acreage of active farms in Bar Harbor between 1940 and 2013. In 1940, 79 farms comprised approximately 4,016 acres, which decreased to 14 active farms over 811 acres in 1990, according to a Maine Coast Heritage Trust farmland inventory. The most recently updated inventory in 2013 identified 15 active farms over 695 acres. This trend shows that there was a significant decrease in the land area used for farming between 1940 and 1990, and a more modest decrease since 1990.

Major constraints to farming within Bar Harbor are the high land value and limited land area. Given these constraints, the 2014 Bar Harbor Open Space plan identified the best opportunities for sustaining existing agricultural resources and increasing agricultural activities as small-scale local farms that can supply specialty products to local markets or "pick your own" operations for public activities.

Agricultural areas around Crooked Road and Norway Drive are important agricultural areas in Bar Harbor (and also coincide with soils classified as prime farmland and farmland of statewide importance). The Stone Barn Farm, an iconic property with a productive farmland history located at the intersection of Crooked Road and Norway Drive adjacent to Northeast Creek, was acquired by the Maine Coast Heritage Trust in 2019 and is now managed as a public preserve. Additional areas in Bar Harbor that are valued by residents for their agricultural character include the Town Hill area, Gilbert Farm Road, the head of the island, Hadley Point, and Hulls Cove.

The Maine Farmland Current Use Tax Program is intended to encourage farmland owners to maintain and improve land that is used for farming, agricultural activities, or horticultural activities. There are three properties that participate in the Farmland Current Use Program, composing approximately 147 acres. Comparatively, in 1993 there were two properties in Bar Harbor in the Farmland Tax Program, and between 1999 and 2022 there were five properties, totaling 99 acres in the Farmland Tax Program. Bar Harbor's agriculture can expect to see impacts from changing climate. While much of Maine's coastal commercial agriculture includes blueberry, apple, and cranberry crops that may be notably affected, even the small-scale farming operations in Bar Harbor will be impacted. Impacts from a changing climate to the coastal Maine agriculture include a slightly increased growing season, warmer temperatures in August and September, changing weather, northward migration of pests, and extreme precipitation events. The growing season has increased by about two weeks compared to the 20th century, and August and September have warmed by approximately 2 - 3 degrees F, but these potential benefits may be offset by negative challenges of northward migration of pests and heavy precipitation that could damage newly planted seeds and cause erosion and accelerated soil loss. Changes in weather patterns can also increase the likelihood of seasonal droughts or heat waves. For example, increased

temperature variation has previously affected Maine apple crops where warmer temperatures in the spring caused plant development before the last freeze.

FORESTRY AND TREE GROWTH

While forest covers a large percentage of land cover in Bar Harbor, only a small percentage of forests are actively managed for timber. The Maine Tree Growth Tax Program is intended to encourage forest landowners to retain and improve their forestlands, to promote better forest management, and to support the overall forest products industry in Maine. There are 42 distinct parcels that participate in the Tree Growth Current Use Program in Bar Harbor, composing approximately 1,122 acres. These lands are restricted from development while in the program and subject to a timber management plan. The Maine Forest Service compiles data on timber harvest based on end of year landowner reports. In Bar Harbor, from 1991 – 2018, a total of 1,110 acres of timber was harvested, at an average of 62 acres per year. Seventy-three percent (73%) of the harvest was selection harvest and 27% was shelterwood harvest. Zero percent was clearcut harvest.

The Town of Bar Harbor uses statewide timber harvest standards for land use regulation. The Land Use Ordinance in Bar Harbor had previously required a) that, where timber harvesting is allowed, the town requires a forest management and harvest plan prepared by a licensed forester, b) that harvesting does not create openings greater than 7,500 square feet, and c) harvesting can be no more than 40% of the volume of trees over a ten-year period. This ordinance was repealed in 2018 and replaced with forestry regulations administered by the Bureau of Forestry.

WATER RESOURCES

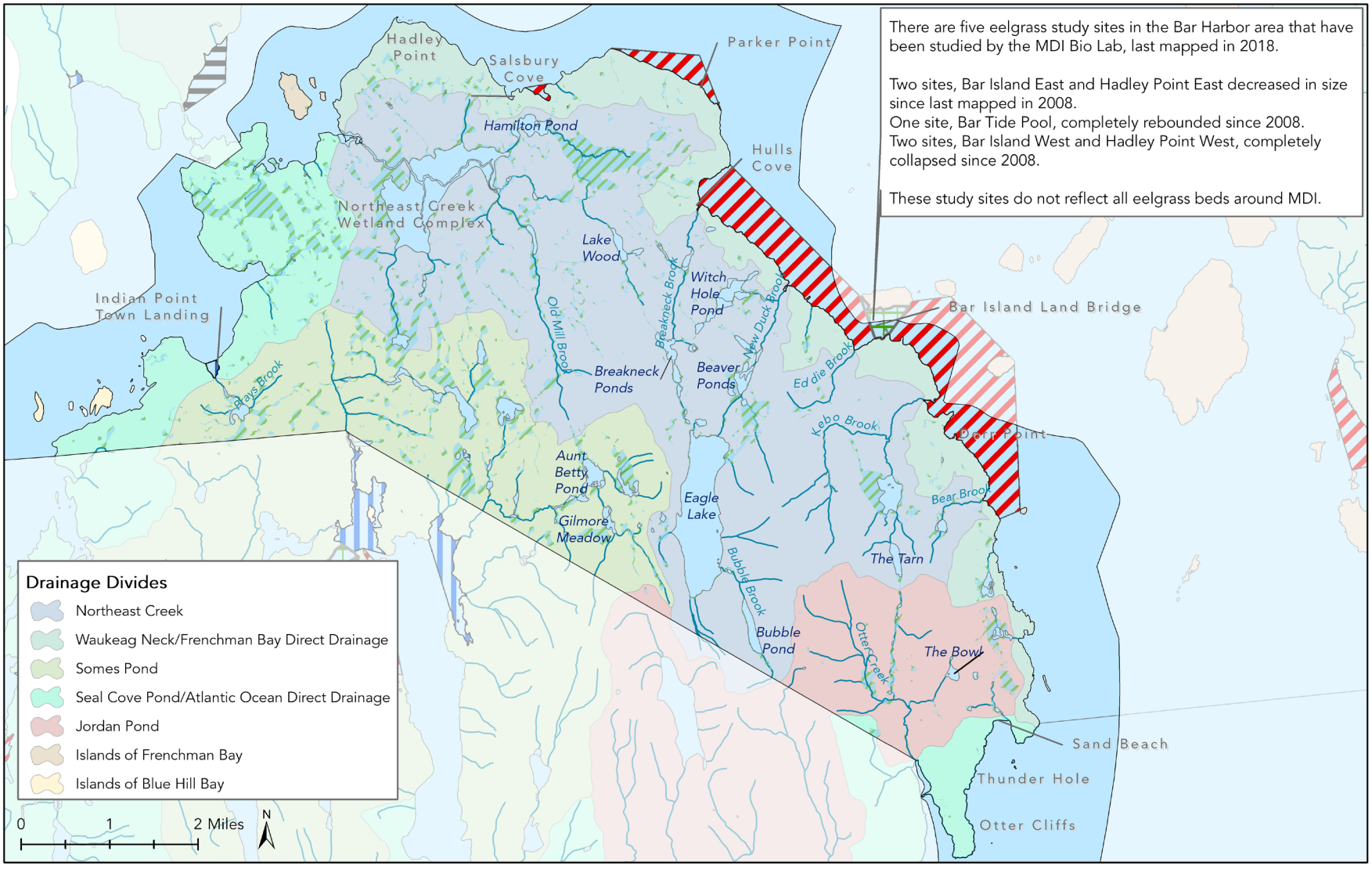
WATERSHEDS/DRAINAGES

A watershed is the area of land that drains to a specified body of water (see Figure 5.1). The National Hydrography Dataset divides watersheds within the United States into progressively smaller hydrologic units, classified as hydrologic unit codes (HUC). At a watershed scale where Bar Harbor is divided into two major coastal watersheds (the HUC10 scale), the northeastern side of the town drains to Frenchman Bay and the southwestern side of the town drains to Blue Hill Bay. When these watersheds are broken down into smaller increments (the HUC12 scale), the largest subwatershed is Northeast Creek which encompasses approximately 49% of the town's land area. The headwaters of Northeast Creek begin on the northern side of Cadillac Mountain and drain north, encompassing numerous tributaries and waterbodies and draining into the Northeast Creek wetland complex. The wetland outlets into Frenchman Bay at the Mt Desert Narrows. Map 5.4 shows Bar Harbor's water resources.



Figure 5.1: A watershed, or drainage divide, is and area of land that channels precipitation to tributaries and eventually to an outflow point, such as the ocean.

Map 5.3: Water Resources in Bar Harbor



NATURAL RESOURCES
WATER RESOURCES

BAR HARBOR

Draft map created for preliminary assessment of existing conditions within Bar Harbor.

- Bar Harbor Town Boundary
- Waterbody/Coastal Waters
- Stream
- Wetland
- Eelgrass (study location)

Shellfish Bed Closures

- Prohibited
- Restricted
- Conditionally Restricted
- Conditionally Approved
- Conditionally Restricted for Relay

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
March 2022

FB environmental

The remaining portions of Bar Harbor compose the Somes Pond subwatershed (approximately 19%), the Waukeag Neck/Frontal Frenchman Bay subwatershed (approximately 11%), the Seal Cove/Frontal Atlantic Ocean subwatershed (approximately 11%), the Jordan Pond watershed (approximately 9%), and the islands of Frenchman Bay and of Blue Hill Bay (less than 1%).

Impervious cover includes hard surfaces such as roads and buildings that do not allow infiltration of stormwater runoff. Based on a study from the Center for Watershed Protection, when impervious cover within a watershed exceeds a threshold of 10%, the watershed cannot support a high-quality stream system. This threshold indicates the relationship between stream quality and land use and is a valuable tool in land use planning. Approximately 3% of the Northeast Creek watershed is impervious cover. The U.S. Environmental Protection Agency classifies subwatershed with less than 10% impervious cover as sensitive.

Table 5.9 Named waterbodies located in Bar Harbor with acreage. Bar Harbor has an additional 860 acres of unnamed waterbodies

Waterbody Name	Acres
Eagle Lake	465.9
Hamilton Pond	40.7
Bubble Pond	33.0
Aunt Betty Pond	31.5
Breakneck Ponds	29.8
Witch Hole Pond	23.8
The Tarn	18.9
Lake Wood	16.8
The Bowl	10.4
Beaver Ponds	9.9
Beaver Dam Pond	7.5
Fawn Pond	4.1
New Mills Meadow Pond	3.2
French Hill Pond	3.0
Kief Pond	1.1
The Featherbed	0.4
Gilmore Meadow	0.3

SURFACE WATERS

Bar Harbor has a total of 1,560 acres (2.4 square miles) of freshwater waterbodies, including eighteen named waterbodies (approximately 700 acres and shown in Table 5.9). Approximately 860 acres are unnamed. These waterbodies are listed in Table 5.9, with corresponding acreage with Eagle Lake as the largest at 465.9 acres. There are an additional 859.2 acres of waterbodies. Eagle Lake is listed as a threatened lake on the Maine National Park Service Priority List because it has outstanding water quality and is a public water supply. Protection of the Eagle Lake watershed is critical to the future of this municipal water supply. One lake, the Tarn, is listed as at risk of having an algal bloom by the Maine Department of Environmental Protection (DEP) but has only one bloom year on record and therefore a low likelihood of future blooms.

Maine surface waters are regulated by the Maine Department of Environmental Protection (DEP) via section 305(b) of the Clean Water Act. The Clean Water Act requires states to submit an integrated report to the U.S. Environmental Protection Agency every even-numbered year to assess the ability of Maine's water resources to meet five identified designated uses: (1) drinking water supply after treatment, (2) aquatic life use support, (3) fishing/fish consumption, (4) recreation, and (5) navigation/ hydropower/agriculture/industrial supply. All waterbodies are then put into one of five categories in the integrated report with waters not meeting one or more of their designated uses listed as "impaired" and requiring the development of a total maximum daily load (TMDL) report. A TMDL is a summary document that identifies the impairment and calculates the total amount of pollutants that a water body can receive to meet water quality standards.

Coastal/tidal waters are classified as SA, SB, and SC in order of decreasing water quality and protection (See Title 38 M.R.S.A. Article 4A for more information). The Northeast Creek estuary is listed as Class SB, along with nearly all Marine waters within Hancock County. According to the Maine statute that sets water quality goals for estuarine and marine waters of the state, Class SB waters are to be:

"…suitable for the designated uses of recreation in and on the water, fishing, aquaculture, propagation and harvesting of shellfish, industrial process and cooling water supply, hydroelectric power generation, navigation, and as habitat for fish and other estuarine and marine life. The habitat shall be characterized as unimpaired. …. Discharges to Class SB waters may not cause adverse impact to estuarine and marine life in that the receiving waters must be of sufficient quality to support all estuarine and marine species indigenous to the receiving water without detrimental changes in the resident biological community. There may be no new discharge to Class SB waters that would cause closure of open shellfish areas by the Department of Marine Resources."

Surface waters are also classified according to Section 303(d) of the Clean Water Act in Maine's Integrated Water Quality Report by levels of impairment by one or more pollutants. Categories include:

- Category 1 – Meets water quality standards.
- Category 2 – Water of concern (indicate some evidence of a water quality problem that is not at the level of impairment).
- Category 3 – Insufficient data.
- Category 4 – Impaired water that does not require a Total Maximum Daily Load (TMDL).
- Category 5 – Impaired water requiring a TMDL or other water quality improvement project.

The Northeast Creek estuary and Thomas Bay were listed as Category 5-B-1(a): Estuarine and Marine Waters Impaired for Bacteria Only – TMDL Required in the 2014 and 2016 editions of the Integrated Water Quality Report. A TMDL is a summary document that identifies the impairment and calculates the total amount of pollutants that a water body can receive to meet water quality standards. These listings were due to elevated fecal indicators, and the shellfish harvest closure status was classified as Restricted during this time. Northeast Creek and Thomas Bay were removed from this list in the 2018/2020/2022 edition, and are not listed for any of the categories. As of 2016, shellfish harvesting in the Northeast Creek estuary has been updated to an "Approved" classification. However, Northeast Creek is still listed as Impaired on the most recent Nonpoint Source Marine Waters Priority List by the Maine DEP. The listing cause is reported as DMR/NPS threat, due to concerns for elevated bacteria or nutrients inputs. (Maine Department of Environmental Protection, 2023).

Bar Harbor has a total of 53 miles of documented flow lines, not including flow lines within freshwater and marine waterbodies (Table 5.10). The longest named stream 2.62 miles is Otter Creek at which runs through Acadia National Park and under the bridge and causeway into Otter Cove. The majority of the streams in Acadia National Park are listed as Class AA, the highest classification that is applied to waters with outstanding natural resources that "…should be preserved because of their ecological, social, scenic or recreational importance." The waters on the northern end of the island are primarily listed as Class B, the third highest classification that allows for some exceptions but still requires waters to meet designated uses and to protect habitat.

NORTHEAST CREEK ESTUARY

2007 Comprehensive Plan

Policy 1A recommended in the 2007 Comprehensive Plan directed the Town to "protect the quality and manage the quantity of fresh water resources in Bar Harbor", specifically identifying Northeast Creek (among others) as a focus resource. This Plan utilized nutrient loading data from the U.S. Geological Survey (USGS) Nutrient Load and Estuarine Response Decision Support System Model to develop recommendations for protecting waterways from excess nutrient loading. Of concern were failing or malfunctioning septic systems (i.e., private sewage disposal) that result in waste preemptively discharging from the system and entering local waterways via groundwater. At present, staff at Acadia National Park are working with USGS to identify funding to update the nitrogen loading model for Northeast Creek, which would likely have model results in 2025. The primary water quality concerns resulting from septic system malfunctions are high bacteria *(Escherichia coli)* and elevated nitrogen (in the bioavailable form of nitrate). Resulting from the recommendations in the 2007 Plan, the town adopted a general land use provision (§125-67) that specified nitrate-analysis standards in Site Plan Review. This provision requires a minimum lot size based on a specified formula that incorporates the average septic discharge rate, assumed concentration of nitrate reaching the water table, limiting concentration of nitrate in groundwater, background concentrations of nitrate, and groundwater recharge based on soil types and average annual precipitation. The intent of this provision is to protect groundwater by decreasing septic placement density and increasing dilution of septic discharge prior to entry of downstream surface waters.

Table 5.10. Total flowlines in Bar Harbor, including 30.22 miles of unnamed flowlines

Flowline Name	Miles
Unnamed Flowlines	30.22
Otter Creek	2.62
Old Mill Brook	2.61
Richardson Brook	2.00
Kitteredge Brook	1.85
Cromwell Brook	1.56
Stony Brook	1.45
New Duck Brook	1.37
Breakneck Brook	1.35
Eddie Brook	1.30
Kebo Brook	1.29
Aunt Betseys Brook	1.06
Bear Brook	0.97
Prays Brook	0.77
Chasm Brook	0.76
Canon Brook	0.63
Northeast Creek	0.50
Bubble Brook	0.44
French Hill Brook	0.35
Mount Desert Narrows	0.01

Minimizing septic discharge is critical to protecting downstream resources, including Northeast Creek. However, a follow-up study to the 2000 report indicates that simulating nitrogen loads to Northeast Creek via land use change alone is an oversimplification of the variability in nitrogen export. More accurate modeling and observational field monitoring is needed to identify the contribution of additional variables to nitrogen export (e.g., transport time; daily, seasonal and year-to-year hydrologic conditions, and site-specific soil and geology). Requiring large minimum lot sizes to reduce pollutants from reaching surface waters may have limited influence on overall nitrogen export and further, has unintended consequences for development potential on vacant, developable land. The town might consider redirecting its efforts to:

- Consider identifying and enforcing maintenance of existing septic systems that may be malfunctioning or failing. This could include mandatory pump-outs via a pump-out ordinance and required septic inspections and performance standards implemented during property transfer above and beyond those required by the state in the coastal zone and along lakes.
- Rather than a blanket minimum lot size requirement, consider strengthening enforcement of new septic system placement (Article V Private Sewage Disposal, §165-18: §165-21) to focus on protecting sensitive areas, as defined in the 2007 Comprehensive Plan as;
    - Areas on or near dug wells
    - Recharge zones (the upper third of a watershed)
    - Localized features like fractures that exhibit strong hydraulic connections with soil and the groundwater beneath septic systems, or areas where well yield is marginal relative to bedrock fractures, soil type, groundwater recharge zones, or drought conditions
    - Areas in close proximity to older wells or deep excavations such as rock quarries
    - Areas of thin soils (less than five feet), soils with low recharge rates (5-15%), exposed bedrock, topographic heights, and coastal areas within 200 feet of the shoreline, and other areas where ground or surface water is vulnerable.
- Where possible, consider increasing connection of new development to the sewer system and consider expansion of the sewer system to accommodate targeted areas for new development growth.

By focusing efforts on sensitive areas and maintenance of existing systems, the town will have more opportunity for higher density development to accommodate the increased housing pressures in the town while focusing conservation and protection on sensitive resources. For more information on nutrient loading in Northeast Creek, please see the Appendix.

WETLANDS

Bar Harbor has a total of 4,205 acres (approximately 6.6 square miles) of wetlands across twelve wetland types (Table 5.11). The most common wetland types are an inland forested swamp or wetland (palustrine-forested) and inland shrub bog or wetland (palustrine scrub-shrub) at 1,550.6 acres and 1,447.7 acres respectively. The wetland located in the headwaters of Northeast Creek is the largest continuous wetland which is predominantly classified as a palustrine-scrub-shrub with some palustrine-forested wetland on the perimeter. There is a second significant contiguous wetland to the east of Northeast Creek that is the headwaters of Stony Brook.

MARINE RESOURCES

Situated within Frenchman Bay, the town relies on its marine resources for recreation, tourism, and commercial use. In addition to the Bar Harbor Marine Resource Committee, local partner organizations, including the Frenchman Bay Conservancy, the MDI Water Quality Coalition, Mount Desert Island Biological Lab, and the Maine Healthy Beaches Program are critical to marine resource protection efforts in Bar Harbor.

Monitoring for fecal pollution (bacteria) occurs at the four main beaches in Bar Harbor (Hadley Point, Hulls Cove, Sand Beach, and Town Beach). Over the last decade, there have been 25 exceedances above the U.S. Environmental Protection Agency's recommended safety threshold with 10 of these 25

Table 5.11. Wetland types, descriptions and corresponding acreage for all wetlands in Bar Harbor		
Wetland Type	**Wetland Type Description**	**Acres**
PFO	Palustrine-Forested	1,550.6
PSS	Palustrine-Scrub-Shrub	1,447.7
POND	Pond	716.9
PEM	Palustrine-Emergent	243.2
STREAM	Stream	104.5
E2EM	Estuarine-Intertidal-Emergent	67.0
PUB	Palustrine-Unconsolidated Bottom	64.3
RUB	Riverine-Unconsolidated Bottom	6.0
E1UB	Estuarine-Subtidal-Unconsolidated Bottom	3.2
E2US	Estuarine-Intertidal-Unconsolidated Shore	0.6
PUS	Palustrine-Unconsolidated Shore	0.4
M2US	Marine-Intertidal-Unconsolidated-Shore	0.1
Total		**4,204.5**

exceedances at the Town Beach. The town issues voluntary contamination advisories based on these data, as well as expected rainfall conditions that will cause an increase in contaminated runoff to the beaches. There have only been four contamination advisories over the last five years, with two of these at the Town Beach, one at Sand Beach, and one at Hulls Cove. In addition to water quality monitoring at the beaches, the MDI Water Quality Coalition has provided the town with seven seasons of monitoring in the bay to identify any pollution threats from cruise ships. The most significant development from this work has been improved communication between the harbormaster and ship captains when a water quality concern is identified.

Fecal contamination is also monitored by the Maine Department of Marine Resources to classify shellfish harvesting areas. Because bivalve shellfish are filter feeders, they can accumulate bacteria that is dangerous for human consumption. A significant portion of Bar Harbor's direct coastline is closed to harvesting of shellfish (1,967.63 acres) with one additional area that is conditionally restricted based on combined sewer overflows. Even with these restrictions, the landings data shows that softshell clam harvests have been responsible for $125,422 in total value to Bar Harbor over the last ten years. This falls behind American lobster, valued at a total of $47,228,320; Elvers, valued at a total of $846,169; and blue sea mussel at $773,216, respectively, between 2012 and 2020. Protection of water quality is critical to these species but they also rely on the protection of habitat. Eelgrass is an especially important habitat in Bar Harbor and Frenchman Bay for many fish and shellfish species. Significant eelgrass restoration efforts have occurred in these waters following a 58% decline in eelgrass populations between 1997 and 2008. Continued focus on eelgrass occurrence and restoration should be a priority for the town to support wild fish and shellfish species.

In addition to wild harvesting, there is an increasing presence and pressure from aquaculture in Bar Harbor, most notably in the Bar Harbor Narrows. With statewide growth of approximately 2% per year in the past decade and greater projections for future growth, aquaculture is poised to offer expanded marine economic growth for the town. With that growth comes an increase in pressure on the town's

marine resources. Aquaculture for bivalves and plants can improve water quality due to filter feeding by these organisms, however finfish aquaculture can pose a threat to water quality due to biological waste, feeding inputs, and any chemical or hormonal inputs used to support the finfish population. An increase in aquaculture can also place competing pressures on existing native species. All types of suspended aquaculture have a visual impact to the surrounding area and also increase use of working waterfront access points, such as Hadley Point. Historically, aquaculture in Bar Harbor has been limited to plants and bivalves (e.g., kelp, blue sea mussels, oysters) but the town should be prepared for an increase in pressure from additional plant and bivalve operations, as well as finfish aquaculture. A balanced approach to aquaculture expansion should protect marine resources while also supporting the establishment of sustainable local food systems, a goal of the updated Bar Harbor Climate Action Strategies (Draft April 12, 2022).

MAINE HEALTHY BEACHES

Funded by the U.S. Environmental Protection Agency (EPA), the Maine Healthy Beaches Program (MHB) was established to ensure that Maine's salt-water beaches remain safe and clean. The program brings together communities to perform standardized monitoring of beach water quality, notifying the public if health risks are detected, and educating both residents and visitors on what can be done to help keep Maine's beaches healthy. Maines' U.S. EPA-approved single sample maximum safety threshold (or Beach Action Value-BAV) is 104 Enterococci bacteria per 100 milliliters of sample water. Enterococci is a type of bacteria which indicates fecal contamination and the possible presence of disease-causing microorganisms. When Enterococci bacteria levels exceed the safety threshold, there is an increased probability of contracting illness from the water.

Bar Harbor has four beaches listed in the Maine DEP 2022 Integrated Report that are monitored by volunteers at MDI Bio Lab with the Maine Healthy Beaches Program. All beaches are monitored one time per week from Memorial Day to Labor Day. When water quality results are available, they are posted on the Maine Healthy Beaches website (www.mainehealthybeaches.org). Each year, a report is compiled and issued to the U.S. EPA detailing water quality conditions for Maine's participating beaches. The four beaches monitored in Bar Harbor include (1) Hadley Point, (2) Hulls Cove, (3) Sand Beach, and (4) Town Beach. Sand Beach is classified as "SA" and the three remaining beaches are classified as "SB". Class "SA" is the highest classification for estuarine and marine waters.

Advisories and closures are based on bacteria exceedances, as well as, other factors including environmental conditions, risk of pollution, historical water quality, and other known safety hazards (Maine Healthy Beaches Factsheet, 2021). Each participating town/park designates a Beach Manager who consults with the MHB program to make informed decisions when issuing public notifications (advisories or closures) at a beach. The decision to post notifications ultimately rests with the designated Beach Manager. Since advisories are voluntary and dependent on multiple factors, they are not an accurate measure of water quality. Contamination advisories are issued based on bacteria monitoring results and preemptive rainfall advisories are issued as a result of heavy rainfall. Between 2012 and 2021, there were 17 contamination advisories for participating Bar Harbor beaches with the greatest number of advisories occurring at the Town Beach (Table 5.12).

The total number of exceedances above the BAV (Beach Action Value) between 2012 and 2021 was 25, with the highest number of exceedances occurring in 2012. Overall, Town Beach had the greatest number of exceedances between 2012 and 2021 (10 total).

Table 5.12. Contamination advisories from 2012-2021 at the four beaches monitored by volunteers for the Maine Healthy Beaches Program in Bar Harbor											
EPA Beach ID	Beach Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
ME806573	HADLEY POINT	1	1								
ME209288	HULLS COVE	2	1	2					1		
ME313199	SAND BEACH			1							1
ME419870	TOWN BEACH	2	2	1							2
	TOTAL:	**5**	**4**	**4**	**0**	**0**	**0**	**0**	**1**	**0**	**3**

CRUISE SHIP WATER QUALITY MONITORING

The Town of Bar Harbor contracts with consulting scientists to conduct water quality monitoring in the bay to determine if there is any pollution from cruise ships. The State of Maine passed legislation in January of 2006 (38 M.R.S.A. 423-D, "An Act to Protect Maine's Coastal Waters") requiring large passenger vessels to obtain a general permit for discharge of gray water or a mixture of gray and black water and to adhere to discharge standards. However, the ships that visit the town pier in Bar Harbor are all considered small commercial passenger vessels (less than 250 passengers) and therefore are exempt from these state regulations. Bar Harbor requires all visiting ships to hold waste while in the harbor. Two pumpout stations exist in Bar Harbor: (1) Bar Harbor town dock, which is a pier side station located at 21 Ellis Pier and (2) Bar Harbor whale watcher, which is a pier side station located at 1 West Street. The Bar Harbor Bay is not a designated "no discharge area" which would prohibit the discharge of both untreated and treated sewage.

Cruise ship monitoring reports are available for the following seasons: 2004, 2010, 2011, 2012, 2014, 2015, and 2018. The initial report from the 2004 season, produced by the MDI Water Quality Coalition, was drafted in response to the development of the aforementioned state legislation. It provided a larger spatial coverage of the bay, with water quality collected in the vicinity of 31 large and small passenger vessels. Monitoring typically occurs at the two offshore cruise ship anchorages (Alpha and Bravo), the town pier, and a control site at Bell Buoy #7. Sample parameters have included phytoplankton, dissolved oxygen, biological oxygen demand, Enterococci bacteria, chlorine, and nutrients (nitrogen, phosphorus, silica). This initial report concluded that water quality was good when ships that belong to the International Council of Cruise Lines (ICCL) were in the harbor and that some water quality issues were identified when sampling around non-member ships. Degraded water quality results prompted communication with the two non-ICCL member ships and water quality was restored following changes to discharge practices . Water quality monitoring and reporting resumed following observed discharge by a small passenger ship in 2010 and 2011 and was conducted again in 2014, 2015, and 2018. One of the main objectives of this water quality monitoring program is to improve communication between ship captains and the harbormaster and to provide the harbormaster with data on water quality concerns (e.g., elevated bacteria) that coincide with ship visits to the bay. When instances of water quality exceedances are identified, the harbormaster can act swiftly in communicating

with the ship captains to make change. Water quality monitoring is complicated by additional variables affecting water quality (e.g., rainfall, recreational boating, wildlife).

LANDINGS DATA

The Maine Department of Marine Resources (Maine DMR) has landings data for eight species for the Bar Harbor port between 2012 and 2020 (2021 data was not available at the time of this writing). The total value across these eight species for the identified eight-year period is $49,035,621 with American lobster listed as the highest value ($47,228,320; Table 5.13).

Table 5.13. Landings data from 2012 through 2020 for eight species at the Bar Harbor Port. 2021 Data was not available at the time of this writing

Species	Total Value ($)	Total Weight (lbs.)	Total Trips	Total Harvesters
Lobster American	$ 47,228,320	1,1765,500	16279	461
Elver	$ 846,169	477	791	171
Mussel Blue Sea	$ 773,216	911,496	163	4
Clam Soft	$ 125,422	45,737	728	44
Scallop Sea	**$ 31,955**	**2,785**	**31**	**6**
Bloodworms	$ 24,223	2,026	124	25
Sandworms	$ 3,319	632	16	8
Crab Atlantic Rock	$ 2,998	4,646	52	7

NATIONAL SHELLFISH SANITATION PROGRAM

Maine DMR is responsible for conducting routine sampling in coastal waters in accordance with regulations required by the National Shellfish Sanitation Program (NSSP). This is a cooperative program between the federal government and individual states, as well as the Food and Drug Administration and the Interstate Shellfish Sanitation Conference. The goal of this program is to ensure that harvested molluscan shellfish , which feed through filter feeding, are safe for human consumption. To comply with this program, Maine DMR samples in estuaries with shellfish beds on a routine and rain event basis. Each year the Maine DMR conducts routine random sampling for fecal coliform. Through a random generator, sample sites and dates are selected throughout the year in each estuary with a minimum of six random sampling events each year. Using the fecal coliform data collected from each site, the Maine DMR calculates a geometric mean and a P90 score, which is the calculation of the 90th percentile from the previous 30 fecal coliform scores. This statistical calculation is run for each site and takes into account the previous 30 fecal coliform values. Given this format, P90 scores are dynamic, and change each year with additional data collected at each site. Sections of the coastline and associated shellfish beds are classified based on the P90 scores at sites in that area along with the geometric mean and shoreline surveys. These classifications are revisited annually by the Maine DMR (Table 5.14).

The following data is accurate through May 27, 2021 (Table 5.15). Frenchman Bay is located in shellfish growing area "EI" which extends from Great Head in Bar Harbor to Schoodic Point in Winter Harbor. The majority of Frenchman Bay is approved for harvesting (66,023.92 acres). However, the direct shoreline around Bar Harbor has four prohibited areas: (P6 from Sand Point to Levi Point, P7 Salisbury Cove, P8 Bar Harbor to Hulls Cove (west of Lookout Point to Bridge Street), and P9 Bar Harbor to

Table 5.14. Classification types and associated allowable shellfish harvesting activity through the Maine DMR		
Classification	**Status**	**Shellfish Harvesting Activity**
Approved	Open	Harvesting allowed
Conditionally Approved	Open	Harvesting allowed except during specified conditions (rainfall, STP bypass or seasonal) (Note: STP = Standard Temperature and Pressure, 32°F and 1 atmosphere)
	Closed	Harvesting not allowed
Restricted	Open	Depuration and/or Relay harvesting only
Conditionally Restricted	Open	Depuration and/or Relay harvesting allowed except during specified conditions (rainfall, Standard Temperature and Pressure (STP) bypass or seasonal)
	Closed	Harvesting not allowed

Table 5.15. Growing area sections in Bar Harbor with listed restrictions to shellfish harvest classifications			
Growing Area Section	**Location Description**	**Classification**	**Area (acres)**
P6	Sand Point to Levi Point	Prohibited	134.51
P7	Salisbury Cove	Prohibited	13.97
P8	West of Lookout Point to Hulls Cove	Prohibited	719.37
P9	Northeast of the Harborside Hotel and Marina to Bar Island and East to Sheep and Porcupine Island	Prohibited	1,099.78
CR1	Bar Island Bar: Bridge Street to Bar Island	Conditionally Restricted (Closed 6/1-6/28 and Combined Sewer Overflows)	70.87

the Thrumcap (approximately from the Harborside Hotel and Marine property to the eastern tip of Bar Island). There is one additional conditionally restricted area in proximity to the wastewater treatment plant in Bar Harbor, CR1 Bar Island Bar.

AQUACULTURE

Marine aquaculture, the farming of aquatic organisms such as fish, shellfish, and plants in coastal waters, is regulated by the Maine Department of Marine Resources (Maine DMR). Maine DMR offers three different aquaculture lease types: (1) Limited-Purpose Aquaculture licenses, (2) Experimental Leases, and (3) Standard Leases. Limited-Purpose licenses are limited to specific gear, no more than 400 square feet, and one calendar year, and are intended to allow growers to try out various locations before applying for a lease. Growers can then either apply for experimental leases – less than 4 acres in size and up to 3 years in duration – or standard leases – up to 100 acres in size and 20 years' duration. Standard lease aquaculture sites around Bar Harbor are concentrated in the Mount Desert Narrows, with the largest site (89.7 ac) just outside the town jurisdiction in Lamoine held by Moosabec Mussels, Inc. for blue sea mussels (Mytilus edulis). A 40.36 ac site for blue sea mussels and sugar kelp is located at Hadley Point and leased to Acadia Aqua Farms, LLC. A 22.04-acre site in Thomas Bay is held by the Bar Harbor Oyster Company LLC. A few additional large sites are under review in Frenchman Bay and a handful of limited-purpose licenses dot the Mount Desert Narrows landscape.

With aquaculture growing at approximately 2% per year in the past decade and even greater projections for future growth, Bar Harbor should expect to see an increase in aquaculture applications and farms in Frenchman Bay and the Mount Desert Narrows. The increase in farms is a direct result of increasing demand, specifically for oysters, mussels, and salmon, within and outside the town boundary. Bivalves, such as oysters and mussels, are filter feeders and generally pose a lower water quality pollution risk to surrounding waters than fin fish aquaculture, such as salmon. However, expanding aquaculture sites have caused additional concern for both the visual impact and a loss of fishing ground for competing uses (e.g., lobster). At the time of this writing, two 60-acre salmon aquaculture sites proposed by American Aquafarms are under review in Frenchman Bay in the jurisdiction of the Town of Gouldsboro. A collaboration of sixteen organizations, led by the Frenchman Bay Conservancy, has requested an Environmental Impact Statement from the U.S. Army Corps of Engineers.

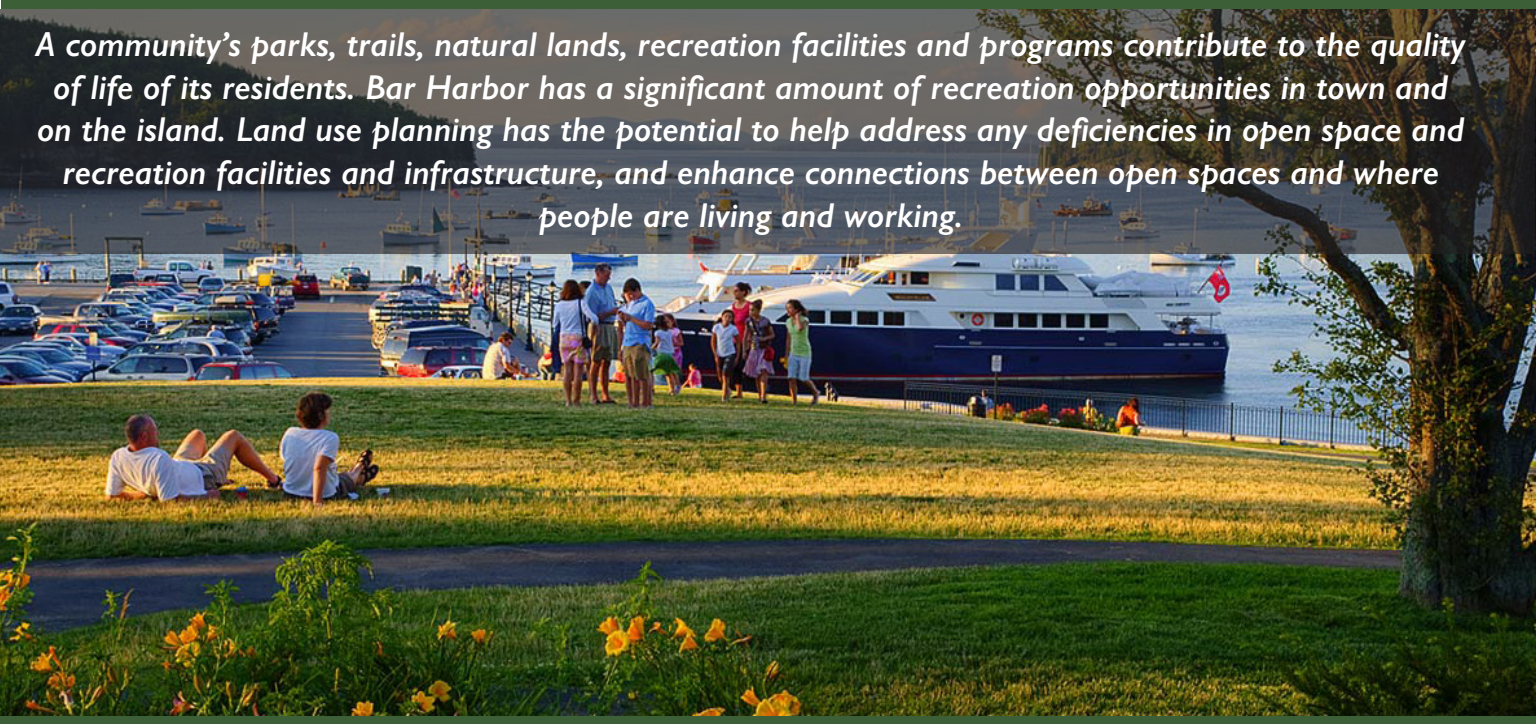
RESOURCES

- Bar Harbor Climate Action Plan, Goals and Strategies 2021-2026. Town of Bar Harbor Climate Emergency Task Force (and 2022 draft update document)
- Comprehensive Plan Update, Bar Harbor, Maine. June 2007.
- Bar Harbor Cruise Ship Monitoring Report, 2018, Community Laboratory at MDI Bio Lab
- Bar Harbor Land Use Code
- Bar Harbor Open Space Plan, 2014-2020 (not adopted), Town of Bar Harbor and FB Environmental
- Changes in Nitrogen Loading to the Northeast Creek Estuary, Bar Harbor, Maine, 2000 to 2010, 2013, Martha G. Nielsen (USGS)
- Coastal Maine Climate Futures, 2018, University of Maine
- Cruise Ship Water Quality Report, 2004, The MDI Water Quality Coalition
- Maine Beginning with Habitat Dataset, Maine Department of Inland Fisheries and Wildlife
- Maine Wildlife Action Plan, Maine Department of Inland Fisheries and Wildlife
- Maine Won't Wait: A Four-Year Plan for Climate Action, 2020, Maine Climate Council
- Results of the Maine Flood Resilience Checklist (Bar Harbor), 2021, FB Environmental
- The Nature Conservancy Resilient Land Mapping Tool, The Nature Conservancy
- Town of Bar Harbor Climate Action Plan, 2021-2026 (not adopted), Town of Bar Harbor Climate Emergency Task Force
- Maine Nonpoint Source Management Program Plan 2020 - 2024
- Maine Department of Environmental Protection 2014 Integrated Water Quality Monitoring and Assessment Report Appendices
- Maine Department of Environmental Protection 2016 Integrated Water Quality Monitoring and Assessment Report Appendices
- Maine Department of Environmental Protection 2018/2020/2022 Integrated Water Quality Monitoring and Assessment Report Appendices
- Maine Department of Environmental Protection 2023 Nonpoint Source Priority Watersheds List
- Maine Department of Environmental Protection 2022 Shellfish Harvesting Area Classification – Notification of Changes

PARKS, OPEN SPACE, AND RECREATION

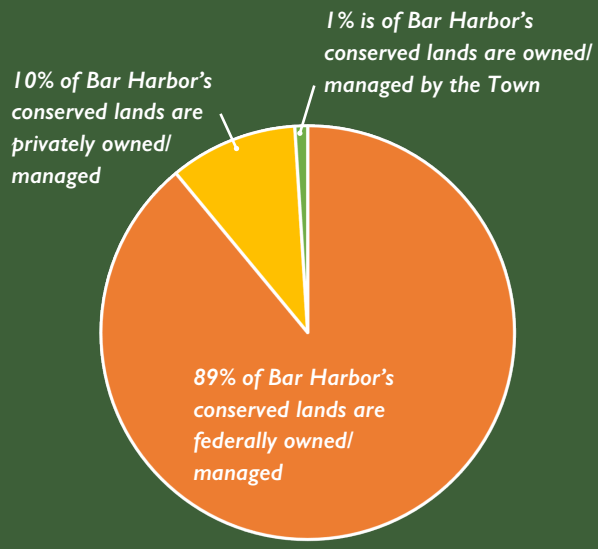
BAR HARBOR 2022 EXISTING CONDITIONS SUMMARY

A community's parks, trails, natural lands, recreation facilities and programs contribute to the quality of life of its residents. Bar Harbor has a significant amount of recreation opportunities in town and on the island. Land use planning has the potential to help address any deficiencies in open space and recreation facilities and infrastructure, and enhance connections between open spaces and where people are living and working.



More than 50% of Bar Harbor's land area is conserved. The total acreage of conserved lands in town is 15,005 acres. Bar Harbor has a high degree of conservation partners across scales and jurisdictions. While it poses challenges, this should be viewed as a victory.

The multi-jurisdictional nature and physical landscape of open spaces in Bar Harbor provides a tremendous array of recreational opportunities including forested walks/hikes, fresh and saltwater boating, passive playgrounds and picnic areas, cross-country skiing, intertidal shellfish harvesting. While there are biking opportunities, they are not as easily or safely available given the narrow road network and limited bike paths outside of the park.



The downtown municipal parks and open spaces receive a high demand of use from residents and visitors. While these assets are serving a high demand, this puts pressure on limited resources in Bar Harbor – space and municipal staff capacity.

Bar Harbor has many public water access points and offers an array of recreational opportunities. Through a series of management agreements, knowledge of these areas ranges from widely known to rarely used.

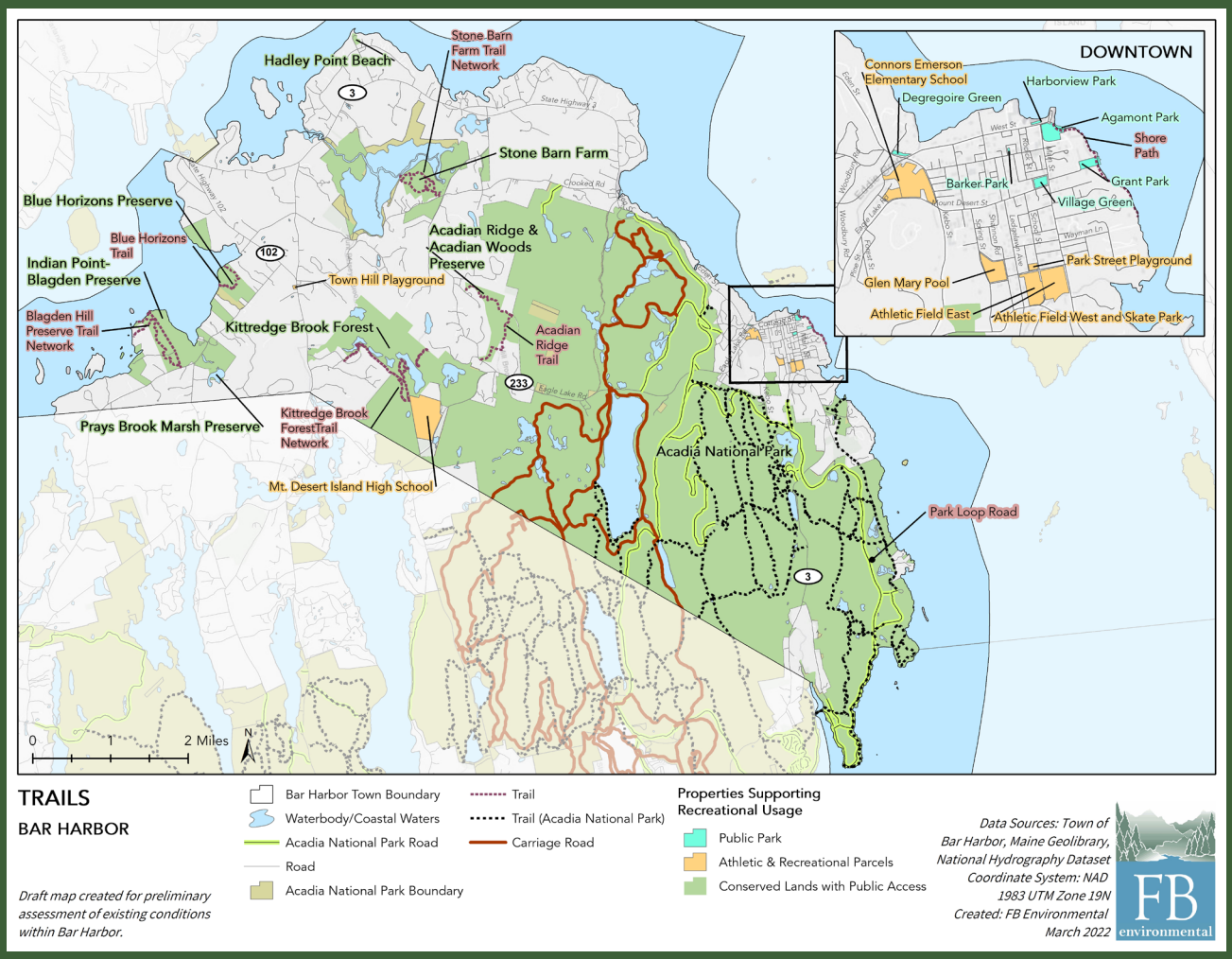
There is a heavy reliance on nonprofits for recreational programs in Bar Harbor considering there is no municipal department providing this type of programming. With that said, the programs offered by these private, nonprofits appear to serve the needs across age groups.

There are many recreational opportunities available for seniors. However, one area of improvement related to senior recreation that is needed is for enhanced communication outlets.

The dense downtown of Bar Harbor is frequently used for walking/running and bicycling, although safer alternatives may be available to better integrate these modes of recreation into the streetscape.

Many of the open spaces in areas beyond the downtown offer recreational opportunities for locals that are less frequented by visitors. However, the overall usage of these areas is increasing.

There are limited recreational connections between neighborhoods and open spaces throughout Bar Harbor. Currently, these are viewed as independent areas instead of a cohesive recreational network.



6. Parks, Open Space, and Recreation

INTRODUCTION

Bar Harbor's parks, open space and recreational assets play a vital role in the lives of residents. The diverse landscape of mountains, forests, intertidal coastline, and open ocean, paired with a dense and vibrant downtown, offer an array of open space and recreation opportunities for locals and visitors. These aligning factors provide a tremendous suite of offerings ranging from star gazing, picnicking, and playgrounds to rock climbing, hiking, and biking. Along the coast, opportunities range from swimming and tidepooling to shellfish harvesting; there are access points for sea kayaking, boating, and sailing to explore more of the open ocean. While these recreational and open space resources are great for residents and visitors, the diversity also brings challenges requiring creativity and collaboration across jurisdictions.

PRELIMINARY ISSUES, CHALLENGES, AND OPPORTUNITIES

Limited space, heavy visitor usage especially during summer months, multi-jurisdictional land and methods of recreation managements are substantial challenges facing Bar Harbor. These are compounded by the lack of a formal municipal parks and recreation department. While the town has managed to provide open space and recreational opportunities in many forms from infrastructure to programming, the lack of a formal department dedicated to serving these needs will increasingly stress the carrying capacity of existing assets while taxing other sectors currently charged with maintenance and management of these resources. One manifestation of this can be seen in the lack of a safe and cohesive network connecting parks, open spaces, and recreational areas in Bar Harbor. Many year-round residents, most of whom live in neighborhoods outside the dense downtown, mention the need for connections between both neighborhoods and the recreational offerings in those areas. Similar sentiments have been captured in many documents over the years referring to the need for safe, multi-modal connections to downtown.

While the town has done a good job providing open space and recreational offerings to residents and visitors with a volunteer Parks and Recreation Committee and overstretched Public Works Department, many of the complexities unique to Bar Harbor could overwhelm the existing system. However, with challenges come opportunities. Bar Harbor is at a turning point – the town can maintain the current system or, over time, invest in formalizing and strengthening the municipal parks, open spaces, and recreational offerings. There are tremendous resources in Bar Harbor and across Mount Desert Island that, if harnessed effectively, could make dramatic improvements for visitors and year-round residents.

Additionally, Bar Harbor is the gateway to Acadia National Park, one of the nations most visited national parks, which saw over 4 million recreation visits in 2021, nearly doubling the number from 2008. Bar Harbor is visited by people from around the world who come to experience and recreate in the landscape. "A five-hour drive from Boston and 50 miles from Bangor International Airport, Bar Harbor is the heart of island activity…[and] with a thriving year-round population, it also serves as the Downeast region's center of economic activity, supporting a wide range of industries ranging from lobstering and boat building to banking and biomedical research" and countless outdoor recreation businesses. The economic impact of open space and recreation in Bar Harbor cannot be overstated and is covered in the Economic Development section of this document. The

2035 Comprehensive Plan should help the Town Council and the Planning Board integrate the work of Bar Harbor's Open Space Plan and the Climate Change Adaptation Plan into decision making and prioritizing.

MUNICIPAL PARKS AND OPEN SPACE

Bar Harbor is known for being the home of Acadia National Park, which accounts for 48% of Bar Harbor (excluding marine waters). Of the 15,005 acres of conserved open space in Bar Harbor, 89% is federally owned and managed by the National Park Service. However, Table 6.1 shows there are other municipal, state, and private open space lands.

Table 6.1: Open Space Lands

Hold Type	Acres	Percent of Open Space Lands in Bar Harbor
Federal	13,397	89%
Private	1,499	10%
Municipal	92	1%
State	17	0.1%
Total	**15,005**	**100%**

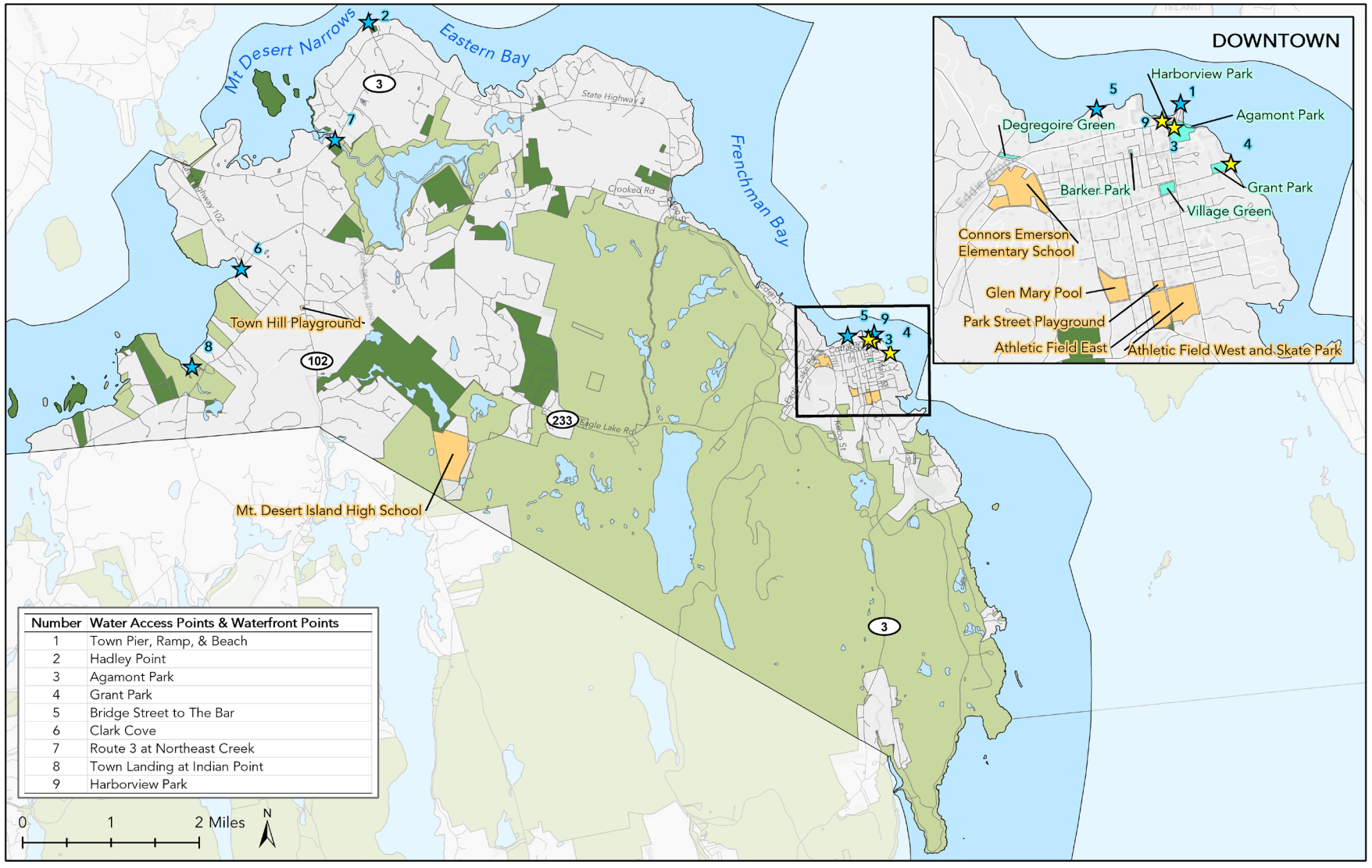
Bar Harbor has an active Parks and Recreation Committee that acts "in an advisory capacity to the Town Council and Town Manager in all matters relating to the development and management of the town's parks and recreation facilities." The Town of Bar Harbor owns and maintains many parks and open spaces totaling approximately 92 acres, which are listed in Table 6.2 and shown in Map 6.1. These areas are located relatively close to the center of town and provide opportunities for residents and visitors. It is worth noting that all municipal parks and open spaces are managed and maintained by the Bar Harbor Public Works Department.

Table 6.2: List of Parks and Open Spaces

Site Name	Description	Address
Agamont Park	This park includes a partially shrub-and-tree-shaded lawn overlooking the waterfront, harbor, and Porcupine islands. It is located in town and used for events like open-air art shows. The Park adjoins the grounds of the Bar Harbor Inn on the east side. Agamont Park received extensive renovations in 2005.	Main and West St
Athletic Fields	Facilities include: two Little League fields, three softball fields, two tennis courts, one basketball court, one skateboard ramp, and two large green areas. A year-round skate park is located at the Athletic Field for skate boarding. One of the town's most popular recreational areas, the ball field is used constantly for games, events, and private pursuits. The Athletic Fields' deed restricts use to recreational pursuits only. Three lots, with about 40 spaces, provide parking for the Ball Field. Parking is also available on nearby streets.	Main and Park St (about three-quarters of a mile from the center of town)
Barker Park	Barker Park is a small in-town park next to the post office. The Park was purchased by the town in 1998. The Park provides bench seating and a granite sculpture.	53 Cottage St

Glen Mary Park	This park has a wading pool and changing rooms. The pool is open for swimming in the summer and serves as a skating surface in the winter. There is parking for some cars in a lot at the park. Glen Mary Park was conveyed to the Bar Harbor Village Improvement Association in 1894. There are two parking spaces for cars.	Glen Mary and Waldron Rd
Grant Park	This park is used regularly but not as heavily as Agamont Park and the Village Green. It attracts residents and visitors, has parking for about 45 vehicles, and provides access to the privately owned Shore Path.	On the shore off Albert Meadow
Hadley Point	Hadley Point offers access to the shore for boaters, clammers, picnickers and walkers on Hadley Point Road. It is the most easily accessible spot for recreational clammers. There is also a boat launch. The park has a small lot for cars.	Hadley Point Rd
Harborview Park	This waterfront park, built in 1989, is a deck between the two largest private wharves along West Street. It is an ideal location to watch harbor and street activities, as well as being a good rendezvous site. Furnishings include benches and a couple of planters. Parking is available in front of the park, along West Street.	West St
Millbrook Preserve	This property surrounds two waterfalls on Old Mill Brook. It was created to provide opportunities for daytime, low-impact outdoor recreation, natural observation, and study by the public. The land was granted to the town in 1995 with protective conservation easements held by the Coastal Resource Center.	N/A
Park Street Playground	The playground is within easy walking distance of several of the town's largest neighborhoods. It was restored through community efforts in recent years.	On Park St across from the Athletic Fields
Town Hill Playground	This is a community-built playground with a woodchip base. While much of the property is owned by the West Eden (Town Hill) Village Improvement Society, a portion is leased from Blackstone Properties LLC.	On Main St across from Bethany Ln
The Village Green	The Park sees a great deal of use both during the day and at night. Parking for the Green exists along the streets and in the nearby municipal lot, which holds about 110 cars. The Village Green was renovated in 2001.	In the heart of downtown on Main and Mount Desert St

Map 6.1: Parks and Recreation Resources in Bar Harbor



Number	Water Access Points & Waterfront Points
1	Town Pier, Ramp, & Beach
2	Hadley Point
3	Agamont Park
4	Grant Park
5	Bridge Street to The Bar
6	Clark Cove
7	Route 3 at Northeast Creek
8	Town Landing at Indian Point
9	Harborview Park

Parks & Open Space

BAR HARBOR

- Bar Harbor Town Boundary
- Road
- Waterbody/Coastal Waters
- Water Access
- Waterfront but no water access
- Public Park
- Athletic & Recreational Facility
- Conserved Land
- Acadia National Park

Draft map created for preliminary assessment of existing conditions within Bar Harbor.

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
April 2022

FB environmental

There are several municipal water access points in town that each have particular ownership, management, and access agreements. Additionally, there are three municipal waterfront parks that, while they do not allow direct water access through a boat launch and/or swimming, do provide public gathering spaces along the waterfront. These water access points and waterfront parks are in Table 6.3. Despite the number of water access points in Bar Harbor, many of the public options are limited in many respects. The Town Pier is not fitting the need for boat access and there are limited mooring opportunities elsewhere. Hadley Point is not suitable for all boat types. Other access points have limited parking and/or are rugged and not maintained for traditional boating and sailing.

Table 6.3: List of Water Access Points & Waterfront Parks

Site Name	Type	Notes
Town Pier Ramp & Beach	Water access point	Owned and managed by the Town for public use.
Hadley Point	Water access point	Owned and managed by the Town for public use.
Town Landing Road at Indian Point	Water access point	Public road maintained by the Town. Completely undeveloped and rugged water access point.
Clark Cove	Water access point	Town has a right-of-way (ROW) to beach but no parking. There is no formal boat launch.
Bridge Street to The Bar	Water access point	Bridge Street is a ROW to The Bar. Halfway out to The Bar is the town boundary with Gouldsboro that coincides with Acadia National Park.
Route 3 at Northeast Creek	Water access point	There is a small pull-off for parking just east of the bridge with access to Northeast Creek and other areas further inland.
1 West Street at Harborside Hotel	Water access point	Town has a ROW to beach but no parking. This access is unsigned, and the gate remains unlocked for public use. There is no formal boat launch.
Agamont Park	Waterfront but no water access	Owned and managed by the Town for public use but does not have water access.
Grant Park	Waterfront but no water access	Owned and managed by the Town for public use but does not have water access.
Harborview Park	Waterfront but no water access	Owned and managed by the Town for public use but does not have water access.

MUNICIPAL OPEN SPACE & RECREATION FACILITIES

Beyond the municipal parks mentioned above, the Town of Bar Harbor owns and manages several other open space and recreational facilities as part of the school system. At Mount Desert Island High School, located at 1081 Eagle Lake Road, there is a running track, four tennis courts, and several athletic practice fields. Connors Emerson Elementary School on Eden Street has a public playground.

OTHER OPEN SPACE PROPERTIES

In addition to the available municipal parks and open spaces, Bar Harbor benefits from many other public open spaces from an array of ownership types including the federal government, the State of Maine, and various other private organizations. These properties are found in Table 6.4.

Table 6.4: Other Open Space Properties in Bar Harbor			
Site Name	**Ownership**	**Acres (in Bar Harbor)**	**Notes**
Acadia National Park	National Park Service	14,091	Land owned or managed by the National Park Service.
The Ledge	Maine Bureau of Parks and Lands	0.3	The Ledge is a small island off the west coast of Bar Harbor.
Eden	Maine Bureau of Parks and Lands	11	This is a conservation easement along the northwest coast of Bar Harbor overlooking Thomas Island and the Twinnies.
Indian Point Ledge	Maine Department of Inland Fisheries and Wildlife	0.4	A small island off the west coast of Bar Harbor adjacent to Green Island.
The Thrumcap	Maine Department of Inland Fisheries and Wildlife	3	A small island about 1/2-mile off the east coast of Bar Harbor.
Green Island Ledge	Maine Department of Inland Fisheries and Wildlife	3	A small island off the west coast of Bar Harbor adjacent to Green Island.
Northeast Creek	Downeast Audubon Chapter	85	Large wetland complex consisting of peatland, bog, marsh and brackish waters. This property has an easement held by Acadia National Park.
Blue Horizons Preserve	Maine Coast Heritage Trust	84	An ideal spot for people seeking a peaceful walk in the woods to a picturesque shoreline.
Kittredge Brook Forest Preserve	Maine Coast Heritage Trust	516	This expansive preserve is within a 2,000-acre block of protected land teeming with wildlife.
Thomas Island and The Twinnies	Maine Coast Heritage Trust	*73	A three-island archipelago in Mount Desert Narrows, these islands offer an off-the-beaten path experience.
Pray's Brook Marsh Preserve	Maine Coast Heritage Trust	17	Bordering Pray's Brook, this is a great location for watching wildlife.
Stone Barn Farm Preserve	Maine Coast Heritage Trust	128	Including an iconic stone barn, the property was recently acquired (2019) with plans for increasing public access.
Indian Point Blagden Preserve	The Nature Conservancy	111	While the property was heavily logged in the past, the forests today are generally mature.
How Memorial	Bar Harbor Village Improvement Association	0.2	There is a stone and bronze sculpture on what is known as Woodbury Park.
Town Clock	Bar Harbor Village Improvement Association	0	The clock is owned by the BHVIA, while the property the clock sits on is owned by the Town of Bar Harbor.

Site Name	Ownership	Acres (in Bar Harbor)	Notes
Glen Mary Park	Bar Harbor Village Improvement Association	7.5	Initially conveyed to the BHVIA in 1894, Glen Mary Park is one of Bar Harbor's most visited public parks.
Schooner Head Path	Jackson Laboratory	Trail connector	Property is owned by Jackson Laboratory with a trail agreement with Friends of Acadia.
Thomas Island 66.1 acres; North Twinnie 3.6 acres; South Twinnie, referred to as Maine Coastal Islands NWR in the GIS data, 3.3 acres			

ACADIA NATIONAL PARK

Acadia National Park (ANP) consists of 47,748 total acres. 35,332 acres are owned by the National Park Service and 12,416 acres are privately owned and under conservation easements managed by the National Park Service (The Park has an additional 774 acres listed as "Future Fee Acquisition" as of March 2022.). The role the National Park plays in Bar Harbor's open space and recreation network for residents and visitors cannot be overstated – it is a tremendous asset that influences nearly every aspect of the town.

ANP maintains a vast network of trails and carriage roads for walking, hiking, and biking; campsites that include picnic areas; locations for rock climbing like the Precipice, Otter Cliff and Great Head; horseback riding; water access for swimming and boating including sea kayaking and sailing; and more passive recreation like bird watching and star gazing. However, because the Park is federally owned and managed, it falls outside of the jurisdictional responsibilities of the Town of Bar Harbor; thus, the rest of the Parks, Open Space, and Recreation section will focus on open spaces not owned/managed by the Park. With that said, there are benefits, issues, and opportunities the town needs to understand and address relative to ANP that are discussed in further places of this Parks, Open Space, and Recreation section, as well as other Existing Conditions chapters including, but not limited to Transportation, Public Facilities and Services, and Economic Development.

MAINE COAST HERITAGE TRUST

The Maine Coast Heritage Trust (MCHT) is a nonprofit land conservation organization that conserves and stewards Maine's coastal lands and islands for their scenic beauty, ecological value, outdoor recreational opportunities, and contribution to community well-being. MCHT owns and manages five properties in Bar Harbor. While ANP is the primary attraction for visitors to Bar Harbor, the role these MCHT properties play for residents is are extremely important. While there are no visitation records for these properties, anecdotal records note a noticeable uptick in usage at these properties since the Covid-19 pandemic began in March 2019.

STATE AGENCIES

Several state agencies, including the Maine Bureau of Parks and Lands, own land in Bar Harbor. In addition to owning a small island off the west coast of town known as the ledge, the Bureau of Parks and Lands holds an easement across multiple properties overlooking Thomas Island and the Twinnies called Eden. The Maine Department of Inland Fisheries and Wildlife, through management transfer agreements, on three islands – two on the west coast adjacent to Green Island known as Indian Point Ledge and Green Island Ledge, and a third off the east coast called the Thrumcap, which is owned by Acadia National Park.

OTHER PRIVATE LANDOWNERS

Downeast Audubon Chapter owns several large parcels along Route 3 that serve a critical ecological need by both protecting part of the Northeast Creek estuarine wetland complex and connecting these habitats to Acadia National Park.

There are several nonprofit landowners in town that provide public access including The Nature Conservancy (TNC), which owns and manages Indian Point Blagden Preserve. Most of the property was donated to TNC in 1968 and has been adding ecological and recreational value that includes mature forests, over 1,000 feet of ocean frontage on Western Bay, abundant habitat for wildlife, and nearly 4 miles of recreational trails.

The Bar Harbor Village Improvement Association (BHVIA) owns several properties in Bar Harbor including the Glen Mary Park that is listed in Table 6.4. Additionally, BHVIA owns what they refer to as Woodbury Park located at the triangle of Howe Park Rd where a stone and bronze sculpture exists. The BHVIA also owns the historic Town Clock that is located on the Village Green owned by the Town of Bar Harbor. The Town Clock has a long and storied past and adds to the unique character of Bar Harbor and the Village Green.

The Jackson Laboratory (JAX) is an "independent, nonprofit biomedical mammalian research institute and National Cancer Institute-designated Cancer Center…[whose] mission is to discover precise genomic solutions for disease…". JAX owns several large, undeveloped land holdings in Bar Harbor, one of which is open to the public through the Schooner Head Path connecting the downtown area to Acadia National Park. This formalized trail agreement with the Friends of Acadia is discussed further in this chapter. These lands also act as a crucial link between disconnected National Park lands.

MUNICIPAL OPEN SPACE & RECREATION FACILITIES

Beyond the municipal parks, the Town of Bar Harbor owns and manages other open space and recreational facilities as part of the school system. At Mount Desert Island High School, located at 1081 Eagle Lake Road, there is a running track, four tennis courts, and several athletic practice fields; and there is a public playground at Connors Emerson Elementary School on Eden Street.

RECREATIONAL PROGRAMS IN BAR HARBOR

Bar Harbor does not have a Parks and Recreation Department. Instead, it relies on a volunteer Parks and Recreation Committee. Because of this, there are no official recreational programs offered by the municipality. However, several key public-private relationships have developed that serve as de facto municipal offerings.

The Mount Desert Island YMCA is a membership based nonprofit organization located on Park Street. The YMCA offers recreational programs for all ages from youth and after school programs to strength and balance classes for seniors. These programs are open to the public and, for all intents and purposes, act as an extension of the Parks and Recreation Committee on behalf of the Town of Bar Harbor. For an up-to-date list of all programs available, visit the Mount Desert YMCA website.

Acadian Youth Sports (AYS) is a local nonprofit providing opportunities for the youth of Mount Desert Island to explore athletic interests in cheerleading, baseball, softball, basketball, football, and golf. These individual pursuits are categorized as follows:

- Cheerleading
- Acadian Little League
- Acadian Basketball Association
- Acadian Football League
- Acadian Golf Association

These athletic programs are overseen by a board of 10 (as of April 2022) with representatives from the various communities on Mount Desert Island including a delegate from the MDI High School. These programs are open to the public and, for all intents and purposes, act as an extension of the Parks and Recreation Committee on behalf of the Town of Bar Harbor. For an up-to-date list of all offerings available, visit the Acadian Youth Sports website.

RECREATIONAL OFFERINGS FOR SENIORS

Recreational offerings for seniors are overlooked in many communities. However, Bar Harbor seems to be doing a good job providing programming to this population. Beyond the YMCA programs for seniors, there is another grassroots effort created by and for an older population. The group Footloose Friends is a hiking club offering both strenuous and beginner hiking opportunities primarily for retired adults meeting every Tuesday morning at a central location on Mount Desert Island. Additionally, 94% of respondents of the Age-Friendly Community Survey mentioned they use Acadia National Park for social and recreational engagement.

According to the 2018 Bar Harbor Age-Friendly Community Survey Results, nearly 85% of respondents mentioned that formal recreational opportunities are available. Similarly, only 16% of respondents replied that recreation needs the most work to make Bar Harbor a place where they can remain as they age (there were several more pressing concerns for an aging population including housing, transportation, health services, and communication). When asked to rate their satisfaction with Bar Harbor's outdoor spaces, enough benches in public parks was one of the highest aspects rated with nearly 60% of respondents in agreement.

While there are more pressing concerns for seniors in Bar Harbor, the 2018 Bar Harbor Age-Friendly Community Survey Results describe one significant issue for consideration related to senior social and recreational opportunities:

There were clear themes about barriers to accessing social [and recreational] events stemming from the timing of events and the timeliness of announcements about events. Identifying strategies for providing more timely information about social [and recreational] activities to community members would provide value and increase access to socialization opportunities. Another aspect of social connectedness is facilitating ways for unconnected people to become a greater part of the community if they wish to. The 5% who indicate they never socialize likely includes a number of people who want and could benefit from more opportunities. Given the significant impacts of isolation on health and wellbeing, focusing on this issue could have major value. Survey findings about how community members learn about town government and social [and recreational] activities may point the way to the most efficient strategies to inform community members about what is available.

RECREATIONAL RESOURCES

It is no surprise that recreation plays a critical role in Bar Harbor for both residents and visitors. The landscape and diversity of landowners and managers provides an array of recreational resources in town. Exploring the spatial distribution of these resources in Bar Harbor, it is clear to see three distinct levels exist – (1) downtown, (2) the intersection of downtown and beyond, and (3) areas beyond downtown. These distinct areas are shown on Map 6.2. on the following page. Map 6.3 shows parks and recreational resources located in downtown. Map 6.4 shows the documented trail network in Bar Harbor.

DOWNTOWN – WALKING

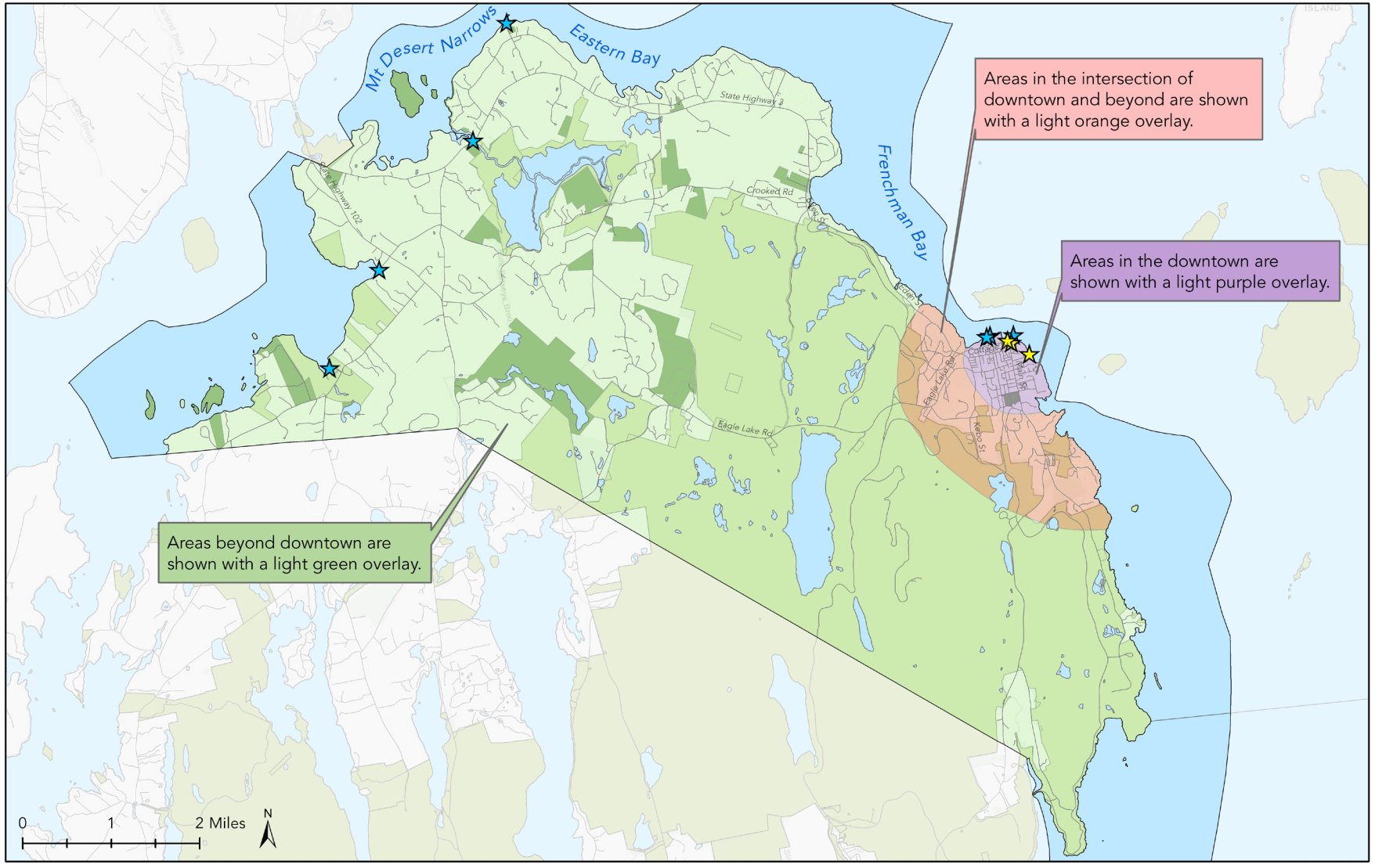


IMAGE 6.1 DOWNTOWN WALK/RUN USAGE
SOURCE: WWW.STRAVA.COM

The dense downtown in Bar Harbor creates a vibrant and energetic neighborhood with many recreational resources in a relatively small geographic area. In addition to the municipal and other parks and recreational resources located downtown (Map 6.3), other forms of recreation exist including bicycling and walking. The Shore Path begins at the Town Pier next to Agamont Park and heads southeast along the shore of Mount Desert Island for a little over half a mile terminating in two locations at Hancock Street and Barberry Lane. It should be noted that while the Shore Path provides great waterfront access for the public, that access is a privilege provided by many private landowners and should not be taken for granted. Another walking path downtown is The Bar, which begins at the terminus of Bridge Street and, at low tide, connects to Bar Island which is part of Acadia National Park. In addition to these more traditional recreational resources, downtown Bar Harbor also has a vibrant network of roads and sidewalks available for walking and bicycling. While it is challenging to identify recreational sidewalk usage, there are innovative ways to assess the popularity or use of existing recreational assets in Bar Harbor. Strava, self-described as a "social network for athletes," tracks and analyzes the activity movements of its users by connecting to the individual's device (phone, watch, GPS, etc). Strava collects the locational information of its users, which is public, and provides usage maps (also known as heatmaps) wherever their users recreate. It should be noted that the data provided by Strava represents a slice of recreation users in town and should not be used to represent all recreational users in Bar Harbor.

To learn more about how Strava's heatmaps are built, visit https://www.strava.com/features
Images 6.1 and 6.2 show the Strava heatmap of walkers and runners in downtown Bar Harbor. It is clear that certain streets act as primary locations for these activities with Main and West Streets having the highest usage. Mount Desert and Cottage Streets and Ledgelawn Avenue also display high usage as well as smaller streets like Park Street, Livingston Road, and Wayman Lane, which may see high activity because of their proximity to the Shore Path. Interestingly, specific streets displaying moderate usage that appear to connect Main Street to the Shore Path include Albert Meadow and Hancock Street.

Map 6.2: Parks and Recreation Resources in Bar Harbor



Recreational Areas

BAR HARBOR

Draft map created for preliminary assessment of existing conditions within Bar Harbor.

- Bar Harbor Town Boundary
- Road
- Waterbody/Coastal Waters
- Water Access
- Waterfront but no water access
- Acadia National Park
- Conserved Land

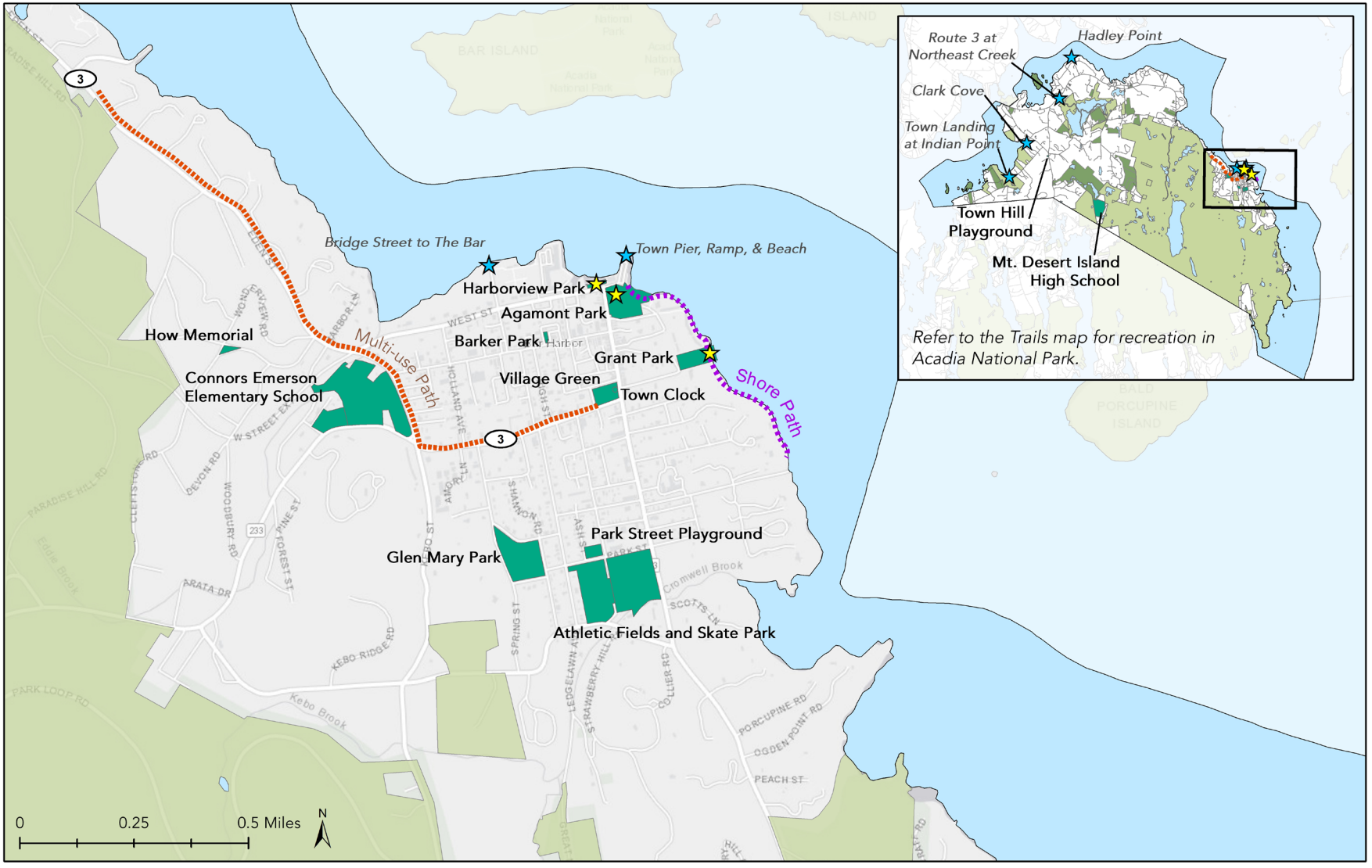
Recreational Areas of Town

- Downtown
- Intersection of Downtown and Beyond
- Areas Beyond Downtown

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
April 2022

FB environmental

Map 6.3: Recreation resources in Downtown Bar Harbor



RECREATION

BAR HARBOR

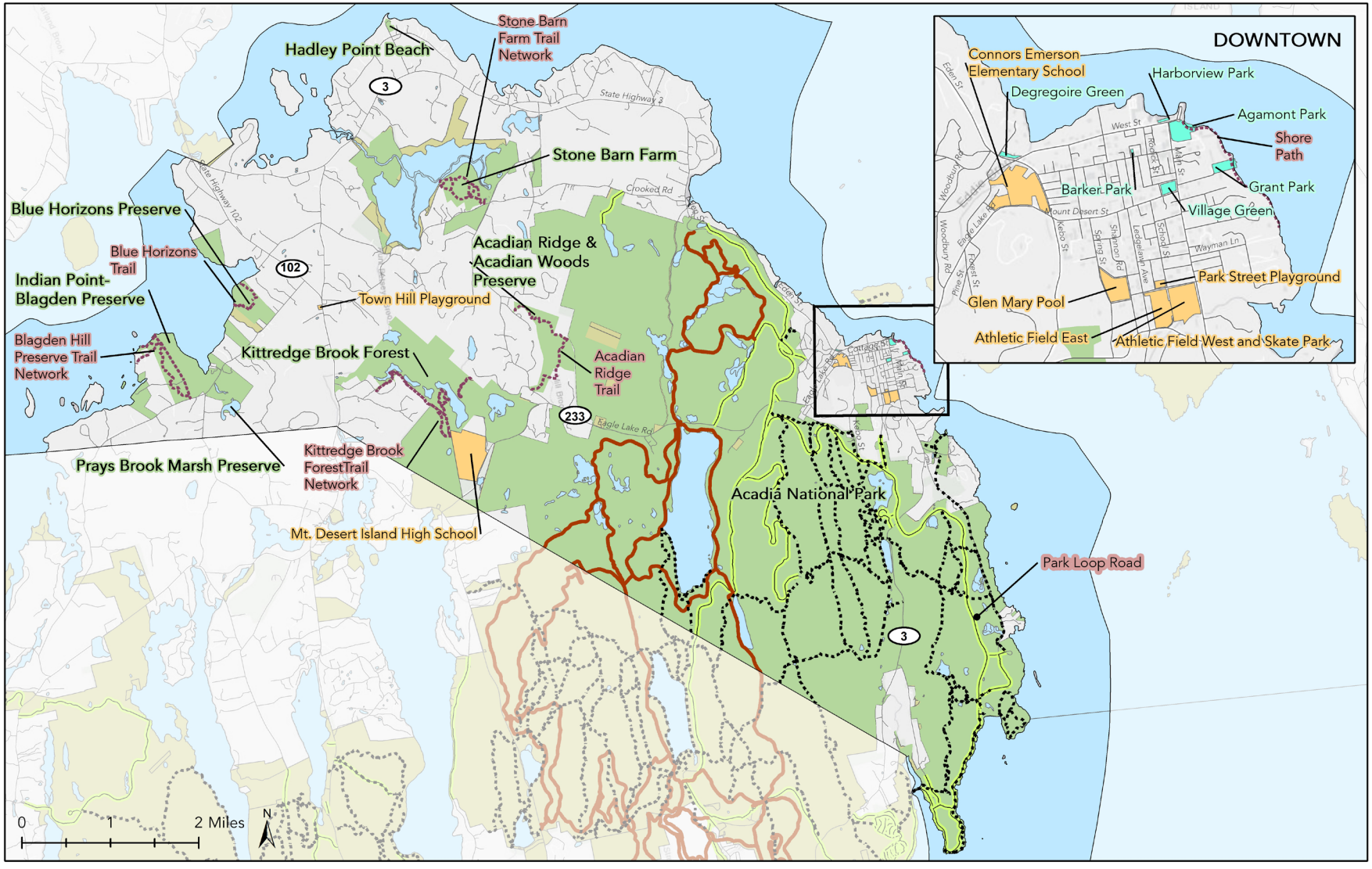
Bar Harbor Town Boundary
Waterbody/Coastal Waters
Acadia National Park
Conserved Land
Water Access
Waterfront but no water access
Multi-use Path/Sidewalk
Shorepath
Municipal Parks & Open Space

Draft map created for preliminary assessment of existing conditions within Bar Harbor.

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
April 2022

FB environmental

Map 6.4: Documented Trails in Bar Harbor



TRAILS

BAR HARBOR

Draft map created for preliminary assessment of existing conditions within Bar Harbor.

- Bar Harbor Town Boundary
- Waterbody/Coastal Waters
- Acadia National Park Road
- Road
- Acadia National Park Boundary
- Trail
- Trail (Acadia National Park)
- Carriage Road

Properties Supporting Recreational Usage

- Public Park
- Athletic & Recreational Parcels
- Conserved Lands with Public Access

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
March 2022

FB environmental

While many of the most used streets in town have sidewalks, there are other streets offering recreational value that do not. Worth noting on streets that do have sidewalks is that the condition of those sidewalks varies greatly. The 2014-2020 Bar Harbor Open Space Plan mentions that a vast majority of residents support "widening road shoulders and adding sidewalks to encourage walking and biking." Over the years, sidewalks have been a topic of discussion in many documents reviewed including the 2020 Town Report, which identified the strategy of more walking paths in town to increase year-round livability and quality of life for Bar Harbor citizens. Additionally, the 2021 Bar Harbor Council Goals mentioned developing more walking routes for residents and visitors not only for recreational purposes, but also to reduce congestion and increase safety in town. The town has chosen to reinvest the revenue from parking into the downtown streetscapes including sidewalks. Equally encouraging is the remote parking area for the ferry terminal that will help alleviate congestion and pedestrian safety in town. However, understanding that people will be asked to walk and bike into town from the satellite lot, infrastructure investments will be needed. Relative to downtown Bar Harbor recreational resources, sidewalks provide fantastic opportunities that should be invested in for years to come. For a detailed look at other impacts of sidewalks in town, see the transportation and economic development chapters.



IMAGE 6.2: DOWNTOWN BICYCLE USAGE
SOURCE: WWW.STRAVA.COM

DOWNTOWN – BIKING

It is widely known that there are limited safe bicycling options downtown. As far back as the 2001 Vision for Bar Harbor Village, providing bicycle parking and bicycle lanes were identified as needs. This is also reflected, twenty years later, in the 2021 Bar Harbor Council Goals – one of which is to develop more biking routes for year-round livability and quality of life. While the bike path along Route 3 from Hulls Cove adjacent to College of the Atlantic into downtown Bar Harbor is an improvement, other roads are not considered as safe for bicycles as they could be.

With that said, there is a lot of bicycle usage downtown. The two highest-use roads are West and Main Streets, with Mount Desert and Cottage Streets and Ledgelawn Avenue also displaying high activity. While these roads represent the highest bicycle usage, there are many other streets that are used for cycling downtown.

Considering the overlap in high pedestrian and bicycle usage on certain streets, there is an opportunity to better integrate these recreational resources into the existing streetscape.

THE INTERSECTION OF DOWNTOWN AND BEYOND (IDB)

The intersection of downtown and beyond (IDB) is an important area of Bar Harbor and acts as

the intermediary zone between the dense and bustling downtown that has specific and restricted recreational resources and the more open spaces offering very different forms of recreation. This corridor from downtown to areas beyond downtown offers specific challenges given the finite resource – space – that exists in Bar Harbor. It is critical for residents and visitors to be able to connect from the downtown area to other neighborhoods and open spaces throughout Bar Harbor (see map 6.2 on page 142).

Access to Acadia National Park from downtown is a significant challenge made more present considering the limited space and private ownership of land and topography in the IDB. However, there are several key recreational access points downtown that connect to the Park. Through an effective combination of private philanthropy, volunteerism, and strong partnerships, the nonprofit Friends of Acadia has developed several village connector trails that enhance the character of Mount Desert Island's villages. Additionally, these village connector trails have improved the quality of the island's air by reducing the number of cars on the island. As a result of the limited Park access points from downtown, Kebo Street and Ledgelawn Avenue are being used as cut-through routes. The village connector trails serving pedestrians in Bar Harbor are in Table 6.5.

Table 6.5: Friends of Acadia Village Connector Trails

Trail Name	Allowed use	Location and Description
Duck Brook Connector	Walking and hiking (please walk bikes)	Access beside the Acadia Inn on Route 3 across the street from College of the Atlantic. Connects to the Duck Brook Road and the Duck Brook carriage roads.
Great Meadow Loop	Walking and hiking (please walk bikes)	Access off Cromwell Harbor Road. Connects to Jesup Path, Kebo Connector Trails, and much more.
Schooner Head Path	Walking and hiking (please walk bikes)	Access off the Compass Harbor Trail. Passes by the Jackson Lab and out to Schooner Head.

In addition to access from downtown outward, worth consideration is the flow into downtown through the IDB. Recognizing the vital role pedestrian and bicycle travel and recreation plays downtown, it is that much more important that individuals can walk and recreate safely in the IDB. Traffic calming measures are already beginning at the intersection on Route 3 by the Jackson Laboratory, but there are likely other problem intersections that need to be addressed. For more information on problem intersections, refer to the Transportation chapter. Similarly, the need to connect the downtown to other neighborhoods and open spaces throughout Bar Harbor is important. In this way, planning in the IDB is critical for any of these efforts to ensure safe and accessible options exist.

AREAS BEYOND DOWNTOWN

While Acadia National Park is a tremendous recreational resource for residents and visitors, there are many more areas that play vital roles in the life of Bar Harbor's residents. Properties owned and managed by the Downeast Audubon Chapter, Maine Coast Heritage Trust (MCHT), and The Nature Conservancy (see Table 6.4: Other Open Space Properties in Bar Harbor) all offer recreational opportunities for locals that are less frequented by visitors.

More traditional recreational resources like hiking and walking trails exist, but there are plenty of other assets available including water access (see Table 6.3: Bar Harbor List of Water Access Points).

Specifically, the Northeast Creek pull-off along Route 3 provides access to other inland wetlands and open spaces by small boat. Image 6.3 shows all forms of Strava recreational usage along Northeast Creek by water and trail usage at the MCHT Stone Barn property. Several other points ring the intertidal coast of Bar Harbor providing water access to Mount Desert Narrows and Eastern and Frenchman Bays as shown in Map 6.1.

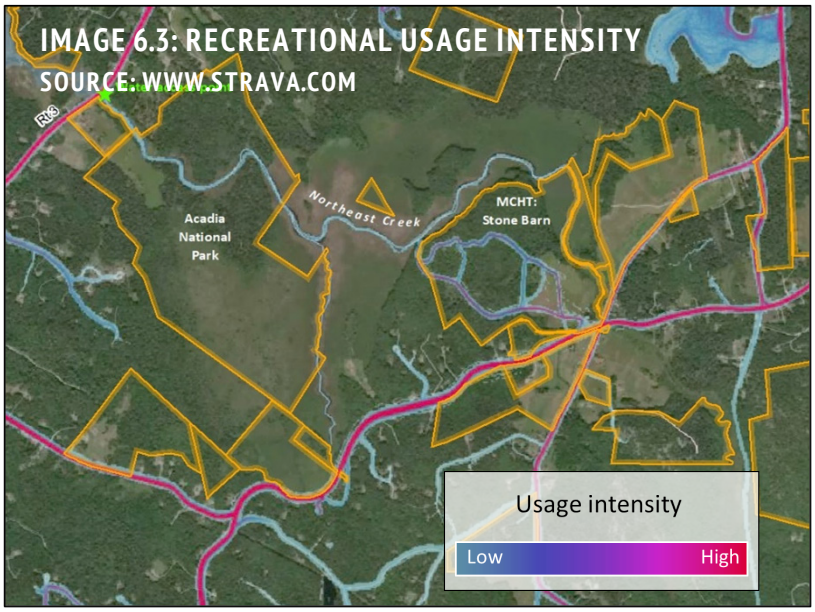


IMAGE 6.3: RECREATIONAL USAGE INTENSITY
SOURCE: WWW.STRAVA.COM

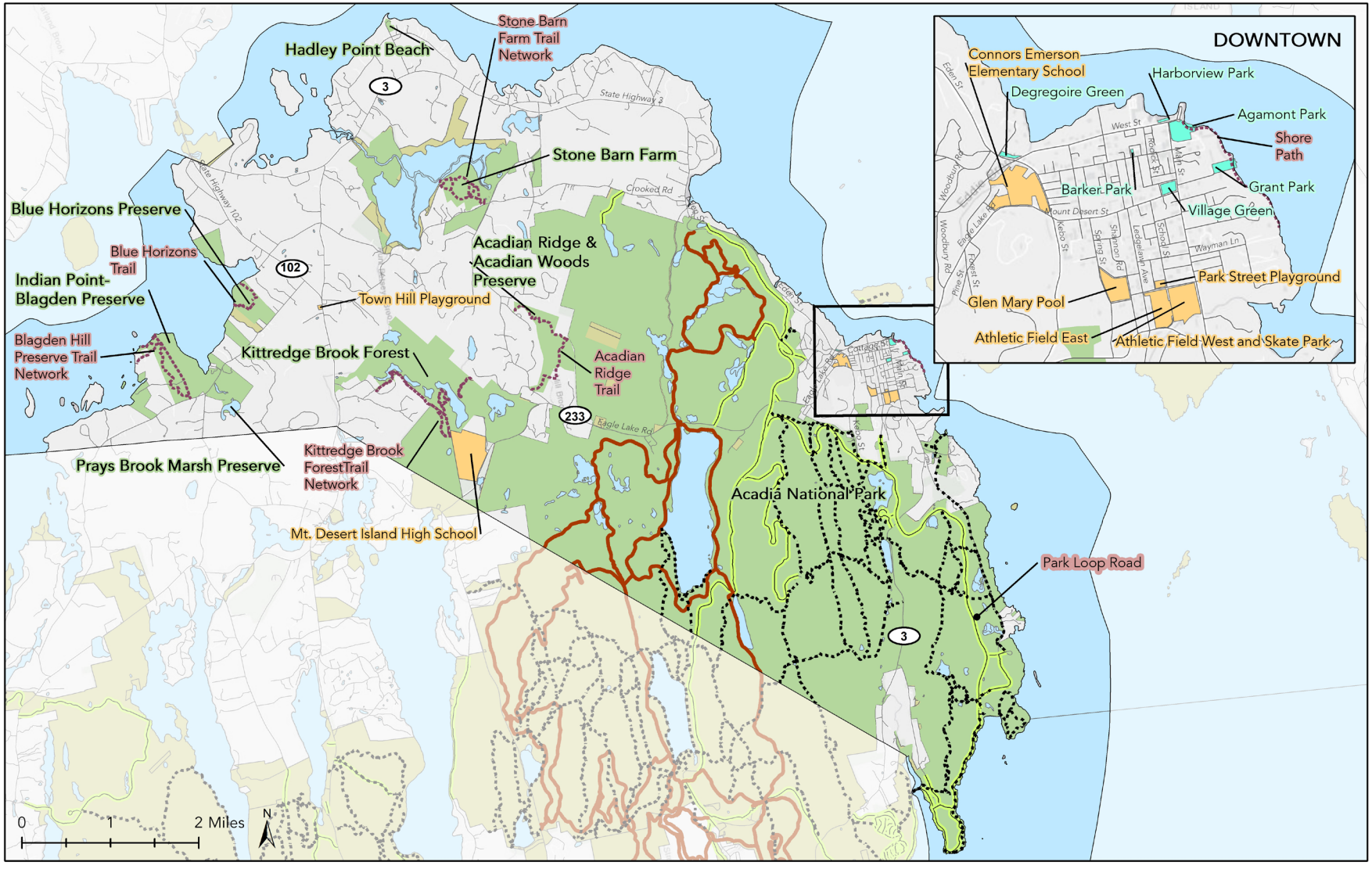
Hadley Point is a multi-use recreation area that, in addition to more traditional recreation options, includes access to shellfish and worm harvesting. "The harvesting of soft-shell clams in the Hadley Point mudflats is monitored and managed by Bar Harbor's Marine Resources Committee. Several other species are harvested at Hadley Point, most notably blue mussel and bloodworms, both of which are managed and monitored by Maine Department of Marine Resources." (Hadley Point Kiosk)

While formal biking options are limited in downtown Bar Harbor, the road network throughout the rest of town can and does accommodate a great deal of road biking. The carriage roads in Acadia National Park show the highest bicycle usage according to Strava; however, many of the primary roads throughout Bar Harbor show a significant amount of bicycle activity. With that said, there are concerns about the safety of the road network for biking considering the relatively narrow road system, lack of sufficient shoulder in critical areas, and lack of bike lanes. Beyond the National Park carriage roads, mountain biking options are limited in Bar Harbor.

However, there is one unmaintained trail called Breakneck Road, which starts near Hulls Cove and runs southerly near Breakneck Brook and Breakneck Ponds culminating west of the ANP parking area at Eagle Lake that offers the opportunity for mountain biking. This is not a well-known trail to visitors and is mainly used by locals. While the trail cuts through ANP, it is not officially part of the Park. Instead, the Town of Bar Harbor has a right-of-way on this unmaintained path. It should be noted here that mountain biking is not allowed on any trails inside Acadia National Park or any other open space recreational trails in Bar Harbor.

Of growing concern for residents is the increased exposure these surrounding municipal and privately-owned open space and recreational lands are receiving, especially in light of the Covid pandemic. Increased usage creates a need for added maintenance and management of the areas. It is reasonable for the Town to begin questioning the carrying capacity of these properties and thinking creatively about mitigation strategies. On that topic, the 2019 Cruise Tourism & Traffic Congestion in Bar Harbor report commissioned by the Cruise Line Industry Association at the request of the Bar Harbor Town Council was tasked with "assessing other town-owned properties capable of alleviating congestion

Map 6.4: Documented Trails in Bar Harbor



TRAILS

BAR HARBOR

Draft map created for preliminary assessment of existing conditions within Bar Harbor.

- Bar Harbor Town Boundary
- Waterbody/Coastal Waters
- Acadia National Park Road
- Road
- Acadia National Park Boundary
- Trail
- Trail (Acadia National Park)
- Carriage Road

Properties Supporting Recreational Usage

- Public Park
- Athletic & Recreational Parcels
- Conserved Lands with Public Access

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
March 2022

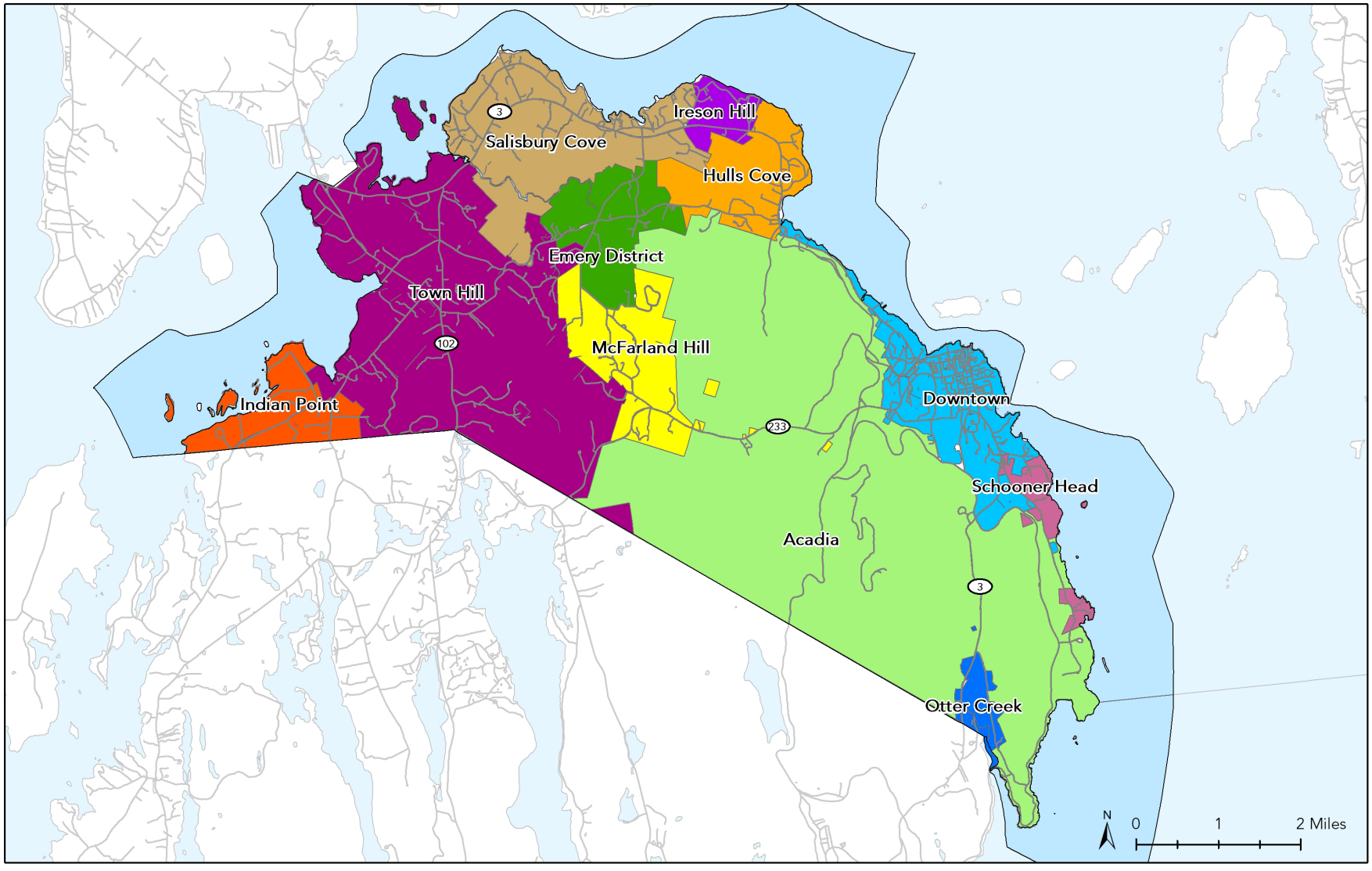
FB environmental

created by tourism" in the downtown. A similar approach of assessing other properties capable of alleviating congestion could be explored for possible fee or easement acquisition by the town that may provide residents with additional recreation and open space options.

One significant need that has been identified is the ability to connect the neighborhoods of Bar Harbor shown in Map 6.4. Recreational resources exist throughout these neighborhoods, but many of them are viewed as independent areas rather than a cohesive network of options. The ability to link these neighborhoods and recreational assets through a multi-use path would create a more connected and united network of recreation alternatives throughout Bar Harbor. On that point, the 2014-2022 Open Space Plan references a 2002 Maine Department of Transportation (DOT) Bikeway Plan for Mount Desert Island, where "Over 70 miles of potential bikeways were presented for further analysis. The plan concluded that bicycling could be best encouraged and promoted by widening road shoulders in appropriate locations and by providing bicycle racks at key destination points and downtown locations to ensure secure and convenient bicycle parking."

However, there is no evidence of any broader network of bicycle or pedestrian paths for Bar Harbor or Mount Desert Island, despite significant support for widening road shoulders and encouraging walking and biking across the island. Equally, the 2007 Comprehensive Plan lays out a strategy for establishing a cross-island trail to provide connections between neighborhoods, open space, and recreation opportunities. The 2007 Comprehensive Plan also lists a strategy to "develop a plan for park, open space, and pedestrian and bicycle access in designated villages…and work toward future development of pedestrian/bicycle/multi-use trails either along or off roadways in all areas of the community." Much like the Maine DOT Bikeway Plan, there is no evidence of a cross-island trail or a network of multi-use paths in Bar Harbor. The desire for multi-use trails is clear and has been laid out many times in planning documents over the years; however, critical pieces are missing to move these initiatives from idea to reality. The town's reliance on a volunteer Parks and Recreation Committee with limited funding, capacity, and reach is a main reason. Without a dedicated Parks and Recreation Department with staff, an annual budget, and partial jurisdiction over municipal open spaces and road networks, there is not the capacity needed to act on complex and lengthy projects like a network of multi-use paths.

Map 6.4: Existing Land Use and Neighborhoods in Bar Harbor



EXISTING LAND USE NEIGHBORHOODS

BAR HARBOR

PRELIMINARY MAPPING FOR EXISTING CONDITIONS ANALYSIS

Bar Harbor Town Boundary
Road
Coastal Waters

Neighborhoods

- Otter Creek
- Schooner Head
- Downtown
- Hulls Cove
- Ireson Hill
- Emery District
- Salisbury Cove
- McFarland Hill
- Acadia
- Town Hill
- Indian Point

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
March 2022

FB environmental

REFERENCES

- Bar Harbor Age-Friendly Action Plan
- Bar Harbor Age-Friendly Community Survey Results
- Town Reports - 2020, 2019, and 2018
- 2021 Bar Harbor Council Goals AMENDED
- Cruise Ships: Cost Estimates of Bar Harbor Recommendations
- Cruise Tourism Traffic Congestion in Bar Harbor 2019
- A Vision for Bar Harbor Village 2001
- Hadley Point Kiosk
- Resource Management in Small Marine Towns
- Bar Harbor Shellfish Ordinance
- Clam Surveys and Management in Bar Harbor
- Maine Shellfish Handbook
- Ferry Terminal Property Advisory Committee Report to BHTC 2019
- Climate Action Plan 2021 – Public Education and Engagement
- Comprehensive Plan Update, Bar Harbor, Maine. June 2007.
- Maine Department of Transportation Complete Streets Policy
- Abbe Museum
- National Park Service
- Maine Coast Heritage Trust
- The Nature Conservancy
- Bar Harbor Village Improvement Association
- Town Hill Village Improvement Society
- Bar Harbor, Maine
- Bar Harbor, Maine: Public Site MapsOnline
- Footloose Friends
- Friends of Acadia

HISTORIC AND ARCHAEOLOGICAL RESOURCES

BAR HARBOR 2022 EXISTING CONDITIONS SUMMARY

Bar Harbor's historic, archaeological, and cultural resources are plentiful, reflecting a legacy of natural resource stewardship, a historic tourism industry, a legacy of waterfront living, and a strong coastal community character. Preserving and capitalizing on these unique resources will contribute to the Town's community development and enhancement efforts.



Bar Harbor has a rich and unique history as seen in its coastal location, architecture, working waterfront, Wabanaki heritage, Acadia National Park, and tourism legacy.
This unique history can be seen throughout the town in its historic resources including buildings, carriage roads, bridges, shipwrecks, shell middens, quarries, camps, and more.

Acadia National Park's natural and cultural history is an important part of Bar Harbor's past, present, and future.
Many of Bar Harbor's historic resources and historically significant sites are in the park's boundaries.

Bar Harbor has 22 properties and route historic districts that are listed on the National Register of Historic Places.
These properties and neighborhoods add to the character, sense of place, and identity of the community.

The Maine Historic Preservation Commission has inventoried and identified 15 significant prehistoric archaeological sites in Bar Harbor.
According to the inventory "most or all are shell middens located in the shoreland zone." These sites are threatened by human impacts from development, amateur digging, and natural forces such as sea level rise and storm erosion.

Nine properties on the National Register of Historic Places are at risk for being impacted by sea level rise. This is according to future sea level rise scenarios projected by the State of Maine.

To date, 92 historic archaeological sites have been documented for the Town of Bar Harbor. Many of these sites consist of shipwrecks. Others include sawmills, camps, farmsteads, cemeteries, and quarries. Future archaeological surveys should focus on the identification of potentially significant resources associated with the town's agricultural, residential, and industrial heritage.

Bar Harbor has several examples of unique adaptive reuse projects that include the contemporary reuse of historic structures and properties, such as the La Rochelle mansion and Stone Farm, while also maintaining their historic integrity.

The night skies of Bar Harbor are known for having the largest expanse of naturally dark sky east of the Mississippi River. The town has taken steps to regulate lighting and the illumination of signs to preserve its dark skies.

Bar Harbor's Design Review Overlay District was established to create a clean process for proposed changes to historically important structures within this area of the downtown. Projects must comply with these standards to preserve a visually harmonious environment within the overlay district and to protect and enhance the historic character of the villages in Bar Harbor.

Bar Harbor has an extensive network of organizations and partners in the town and the greater Mount Desert Island that work to protect, promote, and educate the public about the island's history and cultural resources.

There is a movement to restore the naming of key historic, cultural, and natural features with colonial names back to their original indigenous names. There may be opportunity to work with the Abbe Museum on future projects to accomplish this at specific locations in Bar Harbor.



7. Historic and Archaeological Resources

INTRODUCTION

Bar Harbor's historic and cultural resources contribute to the community's sense of place, identity, and local character. To guide Bar Harbor's protection of its historic and cultural resources in the future, an analysis of historic resources and historic preservation efforts has been completed. Specifically, this section provides information on:

- Bar Harbor's history
- Local historic archaeological and architectural resources
- Historic preservation efforts in Bar Harbor
- Historic preservation and cultural organizations

PRELIMINARY ISSUES, CHALLENGES, AND OPPORTUNITIES

A number of organizations, and the town itself, have invested in historic preservtation efforts to preserve the historic integrity and character of Bar Harbor's built environment and the legacy and heritage of its natural landscapes. Public education about the importance of Bar Harbor's history is prevalent in the community and has created an awareness of how much Bar Harbor's history and culture impacts its unique sense of identity. The town boasts an active Historical Society, a world-renowned Native American museum, historic buildings, shipwrecks, farmsteads, other sites, unique bridges, trails, and other historic infrastructure within Acadia National Park, Wabanaki sites of importance, and several historic districts in its downtown.

As Bar Harbor plans for its future, the town and community members will need to assess where and how it wants to focus on future preservation efforts and activities, while also balancing goals related to transportation, housing, and other issues.

BAR HARBOR'S HISTORY

Bar Harbor is located on the northeast shore of Mount Desert Island and is defined by its seacoast character, marine ecosystems, tourism heritage, bustling downtown, working waterfront, and scenic coastal beauty. According to the Bar Harbor Historical Society, the town was originally incorporated in 1796 as the town of Eden, according to the original document signed by Samuel Adams. The town's name was later changed to Bar Harbor in 1918. It is in a coastal region of Maine referred to as "Down East", a term which dates back over 200 years when large schooners carrying goods on their way back to Europe had to sail downwind to the east from larger population centers in Boston, New York, and elsewhere.

NATIVE AMERICAN HISTORY

The first inhabitants of Bar Harbor and Mount Desert Island were the Wabanaki people (including the Passamaquoddy, the Penobscot, and others), who called the island "Pesamkuk", meaning "range of mountains" or "mountains seen at a distance". Archaeologists have uncovered evidence that native Wabanaki people have been living on Mount Desert Island for thousands of years, adapting to changing environments and making a sustainable living. Throughout history, Wabanaki people lived on the coastline of Mount Desert Island, relying on fishing, hunting, gathering, and foraging for clams and other shellfish in the area. The Wabanaki's place name for the town now known as Bar Harbor is "Moneskatik", or clam gathering place, highlighting the importance of clamming and fishing as a way of life, which is reflected in the 60 shell middens on Mount Desert Island (described in further detail in the Pre-Historic Archaeological Resources sub-section). European settlers started arriving on Mount Desert Island in the early 1600s. Throughout the 1800s and early 1900s, the ancestral lands of the Wabanaki people were

occupied by European settlers and the Wabanaki were displaced from their homelands. By the mid-1800s, colonialism changed the Wabanaki lifestyles drastically, as the loss of access to traditional lands left them with few resources.

It is important to note that the Wabanaki still have a contemporary presence on the island and in Maine today. Currently, the four federally recognized groups of Native American tribes present in Maine are the Maliseet, Micmac, Penobscot, and Passamaquoddy, known collectively as the Wabanaki, or "People of the Dawnland." Each tribal community maintains its own government, schools, cultural center, and its respective lands. Although most of Maine's native people belong to one of these four groups and reside on tribal lands, others live in towns and cities across the State.

EUROPEAN SETTLEMENT

In 1604, French explorer Samuel de Champlain landed on Mount Desert Island, officially dubbing it "Isles des Monts Deserts". Prior to the Revolutionary War, the English and French vied for land on Mount Desert Island. During this period, the island's mountains were used as navigation aids by passing vessels, its lands were hunted by fur trappers, and its shorelines were used by the Wabanaki. Very little European settlement occurred on Mount Desert Island as the French and English battled for territory. In 1759, after a century and a half of conflict, British troops triumphed at Quebec, ending French dominion in Acadia. This led to an influx of settlers arriving to settle on the island. By the early 1800s, fishing, ship building, farming, and forestry were major occupations of settlers.

In the mid-1880s, the island and its natural beauty began to attract artists from New York. Thomas Cole, Fitz Hugh Lane, William Hart, and Thomas Birch, among others, drew inspiration from the mountains and seascapes for their art. Once these artists exhibited their work in major cities further south, tourists started arriving by steamboats and yachts, establishing the village of Bar Harbor as a popular resort in the summer for the wealthy elite. The first hotel in Bar Harbor was built in 1855 by Tobias Roberts called the Agamont House. More and more hotels and summer cottages were built to house "rusticators" (tourists and summer residents) that came to the island by train and the Mount Desert Ferry. The area became a popular summer location for wealthy families including the Rockefellers, Fords, and the Vanderbilts. By 1880, 30 hotels had been built, leading to the boom in tourism on the island. From the 1870s to the 1930s, basketmaking became an important economic activity for the Wabanaki people to participate in the tourism economy. The Wabanaki people have been making baskets for thousands of years, a practice grounded in stewardship of the environment, preservation of cultural heritage, and honoring spiritual connections.

The increase in tourist presence and large numbers of summer residents on Mount Desert Island began to put pressure on the island infrastructure. In the mid-late 1800s, George B. Dorr, Charles W. Eliot, and later, John D. Rockefeller Jr. organized an effort to create Acadia National Park, formerly known as Sieur des Monts, in 1916. The name changed in 1919 to Lafayette National Park and in 1929 to Acadia National Park. The formation of the Village Improvement Associations (one of which is in Bar Harbor) were integral to the formation of Acadia National Park. These groups gathered to build an island-wide trail system and many of the wealthier members of these groups purchased land that would later be donated to the U.S. government for the national park. Established by Woodrow Wilson in 1916 with 6,000 acres, Acadia now covers more than 49,000 acres. The Park encompasses nearly half of Mount

Desert Island, a scattering of smaller islands, and the Schoodic Peninsula. Acadia National Park was the first park created from private lands gifted to the public through the efforts of conservation minded citizens.

THE 1947 FIRE

In the fall of 1947, sparks at a cranberry bog near Town Hill started a wildfire that intensified for ten days due to strong winds. Nearly half the eastern side of Mount Desert Island burned, including 67 "cottages" and 5 historic grand hotels. Over 10,000 acres of Acadia National Park were destroyed. The town's downtown business district, including Mount Desert Street, was spared. After the fire, most of the permanent residents rebuilt their homes, but many of the grand summer cottages were not replaced. The estates on Millionaires' Row have been replaced by motels that house the ever-increasing tourist population.

BAR HARBOR'S WORKING WATERFRONT

For over 10,000 years, softshell clams, quahogs, mussels, and oysters have been harvested or gathered along coastal Maine. Shellfish have long supported livelihoods for coastal communities. The Wabanaki people traveled along coastal areas by birchbark canoe and chose camping locations on islands easily accessible by boat and near clam flats. Archaeological research of shell middens reveals that the Paleo-Indians, the ancestors of the Wabanaki people, relied heavily on the sea for sustenance. These coastal settlements were important for trade networks and were where people gathered to share tools, information, and stories.

As European immigrants settled in coastal Maine, the sea provided their primary means of travel. Coastal communities relied first on the sail and later steam to navigate from island to island for essential resources. Across the coast of Maine, lighthouses were built to guide ships to safe harbor as early as the 1750s. Historically, early settlers learned some of their fishing and lobstering techniques, including how to construct and operate herring weirs, from the native Wabanaki people,. European settlers later developed their own ways of lobstering and fishing over time. One of the first changes to coastal management and access to clamming areas occurred during this colonial era. The English colonists operated under the king's rule, whereby the King of England owned all lands below high tide and managed resources and reserved rights for fishing, shell fishing, and navigation for people below the high tide line. As settlements continued to be built further north into what is now Maine, actions would be taken that shaped who had access to waterways and resources.

In the Civil War era, Frenchman Bay was one of the most prolific cod fishing grounds in the world. Currently, lobsters are the primary species landing at the Bar Harbor Town Pier and nearby private wharves, however scallops, shrimp, urchin, sea cucumbers, glass eels, and other species are also harvested in nearby waters. Today, Bar Harbor's working waterfronts cater to commercial fishing, shellfish aquaculture operations, ferries, and water taxis, sailing and fishing charters, sea kayak outfitters, boat tours, whale watch vessels, marine labs, and more.

HISTORIC AND ARCHAEOLOGICAL RESOURCE INVENTORY

The Maine Historic Preservation Commission established guidance for local communities to address and protect historic resources. They inventory three types of historic and archaeological resources by community. They are:

- Historic structures—buildings and other above-ground structures
- Prehistoric archaeological sites—Native American sites prior to European arrival including campsites, village locations, rock quarries, sites with petroglyphs or rock carvings, and others
- Historic archaeological sites—mostly European, after written records; including cellar holes from houses, foundations of farm buildings, mill boatyards, wharves, and near-shore shipwrecks

The history and story of how Bar Harbor came to be is reflected in the town's historic, cultural, and natural resources. These resources are described in further detail in the next few sub-sections.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the official list of the country's historic places worthy of preservation. The register documents historically significant buildings, structures, sites, and districts based on the National Register's criteria for evaluation and is administered by the National Park Service. According to the Maine Historic Preservation Commission, the National Register:

- Identifies and documents historically significant buildings, structures, sites, objects, and districts, according to the National Register criteria for evaluation
- Encourages the preservation of historic properties by documenting their significance and by lending support to local preservation activities
- Enables federal, state, and local agencies to consider historic properties in the early stages of planning projects
- Provides for review of federally funded, licensed, or sponsored projects which may impact historic properties
- Makes property owners of historic sites eligible to apply for grants for preservation activities
- Encourages the rehabilitation of income-generating historic properties which meet preservation standards through tax incentives

A list of properties in Bar Harbor that are on the National Register of Historic Places can be found in Table 7.1.

Table 7.1: Bar Harbor Properties listed in the National Register of Historic Places
Source: Maine Historic Preservation Commission – May 2020

Property Name	Property Address	Property Location
Turretts	105 Eden Street	Eden Street at the College of the Atlantic
Redwood	10 Barberry Lane	---
Highseas	260 Schooner Head Road	Schooner Head Road
The Carriage Paths, and Gatehouses Historic District, Acadia National Park	---	Town of Bar Harbor and Mount Desert
Eegonos	145 Eden Street	---
Criterion Theatre	35 Cottage Street	---
West Street Historic District	---	---
Sproul's Café	128 Main Street	---
Reverie Cove	7 Harbor Lane	Harbor Lane

Property Name	Property Address	Property Location
Robert Abbe Museum of Stone Age Antiques	---	at Sieur Des Monts Spring in Acadia National Park
Nannau	396 Main Street	Lower Main Street
Jesup Memorial Library	34 Mount Desert Street	---
John Innes Kane Cottage	45 Hancock Street	Off Hancock Street
Saint Savior's Episcopal Church and Rectory	41 Mount Desert Street	---
Cover Farm	46 Cover Farm Road	Off ME 3 (Hulls Cove)
Hulls Cove School	6 Neighborhood Road	ME 3
Church of Our Father	91 State Highway 3	ME 3
Cleftstone	92 Eden Street	---
Stone Barn Farm	487 Crooked Road	Junction of Crooked Road and Norway Drive
Higgins Barn	256 Oak Hill Road	---
Garland Farm	1029 ME 3	---
Seawall Campground	---	Seawall Harbor
The Farm House	15 Highbrook Road	---
Harbor Lane	---	Eden Street Historic District

HISTORIC DISTRICTS

The purpose of historic districts is to promote, encourage, and assist the preservation and protection of historic sites, buildings, and neighborhoods in Bar Harbor through their maintenance as landmarks in the history and architecture of Bar Harbor.

Harbor Lane-Eden Street Historic District

The Harbor Lane-Eden Street Historic District is a neighborhood of summer cottages and outbuildings that were designed and built by some of the nation's top architects between 1879/80 and 1936. The district is located northwest of the downtown and fronts Frenchman Bay. It includes nine houses that survived a devastating 1947 fire which destroyed many other summer estates in town. It is on the National Register of Historic Places. The architectural styles represented in the cottages include Queen Anne, Shingle Style, Colonial Revival, Italian Renaissance, and details associated with Tudor Revival and Craftsman style houses.

West Street Historic District

The West Street Historic District is adjacent to the downtown and encompasses well-preserved summer cottages built in the early 20th century. The West Street District extends along West Street from its western junction with Eden Street to Billings Avenue in the east. Seventeen historically significant summer houses built between 1870 and the 1910s are in the district. Buildings included in this district include the Kedge, Petunia Cottage, La Rochelle, and the Bar Harbor Club.

Carriage Paths, Bridges, and Gatehouses Historic District

The historic trails throughout Acadia National Park were originally created by the Native American settlers and utilized as hunting trails. Later, the trails were utilized by European settlers to connect villages to forests for lumbering purposes. In the mid 1800's, rusticators came to visit Mount Desert

Island to bask in the natural glory of the undisturbed landscapes. They hiked the trails through the forest which inspired an era of active trail building in the late 1800s. There were over 200 miles of trails by 1915. By 1920, the trail building network ceased due to an interest in constructing motor roads once Maine had lifted Mount Desert Island's ban on automobiles. Acadia's carriage roads provide a glimpse of how the roads were constructed at the turn of the 20th century. Additionally, the historic bridges in Acadia National Park are significant due to their craftsmanship and impressive engineering for the time.

Acadia National Park's carriage paths, bridges and gatehouses were accepted and listed as a historic district on the National Register of Historic Places in 1979. The district includes 47 miles of carriage paths, 13 bridges, the Brown Mountain Gatehouse complex, and the Jordan Pond Gatehouse complex. Due to the large area that the paths encompass, in registering this area as a historic district, a set of quadrants was created and connected to have some boundary distinction of where and what the Carriage Paths, Bridges, and Gatehouses Historic District is. Between 1992 and 1995, the National Park Service and nonprofit organization Friends of Acadia conducted extensive rehabilitation of the carriage paths. Now, user fees also help fund the rehabilitation of the carriage paths throughout the National Park.

A FEW OF BAR HARBOR'S LOCAL HISTORIC PLACES

While there are many important historic sites in Bar Harbor, a few are explained in further detail below to show the diversity of resources and time periods that are evident in Bar Harbor. These sites also highlight historic preservation stories where these structures now serve important contemporary roles in the community today.

The Turrets

This structure was designed in 1893 by Bruce Price, a New York Architect who previously designed the Chateau Frontenac in Quebec City. Bruce Price created the Turrets structure for John J. Emery as a vacation residence. The Turrets became the only remaining Bruce Price designed building on Mount Desert Island after the 1947 fire. The cottage-era architectural design was supplied by the granite cut from Eagle Lake. It is now owned by the College of the Atlantic and was listed on the National Register of Historic Places in 1975. From the 1970s-the 2000s, the College of the Atlantic initiated several projects to restore the integrity and functionality of the building. Today, the Turrets serves as both an academic and administrative office for the college. The College of the Atlantic and their project team were granted an award in 2014 for the rehabilitation of the structure.

Hulls Cove Schoolhouse

The current schoolhouse was constructed in 1909 as a replacement to the previous schoolhouse that was first constructed in 1863 by Capt. Jonathan I. Stevens on land that he donated for the future of the town. The reconstruction of the schoolhouse was necessary due to overcrowding with increased number of student attendees. The Schoolhouse was converted from a schoolhouse to a community center after World War II and has remained a community center ever since. The building now hosts many programs and events such as wedding receptions, banquets, dances, suppers, meetings, and annual events including the Wayback Ball and the Longest Night. Starting in the 1990's, the Schoolhouse underwent many renovations to preserve its historical integrity and is listed on the Maine and National Register of Historic Places.

La Rochelle

This mansion was designed by Andrew, Jaques, and Rantoul from Boston in 1903 and was constructed for George Sullivan Bowdoin, the great grandson of Alexander Hamilton, and his wife Julia. The La Rochelle mansion was the second brick structure built on Mount Desert Island. The original sunken garden design at the mansion was designed by Beatrix Farrand. Local speculator Bun Cough bought the La Rochelle mansion in the 1940's and purchased the caretaker home across the street where he lived with his family. The ownership was later transferred from Mr. Cough to Tristram Colket, a chemist who invented condensed soup and became the founder of Campbell's Soup Company. The mansion was then donated to the Maine Seacoast Mission in 1972 and was utilized as their headquarters for 49 years. In 2019, the Bar Harbor Historical Society bought La Rochelle and moved their operations and displays into the building. The La Rochelle mansion is listed on the National Register of Historic Places.

Stone Barn Farm

This 128-acre historic agricultural property has been farmed since the 1800s, and was added to the National Register of Historic Places in 2001. In the 19th and 20th centuries, the farming industry declined on the island, and development encroached on its agricultural lands. The Stone Barn Farm survived the pressure of development because the farmland was productive enough to survive the economic pressures of the second half of the nineteenth and the first half of the twentieth century. The barn was built in 1907 by a family of masons and farmers. According to the application for the National Register of Historic Places, "the stone barn's first story is constructed of glacial stone with granite sills and lintels, the whole of which is covered by an expansive gambrel roof with wood shingled frame end walls. Although it is not positively known why the Shea Brothers constructed a barn of stone, if nothing else it demonstrated their skill in building in such a material." In 2018, Maine Coast Heritage Trust (MCHT) acquired the farm and turned it into a public preserve where community members can walk, bird, cross country ski, and ice skate. MCHT is currently working on renovations to the barn that will keep with the historic character of the structure but also make the necessary improvements required for its longevity. MCHT also planning to raise funds to create additional parking, expand programming, improve the site as a gathering place, and create community gardens.

LOCAL HISTORIC RESOURCES

The Town of Bar Harbor regulates notable historic properties within the downtown through their Design Review Overlay District. The purpose of this overlay district is to identify historic properties that must comply with design standards to protect the historic integrity and character of properties over time. The district establishes and enforces these design standards to create harmonious, historically preserved villages consisting of a variety of architectural styles and treatments. A list of historic properties within the Design Review Overlay District can be found in Table 7.2.

ARCHAEOLOGICAL RESOURCE INVENTORY

Table 7.2: Historic Properties in Bar Harbor's Design Review Overlay District Source: Town of Bar Harbor, Nov. 2021					
Historic Name	**Address**	**Present Name**	**Date Built**	**National Register**	**Significance**
Villa Mary 77 Eden Street Villa Mary	105 Eden Street	Eden Street at the College of the Atlantic	1879-80	Yes	National Register property
Bagatelle (home and carriage house only)	75 Eden Street	Bagatelle	1883	Yes	National Register property
Fenwold	6 Harbor Lane	Fenwold	1891	Yes	National Register property
The Breezes	125 West Street	The Breezes	c. 1900	Yes	National Register property
Greenlawn	123 West Street	Greenlawn	1884	Yes	National Register property
Saltair	121 West Street	Saltair	1887	Yes	National Register property
The Tides	119 West Street	The Tides	1887	Yes	National Register property
The Sunset	115 West Street	The Sunset	1911	Yes	National Register property
The Bar Harbor Club	111 West Street	The Bar Harbor Club	1929-30	Yes	National Register property
Guelph	111 West Street	Rosebriar	c. 1875	Yes	National Register property
Blanchfield House	37 Eden Street	Blanchfield House	c. 1865		Architectural/ historical
	41 Eden Street	Caruso residence	c. 1890		Architectural/ historical
The Crossways	4 Holland Avenue	The Crossways	1901	Yes	National Register property
Westfield	120 West Street	Westfield	1901	Yes	National Register property
Maisonette	118 West Street	Maisonette	1886	Yes	National Register property

Historic Name	Address	Present Name	Date Built	National Register	Significance
Chantier	116 West Street	Chantier	1887	Yes	National Register property
The Kedge	112 West Street	The Kedge	c. 1870	Yes	National Register property
Bar Harbor High School	93 Cottage Street	Bar Harbor Municipal Building	1907-08		Architectural/ historical
Robert Hodgkins residence	69 Cottage Street	Cottage on Cottage			Architectural
Petunia Cottage	110 West Street	Petunia Cottage	1887	Yes	National Register property
Foster Cottage	108 West Street	Foster Cottage	1878	Yes	National Register property
Boscobel	106 West Street	Manor House Inn	1887	Yes	National Register property
Dr. Norton's office	67 Cottage Street	Dr. Parks' office			Architectural
Thankful Cottage	1 Billings Avenue	Thankful Cottage	c. 1850		Architectural
U.S. Post Office	55 Cottage Street	U.S. Post Office	1909	Yes	National Register property
	17 Main Street	Galyn's	c. 1892		Architectural
	23 Cottage Street	Cadillac North Face	c. 1900		Possible National Register district
	29 Cottage Street	Cadillac AG	c. 1910		Possible National Register district
Criterion Theatre	35 Cottage Street	Criterion Theatre	1932	Yes	National Register property
Odd Fellows Hall	39 Cottage Street	Odd Fellows Hall	c. 1937		Local landmark
Haraden residence	130 Cottage Street	2 Cats	c. 1884		Architectural
	73 Mount Desert Street	Primrose Inn	c. 1878		Architectural
Ash Cottage	69 Mount Desert Street	Mira Monte Inn	1864		Architectural
H.A. Brown Furniture	74 Cottage Street	Salon NaturELLES			Architectural
Christian Science Church	57 Mount Desert Street	White Columns Inn	1937		Architectural/ historical

Historic Name	Address	Present Name	Date Built	National Register	Significance
Stonethrow	67 Mount Desert Street	Stonethrow	c. 1860		Architectural
American Legion Hall	70 Cottage Street	American Legion Hall	c. 1928		Architectural/ historical
	47 Mount Desert Street	Thornhedge Inn	1900		Architectural
	45 Mount Desert Street	Stratford House Inn	1900		Architectural
St. Saviour's Church and Rectory	41 Mount Desert Street	St. Saviour's Church and Rectory	1900	Yes	National Register property
Central House	60 Cottage Street	Central House	1887		Architectural/ historical
Bar Harbor Congregational Church	29 Mount Desert Street	Bar Harbor Congregational Church	1951		Architectural/ historical
	46 Cottage Street	Rosalie's	c. 1900		Architectural
	14 Cottage Street	Pink Pastry Shop	c. 1889		Possible National Register district
	8 Cottage Street	Epicurean			Architectural
Emery Block Building	103 Main Street	Bar Harbor Savings & Loan Assn.	c. 1900		Architectural
Lyford Woodard Building	109 Main Street	Bar Harbor Law Offices	c. 1887		Architectural/ historical
F.H. Moses Florist Shop	113 Main Street	Stone Soup	1904		Architectural
Bar Harbor Police Station	38 Rodick Street	Coston & Mclsaac	c. 1900		Architectural/ historical
Comfort Station	Firefly Lane	Information Building			Architectural/ historical
Bar Harbor Fire Station	Firefly Lane	Bar Harbor Fire Station	1911		Architectural/ historical
Village Green	Main and Mount Desert	Bandstand, clock, fountain	Various		Local landmark
	74 Mount Desert Street	Holbrook House Inn	c. 1890		Architectural
Holy Redeemer Roman Catholic Church	56 Mount Desert Street	Holy Redeemer Roman Catholic Church	1907		Architectural/ historical
YWCA	36 Mount Desert Street	YWCA	1913		Local landmark
Jesup Memorial Library	34 Mount Desert Street	Jesup Memorial Library	1911		Architectural/ historical

Historic Name	Address	Present Name	Date Built	National Register	Significance
YMCA	26 Mount Desert Street	Abbe Museum	1928		Local landmark
McKay Cottages	227 Main Street	McKay's Restaurant			Architectural
	194 Main Street	Ivy Manor			Architectural
	166 Main Street	Window Panes			Architectural
Butterfields	154 Main Street	Sailor & Hook			Architectural/ historical
Pine and Palm (original facade only)	134 Main Street	Acadia Corporation	c. 1883		Architectural/ historical
Sproul's Cafe	128 Main Street	Ward Building	1880	Yes	National Register property
Bee's Candy	116 Main Street	Hemporium	c. 1880		Architectural/ historical
Caleb's	112 Main Street	The Barnacle	c. 1900		Architectural
First National Bank (original building only)	102 Main Street	First National Bank			Architectural/ historical
Grant Building	80 Main Street	Dali's Jewelry	1897		Architectural/ historical
The Mount Desert Reading Room (original reading room only)	8 Newport Drive	Bar Harbor Inn	1887		Architectural/ historical
Morrison Building	62 Main Street	Morrison Building	1897		Architectural/ historical
Sherman's Bookstore	56 Main Street	Sherman's Bookstore			Architectural
Agamont Park fountain	3 Newport Drive	Agamont Park fountain			Local landmark
Bar Harbor Banking & Trust	82 Main Street	Bar Harbor Banking & Trust	1887		Architectural/ historical
Bass Cottage	14 The Field	Bass Cottage Inn	1885		Possible National Register district
Ullikana	16 The Field	Ullikana	1885		Possible National Register district
Bangor Hydro Building	18 Edgewood Street	Bangor Hydro Building			Architectural/ historical
Edgar Morang residence	278 Main Street	Project Social	1924		Architectural
Bar Harbor Water Co.	337 Main Street	Anchor Space			Architectural
Signs					
Geddy's Pub Moose	19 Main Street	Geddy's Pub Moose			Local landmark
Criterion Theatre marquee	35 Cottage Street	Criterion Theatre marquee	1932	Yes	National Register property

Historic Name	Address	Present Name	Date Built	National Register	Significance
West End Drug stained glass	105 Main Street	West End Drug stained glass			Architectural/ historical
First National Bank clock sign	102 Main Street	First National Bank clock sign			Architectural/ historical
Bar Harbor Banking & Trust awning sign	82 Main Street	Bar Harbor Banking & Trust awning sign	1887		Architectural/ historical

The Maine Historic Preservation Commission (MHPC) identifies two types of archaeological sites that need consideration during growth management planning: prehistoric archaeological sites (Native American, before European arrival) and historic archaeological sites (mostly European-American, after written historic records about 1600 A.D.). Prehistoric sites may include campsites, village locations, rock quarries, petroglyphs, and rock carvings. Historic archaeological sites may include cellar holes from houses, foundations of farm buildings, mill boatyards, wharves, and near-shore shipwrecks. MHPC provides each community in Maine a list of known historic and prehistoric archaeological sites in that municipality, as well as known information about site location and significance.

PREHISTORIC ARCHAEOLOGICAL SITES

As of May 2020, the Maine Historic Preservation Commission has inventoried and identified 15 prehistoric archaeological sites as being historically significant in Bar Harbor. According to the inventory "most or all are shell middens located in the shoreland zone (along tidal water)." Mapping is not available currently for these sites. These sites date back as far as 6,000 – 7,000 years ago. Most or all relate to Ceramic Period shell middens located in the shoreland zone.

According to the University of Maine, a shell midden is a cultural space created by indigenous peoples during thousands of years of coastal living. They're often found in two distinctive locations: in sheltered coves or bays, located near tidal flats and often near tidal/inland streams and on more exposed, seaward facing bluffs or beaches. Middens are composed of shells (oyster, clam, mussel), faunal remains (mammal, fish, bird, and reptile bones and teeth), and, to a lesser degree, botanical remains, mostly seeds. Some middens contain evidence of dwellings, burials, and tool fragments. Living and activity areas were often associated with these "landfills" of shells, bone refuse, and broken tools. Some sites represent seasonal residences, others, year-round villages.

In general, Bar Harbor's shell midden sites are all threatened by human impacts from development and amateur digging, as well as by natural forces such as sea level rise and storm erosion. According to the University of Maine, the largest factors threatening shell middens include coastal erosion, increasing freeze/thaw events, and looting. Coastal erosion is caused by a combination of sea level rise and storm driven waves, increasing the amount of coastal erosion associated with storms. Freeze/thaw activities represents a less dramatic, but also significant erosion factor. Looting, or the act of digging in shell middens to take artifacts, also exacerbates natural erosion process and disrupts the integrity of the middens.

HISTORIC ARCHAEOLOGICAL SITES

To date, 92 historic archaeological sites have been documented for the Town of Bar Harbor. Many of the sites consist of shipwrecks represented by actual wrecks and those identified through documentary sources. A complete list of historic archaeological sites documented in Bar Harbor can be found in Table 7.3 on the following pages.

HISTORIC PROPERTIES AND CLIMATE CHANGE

Table 7.3: Historic Archaeological Sites
Source: Maine Historic Preservation Commission – May 2020

Site Name	Site Number	Site Type	Periods of Significance
Winskeag Settlement	ME 028-001	domestic	1676-1725 (1688)
Indian Point House	ME 028-002	domestic	1840-1860
Duck Brook Saw Mill	ME 028-003	mill, sawmill	by 1785- by 1855
School Street Indian Camp	ME 028-004	camp	1880-1907
Old Farm Estate	ME 028-005	domestic	late 19th century - post 1927
Cadillac Mountain Cross	ME 028-006	petroglyph	Late 19th c. marking 17th-c. event?
Wauwinnet	ME 028-007	wreck, steamer	1883-1890
Maud Maloch	ME 028-008	wreck, schooner	Jan. 19, 1907
Bodwell	ME 028-009	wreck, vessel	1924
Otter Cliffs Radio Station	ME 028-010	radio station	1917-1934
Decked Shallop Wreck	ME 028-011	wreck, shallop	c. 1672
Dump	ME 028-012	dump	20th century
Schooner Head Battery	ME 028-013	military, battery	c. 1898
Pitcher find	ME 028-014	artifact find, ceramic	1907? Late 19th or 20th c.
Pray Meadow House #1	ME 028-015	domestic	Mid 19th to early 20th Century
Pray Meadow House #2	ME 028-016	domestic	Probably mid 19th century
Robert Young Farmstead	ME 028-017	farmstead	mid 19th c.- early 20th c.
David Thomas	ME 028-018	farmstead	mid 19th c. - c. 1930
H. Bunker	ME 028-019	farmstead	19th c.
Fabbri	ME 028-020	domestic, summer house	early 20th c.
Otter Cliff Radio Station-2 (tower)	ME 028-021	radio station	early 20th c.
Diana	ME 028-022	wreck, gas screw	1900-1923
Dog Watch	ME 028-023	wreck, oil screw	1960-1975
David Bracy's Fishhouse	ME 028-024	fish house	19th c., before 1888.
Satterlee Estate	ME 028-025	domestic, summer house	1910-1949
Green Mountain Cog Railway	ME 028-026	railroad	1881-1893
Yeoman	ME 028-027	wreck, sloop	1879-1913
Tay	ME 028-028	wreck, vessel	Wrecked at Great Head, Mount Desert Island on July 29, 1911

Site Name	Site Number	Site Type	Periods of Significance
Astral	ME 028-029	wreck, vessel	1902
Cadillac Mountain Cast-iron Pot	ME 028-030	artifact find, iron pot	mid-19th century
Brewer Ice House	ME 028-031	industrial, ice works	1875-1951
Cadillac Mountain Farm	ME 028-032	farmstead	Unknown, Probably late 19th c to early 20th c
Fabbri Memorial Plaque	ME 028-033	monument	erected circa 1937
Rowell Lookout estate	ME 028-034	domestic, summer house	early 20th c; circa 1910
unidentified cistern/well	ME 028-035	well, cistern	probably early 20th c
Summit House	ME 028-036	hotel	1883-1890s
Route 233 Shack and Dump	ME 028-037	domestic, camp	Early 20th c
Duck Brook Reservoir	ME 028-038	reservoir	Late 19th or early 20th c
Otter Creek "store"	ME 028-039	commercial, store	circa 1850
Lakewood Dump	ME 028-040	dump	late 19th to early 20th c
CJ Hall Quarry	ME 028-041	quarry, granite	Late 19th century or early 20th c
Paradise Hill road reservoir	ME 028-042	reservoir	Late 19th or early 20th c
Upper Witch Hole Pond camp	ME 028-043	domestic, summer house	circa 1904
U.S. Coast Survey Station	ME 028-044	survey station	after 1854
Old Otter Cliff Road	ME 028-045	road	Late 19th c and early 20th c
Greystone estate	ME 028-046	domestic, summer house	circa 1875 to 1947
Beaver pond camp	ME 028-047	domestic, summer house	pre-1935 to 1947
L. McFarland - Newman Farmstead	ME 028-048	farmstead	1860s to 1930s
George Newman Grave & Foundation	ME 028-049	cemetery	Marked 1887 as death
Kane- Bridgham Memorial	ME 028-050	monument	circa 1930
Lakewood facilities	ME 028-051	bathhouse	1940s-1960s
Lookout estate	ME 028-052	domestic, summer house	circa 1896
McFarland ski lift	ME 028-053	ski tow	1940s to 1960s
Atwater Kent Field Monument	ME 028-054	monument	Early 20th c
Lakewood Bridge	ME 028-055	bridge	Early 20th c
Duck Brook Quarry	ME 028-056	quarry	1930s-1950s
Eagle Lake House	ME 028-057	commercial	circa 1874
Glen Eyrie estate	ME 028-058	domestic, summer house	circa 1875 to 1940s
Mount Kebo Spring Bottling Co.	ME 028-059	industrial, bottling	1906 to 1929
Duck Brook Sand Filtration structures	ME 028-060	water treatment facility	Built 1905
Hare Forest estate	ME 028-061	domestic, summer house	Early 20th c
High Seas estate cistern	ME 028-062	well, cistern	Early 20th c
LN Kettle estate	ME 028-063	domestic, summer house	Early 20th c
Water Tower or Standpipe	ME 028-064	tower, water	circa 1880 to circa 1900
Eagle Lake Lot	ME 028-065	unidentified	unknown; probably late nineteenth or early twentieth century

Site Name	Site Number	Site Type	Periods of Significance
Eagle Lake Quarry	ME 028-066	quarry, granite	1930s
Otter Point Foundation	ME 028-067	structure, unidentified	1930s
Otter Creek Small Home	ME 028-068	domestic	Probably early to mid twentieth century
Archbold estate	ME 028-069	domestic, summer house	circa 1900 to 1947
West Beaver Pond estate	ME 028-070	domestic, summer house	Probably late nineteenth and early twentieth century
Homan estate	ME 028-071	domestic, summer house	pre 1880 to circa 1950
Oak Hill estate	ME 028-072	domestic, summer house	1940s
New Mills Meadow House	ME 028-073	domestic	perhaps abandoned by 1850s
New Mills Meadow Road	ME 028-074	road	before 1850s to after 1875
Cadillac Tavern	ME 028-075	tavern and military, barracks	1930s to 1940s
Curran House	ME 028-076	hotel	ca. 1885 to ca. 1900
Summit House #2 (1885)	ME 028-077	hotel	1885-1897
Green Mountain House	ME 028-078	hotel	ca. 1860s - ca. 1883
U.S. Military radar station #1	ME 028-079	military, radar station	1942-1944
U.S. Military radar station #2	ME 028-080	military, radar station	ca. 1944-ca. 1945
Cadillac Mountain Cross #2	ME 028-081	petroglyph	date uncertain, 17th-20th centuries
Cadillac Mountain North Ridge Road	ME 028-082	road	ca. 1854-ca. 1925?
F.L. Lowell	ME 028-083	wreck, schooner	8-Feb-08
Palm	ME 028-084	wreck, steam screw	10-Oct-20
Susie and Winnie	ME 028-085	wreck, gas screw	4-Mar-14
Sieur de Monts Spring Visitors Center	ME 028-086		
Cadillac Mt. Lower Road	ME 028-087	road	late 19th- early 20th-century?

The Maine Historic Preservation Commission has developed a Geographic Information System (GIS) map (see Image 7.1) that depicts the locations of properties in Bar Harbor listed in the National Register of Historic Places, National Historic Landmarks or museums/ archives along with layers depicting potential threats to these properties including flood, sea-level rise, storm surge. The map also shows current National Oceanic and Atmospheric Agency (NOAA) hazards and watches. To evaluate which historic properties in Bar Harbor are at risk for being impacted by storm surges, sea level rise, and climate change, the State of Maine's 2018 Sea Level Rise Storm Surge Scenarios data was analyzed. This evaluated several sea level rise scenarios including 1.2 ft. events, 1.6 ft. events, 3.9 ft. events, 6.1 ft. events, and more.

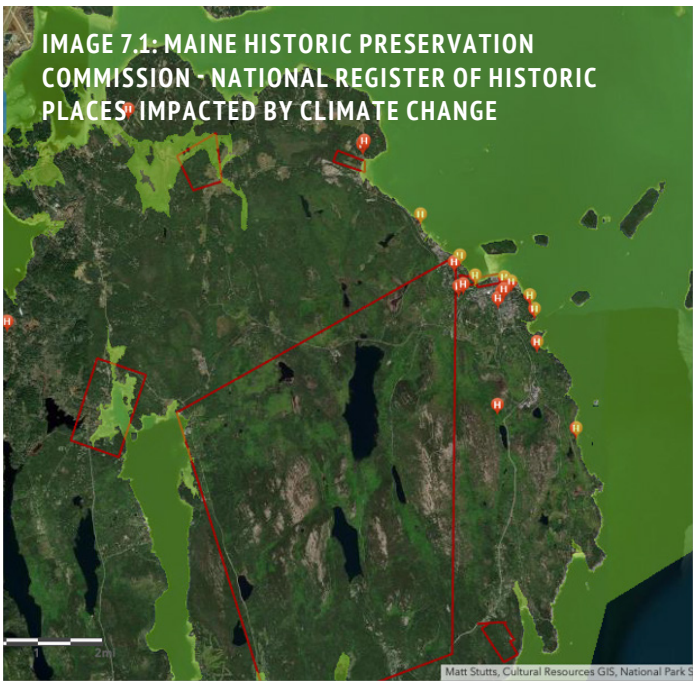


IMAGE 7.1: MAINE HISTORIC PRESERVATION COMMISSION - NATIONAL REGISTER OF HISTORIC PLACES IMPACTED BY CLIMATE CHANGE

The following National Register of Historic Places sites in Bar Harbor that are most at risk during these storm surge scenarios include:

- Eegoenos – 145 Eden Street
- Turrets – 105 Eden Street
- Harbor Lane – Eden Street Historic District
- Reverie Cove – 7 Harbor Lane
- Criterion Theatre – 35 Cottage Street
- John Innes Kane Cottage – 45 Hancock Street
- Redwood – 10 Barberry Lane
- Nannau – 396 Maine Street
- Highseas – 260 Schooner Head Road

HISTORIC PRESERVATION

BAR HARBOR'S DESIGN REVIEW BOARD

The Design Review Board reviews project proposals for development, redevelopment, rehabilitation and/or preservation that affect the visual quality of the district. The Design Review Board reviews all projects in the Design Review Overlay District which includes jurisdictions of the downtown village districts, the Shoreland General Development I District, Town Hill Business, and the Village Historic District. A Certificate of Appropriateness is an approval from the Design Review Board that indicates the project was reviewed and deemed compliant with the historic architecture of that village. Projects include any proposed changes to historic properties and may include building renovations, signage, lighting, outdoor storage and display, fencing, and landscaping.

The Town's Design Review Handbook provides guidance and examples of appropriate design elements that keep with the historic integrity of the district and explains the design review process to applicants. The document also describes the construction elements that would necessitate approval from the Board before the project is conducted.

THE DARK SKIES OF MOUNT DESERT ISLAND

Maine's spectacular rocky coast is home to Acadia National Park, and some of the last pristine, star-filled night skies in the eastern United States. Here, the Milky Way shines bright in the largest expanse of naturally dark sky east of the Mississippi River. With the rapid loss of dark skies to light pollution, Maine is increasingly being referred to as one place that "still has stars". The Bar Harbor Conservation Commission created a city-wide ordinance called "Light and Glare" to protect the dark night skies of Bar Harbor from light pollution. This requires all outdoor lighting in Bar Harbor to be "night sky friendly", meaning all lighting greater than 1800 lumens should not be visible from above.

HISTORIC RESOURCE INVENTORY NEEDS

The following recommendations were provided by the Maine Historic Preservation Commission for the Town of Bar Harbor.

- **Historic Buildings and Structures:** A comprehensive survey of Bar Harbor's above-ground historic resources needs to be undertaken to identify additional properties that may be eligible for listing in the National Register.
- **Historic Archaeological Sites:** Future archaeological survey should focus on the identification of potentially significant resources associated with the town's agricultural, residential, and industrial heritage, particularly those associated with the earliest Euro-American settlement of the town in the 18th and 19th centuries.
- **Prehistoric Archaeological Sites:** Much of the shoreline has been surveyed by professional archaeologists. However, intensive-level survey is necessary at some sites to determine National Register eligibility. Additionally, MHPC recommends that the shoreline north of downtown to Salisbury Cove needs to be surveyed.

HISTORIC AND CULTURAL ORGANIZATIONS

The following organizations in Bar Harbor are involved in the preservation, protection, and education of Bar Harbor's cultural and historic resources.

BAR HARBOR HISTORICAL SOCIETY

The Bar Harbor Historical Society was founded in 1946 after George Dorr, known as a founder of Acadia National Park, passed away. The first location of the Society was the Jessup Memorial Library until 1977 when the Society purchased their own building (the St. Edward's Convent on Ledgelawn Avenue). In 2019, the Historical Society purchased the La Rochelle Mansion to which the Society's permanent collection and offices were moved and now reside. La Rochelle is a repository and research center for Bar Harbor's history including documents, books, photos, artworks, and furnishings. It serves as a museum that displays artifacts from the area. The museum location also provides a view of the past with furnished bedrooms appropriate to the historical era. Some exhibit highlights are the Dorr and Rockefeller Family Libraries, Wabanaki Waterfront history, and the Beatrix Farrand Flower Room. The museum is open from May through October. The museum is also available for rent for events, such as weddings.

JESUP MEMORIAL LIBRARY

The Jesup Memorial Library is a nonprofit organization and the town library for Bar Harbor. The library is not only a community resource but also an important gathering place. It offers periodical rooms, research, and historical archive files. The first library in Bar Harbor was built in 1877 and moved a few times before "George Dorr's visionary library" came to exist in 1909. Maria Dewitt Jesup, wife of Morris K. Jesup, a New York financier and summer colony member, agreed to cover costs in Morris' memory and be the caretaker of the library which George Dorr dubbed "Jesup Memorial Library" in 1911. Due to the fire of 1947 in Bar Harbor, the library lost some historical documentation.

ABBE MUSEUM

The Abbe Museum was first founded in 1926. The museum became the first archaeological research museum in Maine that conducted extensive excavations and promoted archaeological research. The museum was founded by Dr. Robert Abbe, a New York physician who was known for his radiology therapy practices. He collected Native American artifacts and encouraged others to collect these objects of the past to preserve them for education and viewing purposes. The museum holds the largest documented collection of Maine Wabanaki made basketry, representing 12,000 years of Native American culture in Maine. Due to the museum's extensive collection, in 1997, the Abbe Museum purchased the former YMCA located in downtown. The relocation was able to provide 17,000 square feet of space for exhibitions, galleries, indoor and outdoor program spaces, a research lab, and collections storage. In 2018, the Abbe Museum became a Smithsonian Affiliate, which establishes a long-term partnership between the Museum and the Smithsonian Institution. This partnership will support collaboration between the organizations, expand the Museum's visibility in the marketplace, and honor the robust Native American heritage and culture in Maine.

BAR HARBOR VILLAGE IMPROVEMENT ASSOCIATION

The Bar Harbor Village Improvement Association (BHVIA) is an organization that is dedicated to protecting and maintaining the character of Bar Harbor. This group's efforts center around public education about local history and local beautification. Since 1881, BHVIA has been preserving the unique beauty and history of the community. They focus on:

- Educating visitors and residents about our history through programs like the Museum in the Streets.
- Revitalizing local landmarks and green spaces, including a recent project building DeGregoire Park.
- Maintaining properties owned by the town, including the Shore Path and the Veterans Memorial.
- Preserving our own local properties, such as Bald Rock, Glen Mary Park, and the How Memorial.

The BHVIA, in collaboration with the Bar Harbor Historical Society and the Town of Bar Harbor, established a free walking tour and heritage discovery trail called the Museum in the Streets, which features 26 placards and photographs through town, allowing residents and visitors to explore Bar Harbor's history by foot. 20 newer panels were added in 2019. The purpose of this project was to foster a sense of historical identity, to educate and encourage the preservation of local historic sites, and to promote knowledge of stories, events, and traditions.

FRIENDS OF ACADIA

Friends of Acadia is a nonprofit organization guided by the principles of stewardship, advocacy and education, citizen engagement, collaboration, and leadership. Partnering with Acadia National Park in activities like park philanthropy, advocacy, volunteerism, and communications, Friends of Acadia

provides and supports education of the public regarding the legacy of Acadia, the conservation values it represents, the threats it faces, and the ways in which citizens can help protect it. Friends of Acadia manages programs like Wild Acadia, which is a partnership-based, interdisciplinary, and updated approach to managing Acadia's natural and cultural resources threatened by climate change, land stewardship education programs, support for the Island Explorer bus system, trail and carriage road maintenance, preservation of lighthouses and bridges, and maintenance of the Wild Gardens of Acadia.

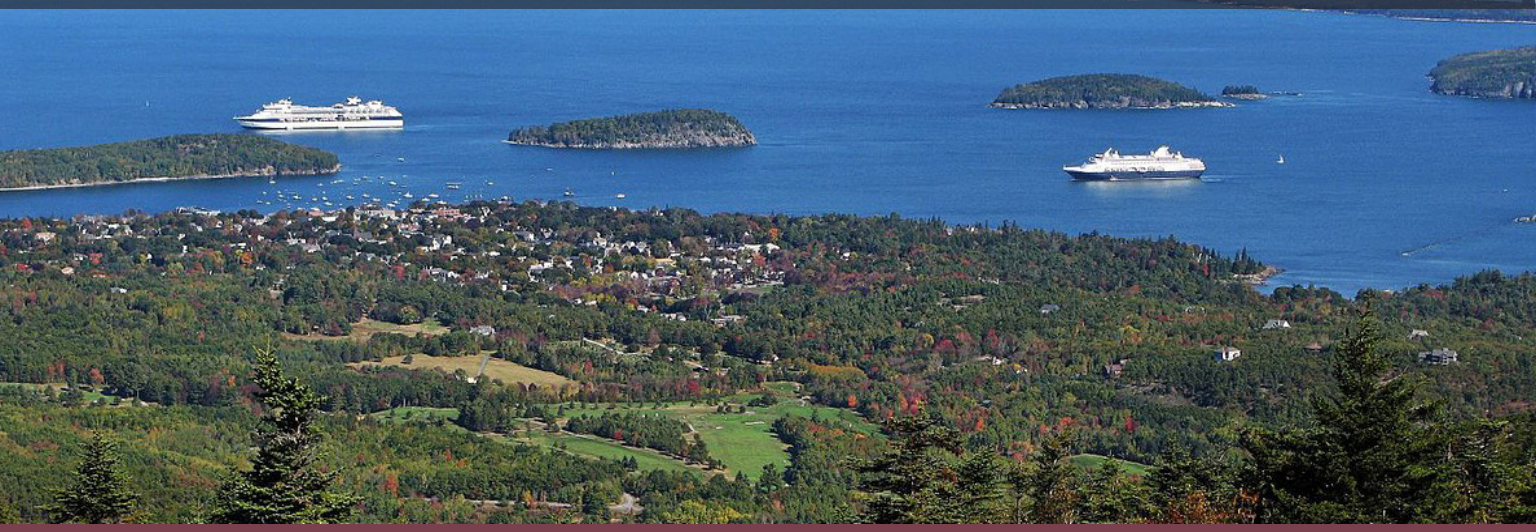
REFERENCES

- Comprehensive Plan Update, Bar Harbor, Maine. June 2007.
- Maine Historic Preservation Commission Inventory Data Package for Municipal Growth Management Plans.
- Design Review Overlay District Design Review Handbook. Town of Bar Harbor.
- Weathering Maine: Mapping Threats to Maine's Historic and Cultural Resources. Maine Historic Preservation Commission.
- The Abbe Museum
- Bar Harbor Historical Society: "A Town History"
- National Park Service: History and Culture of Acadia National Park
- Jessup Memorial Library
- Bar Harbor Open Space Plan
- Maine Historical Society – Maine Memory Network
- Downeast Fisheries Trail
- "What is a Midden?". University of Maine.
- The Mudflat – Maine Shellfish Learning Network
- Maine Coast Heritage Trust
- Acadia Night Sky Festival
- Town of Bar Harbor
- Visit Bar Harbor

LAND USE

BAR HARBOR 2022 EXISTING CONDITIONS SUMMARY

Land use refers to how land is being used in a community and the location, distribution, and character of those uses. Land use has a direct relationship with transportation, natural and cultural resources, infrastructure, and housing. Land use changes, over time, have the potential to impact how walkable, livable, resilience, and vibrant a community is.



Over half of the land area in Bar Harbor is conserved. This removes a large area of the town from potentially developable land. This high percentage of conserved lands is an important part of Bar Harbor's character, and is an asset and challenge at the same time.

29% of Bar Harbor is developed land, 15% is undeveloped land, and the remaining area is permanently conserved. Much of the town's development is concentrated in the downtown area; however, lower density residential development occur throughout town.

Townwide, only 2% of the developed parcels' acreage are actually covered by building footprints. This may indicate opportunities for infill development and higher density in some areas.

Aside from land used for Acadia National Park, the **most prevalent land use in Bar Harbor is residential.**

Vacant land specifically has fallen by approximately 33% since the 2007 comprehensive plan.
This indicates that there is a dwindling amount of land that could be developed in town. The neighborhood with the greatest percent of decreased vacant land acreage is the Emery District, followed by the Town Hill neighborhood. The areas of Bar Harbor that were previously vacant land in 2007 and are no longer vacant land use have primarily been converted to residential land use followed by conservation and education uses.

Of the developed and undeveloped parcels within the town (excluding conserved lands), approximately half are impacted by environmental constraints. This includes wetlands, waterbodies, tributaries, buffers around these features, hydric soils, and steep slopes.

The most prevalent land cover in Bar Harbor is forested land at 66%.
This is correlated with the high amount of conserved land in town. Developed land covers approximately 9% of the land surface in Bar Harbor.

Bar Harbor has 40 unique zoning districts.
Over half of these zones are very small, or less than 1% each of the town land area (less than approximately 250 acres).

The Town of Bar Harbor can be divided into 11 neighborhoods.
Neighborhoods include the Downtown, Schooner Head, Otter Creek, the Emery District, Hulls Cove, Indian Point, Ireson Hill, McFarland Hill, Salisbury Cove, Town Hill, and Acadia National Park.

The coastal neighborhoods – such as Downtown, Schooner Head, Ireson Hill, and Otter Creek **have the highest average assessed land value per acre** as compared to all neighborhoods.

The Downtown neighborhood has the single highest total land value at approximately $517 million, and also has the highest assessed land value per acre at approximately $366 thousand per acre.

Land use regulations that encourage walkable neighborhoods and downtown streets to promote sustainability and reduce traffic congestion have been identified as an important land use element that could be improved in Bar Harbor

Agriculture has been identified by the town as an important natural resource to protect. It faces major constraints of high land value and limited available land areas in Bar Harbor.

The town owns very little municipal land at **approximately 149 acres.**

8. Land Use

INTRODUCTION

The most notable features of existing land use in Bar Harbor are first, that just over half of the land area in the town is conserved land, and second, that the majority of the remaining parcels are already developed, and while some parcels could accommodate more development overall, there is little room for new development in the town. The limited number of parcels and acreage that are currently undeveloped and have development potential in the future underscores the land use challenges faced by Bar Harbor, including high housing prices, high land prices, and parks and open space that receive a high demand of use from visitors and residents that put pressure on limited space.

The composition of Bar Harbor with the presence of Acadia National Park and such a high percentage of conserved lands is unique. This benefits the town with pristine habitat, natural beauty, and a wealth of tourism opportunities, but also challenges the town with reduced land area for development, a lack of affordable housing for residents and workers, and heavy tourism use that outstrips the town's ability to support it. In turn, the influx of tourism has the potential to threaten the natural beauty and habitats in town. In Acadia National Park and the town's public resources, tourism creates traffic congestion, crowding, heavy use on popular trails, damage to sensitive vegetation, soil compaction, erosion, and disruption of wildlife activities. Some of Acadia's characteristic alpine and coastal ecosystems are especially vulnerable to damage from trampling. This existing land use chapter looks further into the challenges and opportunities of land use in Bar Harbor, including a breakdown of land use by neighborhood, assessed land value, developed lands and undeveloped lands, and potential for redevelopment. The following summary explains key insights.

PRELIMINARY ISSUES, CHALLENGES, AND OPPORTUNITIES

While many communities and coastal small towns in Maine face development pressures, the loss of desired rural character, and threats to infrastructure from climate change, Bar Harbor faces a unique combination of challenges. These include a small amount of buildable land, intense summer tourism, great variation between summer and winter populations, a lack of affordable housing, complex zoning, and heavy traffic congestion from visitors and commuters. Over time, land use changes have the ability to impact a community's walkability, vibrancy, livability, and resiliency.

54%, or approximately 24 square miles, of the Bar Harbor's land area is not developable in the future because it is permanently conserved. Developed areas of Bar Harbor compose 29%, or approximately 12.5 square miles of the town land based on assessor parcel data. The remaining 15%, or approximately 6.5 square miles, are undeveloped parcels. The remaining undeveloped land in town has become increasingly valuable as population and seasonal visitors increase.

These statistics reinforce sentiments identified by the Comprehensive Planning Committee about a lack of remaining developable land in Bar Harbor and indicate that this is a topic that should be explored through a public forum. The data also lends context to affordable housing challenges identified by the town – with such a large component of the town undevelopable due to conservation constraints, constraints to development, and lands already developed, there is little opportunity for new development to address the lack of housing and affordable housing.

Redevelopment and infill development within Bar Harbor on existing developed parcels face challenges from the town's land use regulations, namely the land use regulations that specify minimum lot sizes, front/side/rear setbacks, and minimum area per family. These land use regulations control development density, sprawl, and neighborhood and town character. For example, large minimum lot sizes cause low density (sometimes where lots do not necessarily need to be as large). In addition, large setbacks cause houses to be further from the road to facilitate rural character, whereas when front setbacks are smaller, this can foster slowed traffic speed and increase walkability.

Land use regulations are a powerful tool that are beneficial, for example, in facilitating the rural character of a town and protecting critical habitat for wildlife species. Land use regulations can also be detrimental to a town's growth and should be reassessed or adjusted based on the relevant development challenges a town faces. The housing analysis observed that from a zoning perspective, residential uses are allowed in many of Bar Harbor's zoning districts today. Thus, the housing issues in Bar Harbor, from a regulatory perspective, may be less about the types of uses allowed in many districts and more about the dimensional regulations, parking, heights, and densities of residential uses, as well as demand for developing other types of uses.

For example, while 77% of the parcel acreage in the Downtown neighborhood of Bar Harbor is considered developed, only 8% of the area of the developed parcels is actually covered by building footprints (see Figure 8.1). Townwide, only 2% of the developed parcels acreage is actually covered by building footprints. It is important to note that 100% building coverage of developed parcels is not required (nor desired, typically) to accomplish a goal such as increasing housing availability –

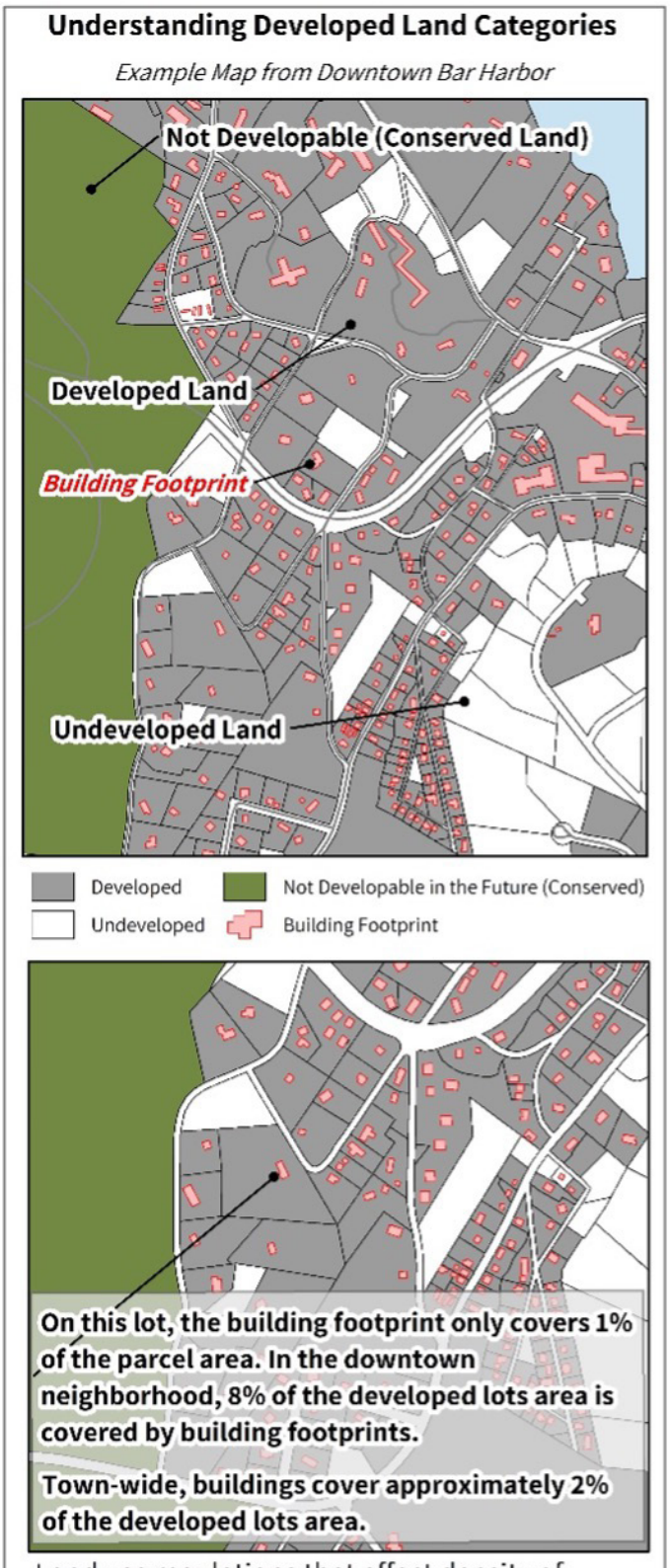


Figure 8.1: Developed land categories

however, adjusting land use regulations to facilitate higher density housing and higher walkability in some areas of the town (such as downtown or adjacent neighborhoods) is one available method to address the challenges Bar Harbor faces.

The Bar Harbor Climate Task Force also identified encouraging development of walkable, accessible, and energy efficient neighborhoods in Bar Harbor to minimize greenhouse gas emissions from employee commuting and building energy use. As the Task Force suggests, this may be accomplished in part through adjusting land use policies such as neighborhood districting, minimum lot sizes, and allowed uses in the Bar Harbor land use regulations. As noted by the Bar Harbor Comprehensive Planning Committee, the current zoning in Bar Harbor further facilitates these land use challenges. Both residents and developers would benefit from simpler zoning. Anecdotally, developers are unsure if they will have approval to build based on the complicated zoning, which compounds the lack of new, affordable housing in the town. Of the town's 40 individual zones, the majority are very small, each composing <1% of the town land area – which again reinforces the complicated nature of the town's zoning. Redevelopment, infill development, and structural retrofits may be achieved through simpler zoning.

While land use regulations do have the potential to constrain or facilitate development, environmental constraints are also a key factor in determining development density in a town. Of the developed and undeveloped parcels within the town (excluding lands that will never be developable, i.e., conserved lands), approximately 48% percent will be constrained by environmental constraints. These include wetlands, waterbodies, tributaries, buffers around these features, hydric soils, and steep slopes.

To protect surface waters, Bar Harbor has shoreland zoning provisions spread throughout the Land Use Ordinance. Some of these regulations are more stringent than the state regulations. For example, the town applies shoreland zoning provisions for areas that are within a shoreland district as a whole regardless if it is a mapped resource or not – it applies to the entire zone. Furthermore, the town regulates within 250 foot of resources that the state does not.

According to the Planning Department, this creates confusion. Staff and developers struggle to understand how to implement the regulations, resulting in a lack of confidence. And, as Bar Harbor did not adopt the state minimum regulations and as the town spreads the regulations throughout the ordinance, keeping up with minimum state standards is a challenge. Presently the state is conducting a review of the town's Land Use Ordinance to identify the areas where it does not meet minimum standards. Finally, the over-regulations often decrease the amount of buildable land on a lot,

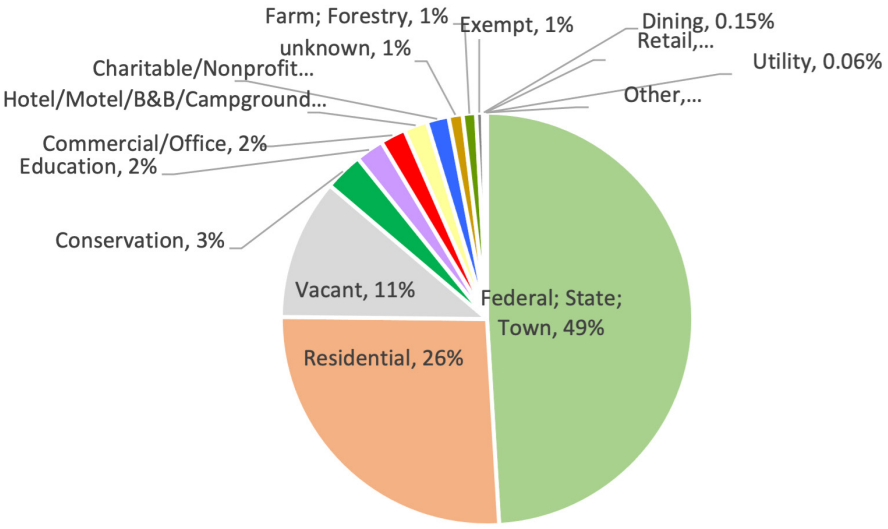


Figure 8.2: Land use in Bar Harbor. Data comes from the town's assessor database.

thereby increasing the building costs especially relating to housing subdivisions where developers will get less return on investment. For example, a developer may, through a rational thinking process, expect to get 10 lots out of a parcel but because of the town's more stringent shoreland zoning provisions, may only get 5 lots. The State of Maine has done a remarkable job with its shoreland zoning regulations both to protect viewshed and to protect the quality of abutting resources and the Town of Bar Harbor would benefit from adopting state regulations as is. This would help with interpretation of the language, decrease confusion, increase confidence, and provide a better return on investment, all while adequately protection sensitive resources.

The 6.5 square miles of undeveloped area within Bar Harbor are composed of parcels that do not currently have any buildings, including vacant land and undeveloped land used for farming, forestry, education, utilities, and by nonprofit or governmental uses. Vacant land specifically has fallen by approximately 33% since the 2007 comprehensive plan. The neighborhood with the greatest percent of decreased vacant land acreage is the Emery District, followed by the Town Hill neighborhood. The areas of Bar Harbor that were previously vacant land in 2007 and are no longer vacant land use have primarily been converted to residential land use (47% of the previously vacant land), followed by conservation (33% of the previously vacant land) and education (12% of the previously vacant land). Unsurprisingly, the neighborhood of Bar Harbor that has the highest total land assessed value and the highest average assessed land value per acre is the Downtown neighborhood. In addition, the coastal neighborhoods – Schooner Head, Ireson Hill, Hulls Cove, and Salisbury Hill have the highest average assessed land value per acre as compared to all neighborhoods. These neighborhoods continue to face development pressure due to their desirability. Lastly, in addition to housing, agriculture is another land use identified as important by the town that faces major constraints due to high land value and limited land area in Bar Harbor. Although agriculture is allowed in many of the town's zones, it composes a relatively small percentage of the town.

LAND COVER AND LAND USE OVERVIEW

The Town of Bar Harbor total land area is approximately 43 square miles, excluding coastal waters. In addition, approximately 20 square miles of offshore surface water are located within the municipal boundaries. Land cover refers to the characteristic of the land surface, of which the most prevalent in Bar Harbor is forested land (66% of land cover). Developed land cover covers approximately 9% of the land surface in Bar Harbor, most densely present in the Downtown neighborhood. Land use refers to how land is utilized in Bar Harbor, and is determined by zoning. Land use data is cataloged using the Town of Bar Harbor assessor database and categorized for analysis. The most prevalent land use in Bar Harbor falls under the Federal/State/Municipal land use category at 49% of Bar Harbor's land area (most of which is composed of Acadia National Park). The second most prevalent land cover is residential land (26%), located throughout the town, especially densely along the coastlines.

LAND COVER

Within Bar Harbor, the most prevalent land use is forested land, including evergreen, deciduous, and mixed forest. Forests compose approximately 66% of the land area in Bar Harbor. Wetlands within Bar Harbor also compose a significant percentage of the land area, composing approximately 14%, and including palustrine forested, palustrine emergent, palustrine scrub/shrub, estuarine emergent, and estuarine scrub/shrub wetlands. Developed land, including low intensity, medium intensity, high intensity developed and developed open space, compose approximately 9% of the land area in Bar Harbor (note:

varying land cover datasets estimated developed land in Bar Harbor between 9-12%. 9% comes from the nationally standardized land cover inventory, last updated in 2016). Developed land in Bar Harbor is located mainly in the downtown area, as well as along Route 3 along the northern and eastern coastal areas. Less than 1% of Bar Harbor is categorized as pasture, hay, or cultivated land.

LAND USE

Almost half (approximately 49%) of the land within Bar Harbor is categorized as Federal/State/Town land. More specifically, of this category of Federal/State/Town land, the majority of that land is federal land (Acadia National Park). Within this land cover breakdown, Acadia National Park is categorized as federal land, not conserved land (conserved land is further categorized in a following section). Residential land use is the second most prevalent land use at 26%, including single family, multi-family, condos, etc. Vacant lands compose 11% of the land use in Bar Harbor. Refer to Map 8.1 to view mapped land use. The following section provides further analysis of land use by neighborhood within Bar Harbor.

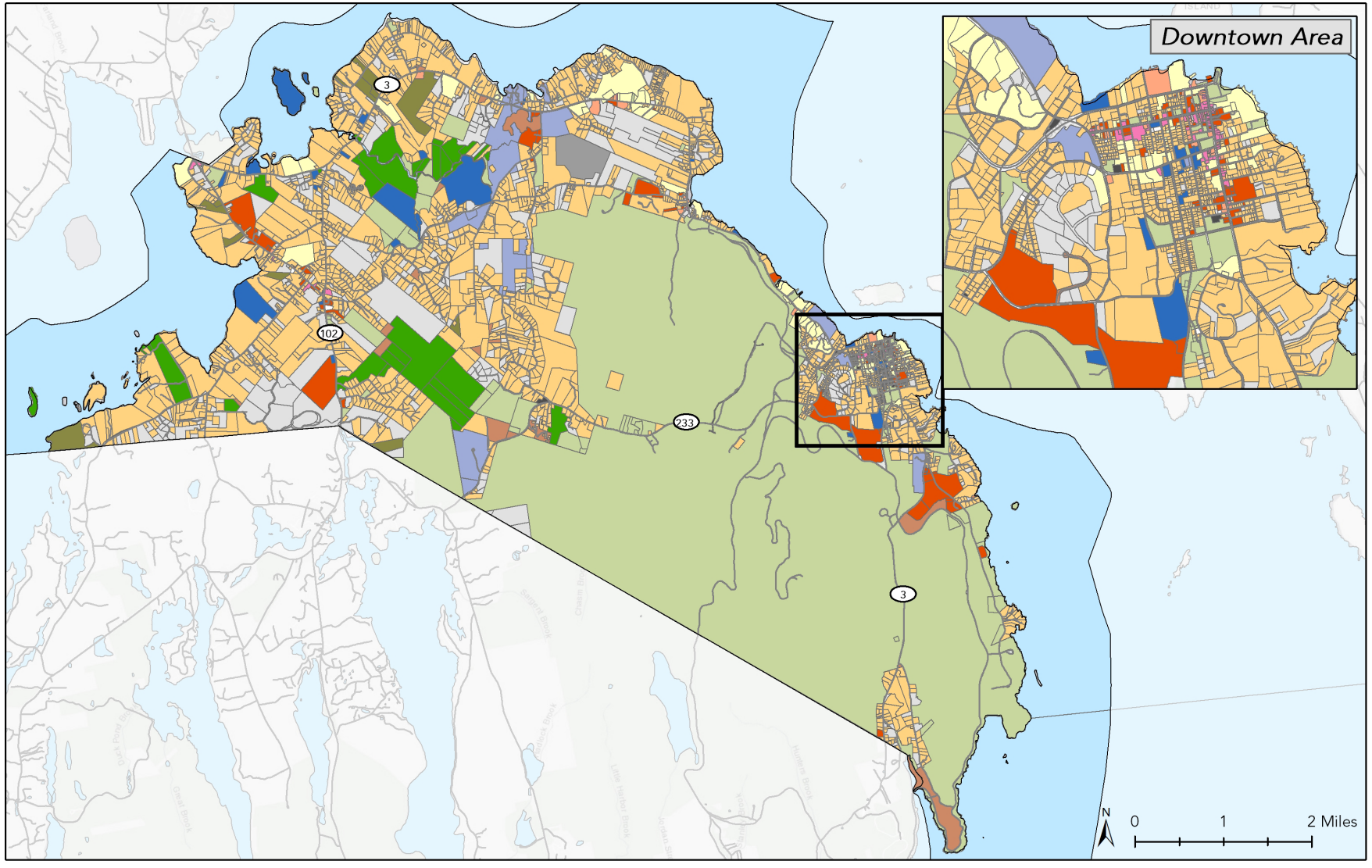
DEVELOPED AND UNDEVELOPED LANDS & FUTURE REDEVELOPMENT

Parcels in Bar Harbor can be divided into three categories: developed, undeveloped, and not developable in the future (conserved lands) based on the Bar Harbor assessor database (Figure 8.1; Table 8.1).

> Developed parcels include residential, hotel/motel/campground, commercial, retail, and dining uses. In addition, developed parcels include the following uses if there is a building on the parcel: farm/forestry, Federal/State/Town buildings, education, utility, charitable/nonprofit organization, other, and exempt uses. These parcels have opportunity for redevelopment only.
>
> Undeveloped parcels include the vacant parcels, and parcels from the following land uses if there is no building on the parcel: farm/forestry, Federal/State/Town buildings, education, utility, charitable/nonprofit organization, other, and exempt uses. These parcels have opportunity for new development.
>
> Non-developable in the future parcels include conserved lands. These parcels will never be developable.

Existing conservation land in Bar Harbor makes up 54% (24 square miles) of the town and is not developable in the future. 29% (12.5 square miles) of the town is developed and 15% (6.5 square miles) is undeveloped (Map 8.3).

Map 8.1. Existing land use in Bar Harbor. Data comes from the Bar Harbor assessor database.



EXISTING LAND USE NEIGHBORHOODS

BAR HARBOR

PRELIMINARY MAPPING FOR
EXISTING CONDITIONS ANALYSIS

Land use data from Bar Harbor Assessor's database. Some parcels have multiple land uses assigned; only one is displayed.

- Bar Harbor Town Boundary
- Road
- Coastal Waters

Land Use, by Parcel

- Residential
- Commercial/Office
- Hotel/Motel/B&B/Campground
- Dining
- Retail
- Charitable/Nonprofit Organization
- Education
- Conservation
- Farm; Forestry
- Federal; State; Town
- Utility
- Vacant
- Exempt
- Other
- Unknown

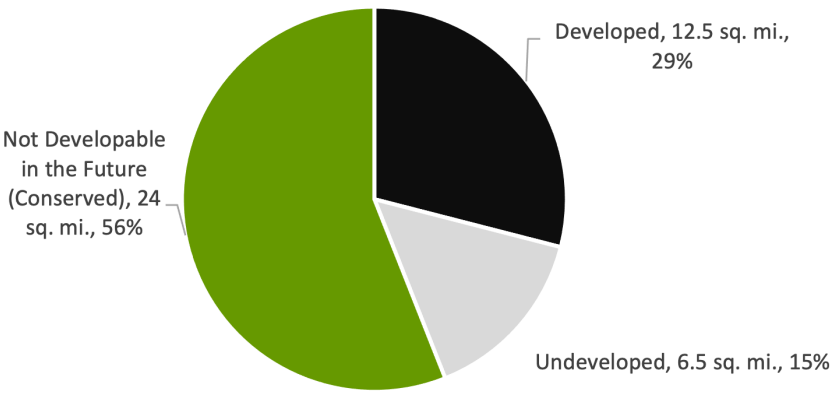
Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
March 2022

FB environmental

Table 8.1. Categories of developed, undeveloped, and not developable in the future		
Developed Parcels Include the following land uses	**Undeveloped parcels include the following land uses**	**Not Developable In Future**
Residential Hotel/Motel/B&B/Campground Commercial Office Retail Dining	Vacant	Conservation Conserved lands
Uses considered developed if there are buildings on the parcel: Farm; Forestry Federal; State; Town Education Utility Charitable/Nonprofit Organization Other Exempt	*Uses considered undeveloped if there are no buildings on the parcel:* Farm; Forestry Federal; State; Town Education Utility Charitable/Nonprofit Organization Other Exempt	
These parcels have opportunity for redevelopment only.	**These parcels have opportunity for new development.**	**These parcels will never be developable.**

To understand the potential for redevelopment in Bar Harbor, the building footprint size can be compared to the size the developed parcel. Town-wide, there are approximately 12.5 square miles of developed parcels. However, only 2% of that developed parcel area is actually covered by building footprints (refer to Map 8.2). Downtown, 8% of the developed lots area is covered by building footprints. This small percentage indicates that there may be potential for redevelopment on some parcels, however it is important to note that 100% coverage of a developed parcel is not typically desirable. The land use regulations control how building take place on each parcel by minimum lot sizes, setbacks, parking rules, etc., in turn controlling development density. The Town of Bar Harbor may wish

Figure 8.4: Developed land breakdown in Bar Harbor



to explore adjusting land use regulations to facilitate higher density development in downtown areas of Bar Harbor or adjacent neighborhoods.

VACANT LAND

Vacant land in the Town of Bar Harbor has decreased by approximately 33% percent since the previous Comprehensive Plan in 2007 (Map 8.2). The neighborhood that has experienced the largest decrease in vacant land, by acres, is the Emery District at an approximately 60% decrease.

The areas of Bar Harbor that were previously vacant land in 2007 and are no longer vacant land use have primarily been converted to residential land use (47% of the previously vacant land), followed by conservation (33% of the previously vacant land) and education (12% of the previously vacant land). The remaining 9% of changes are due to farm/forestry, Federal/State/Town, hotel/motel/B&B/campground, charitable/nonprofit organizations, and commercial/office land use changes. Refer to the individual neighborhood summaries for additional detail on how each neighborhood has changed.

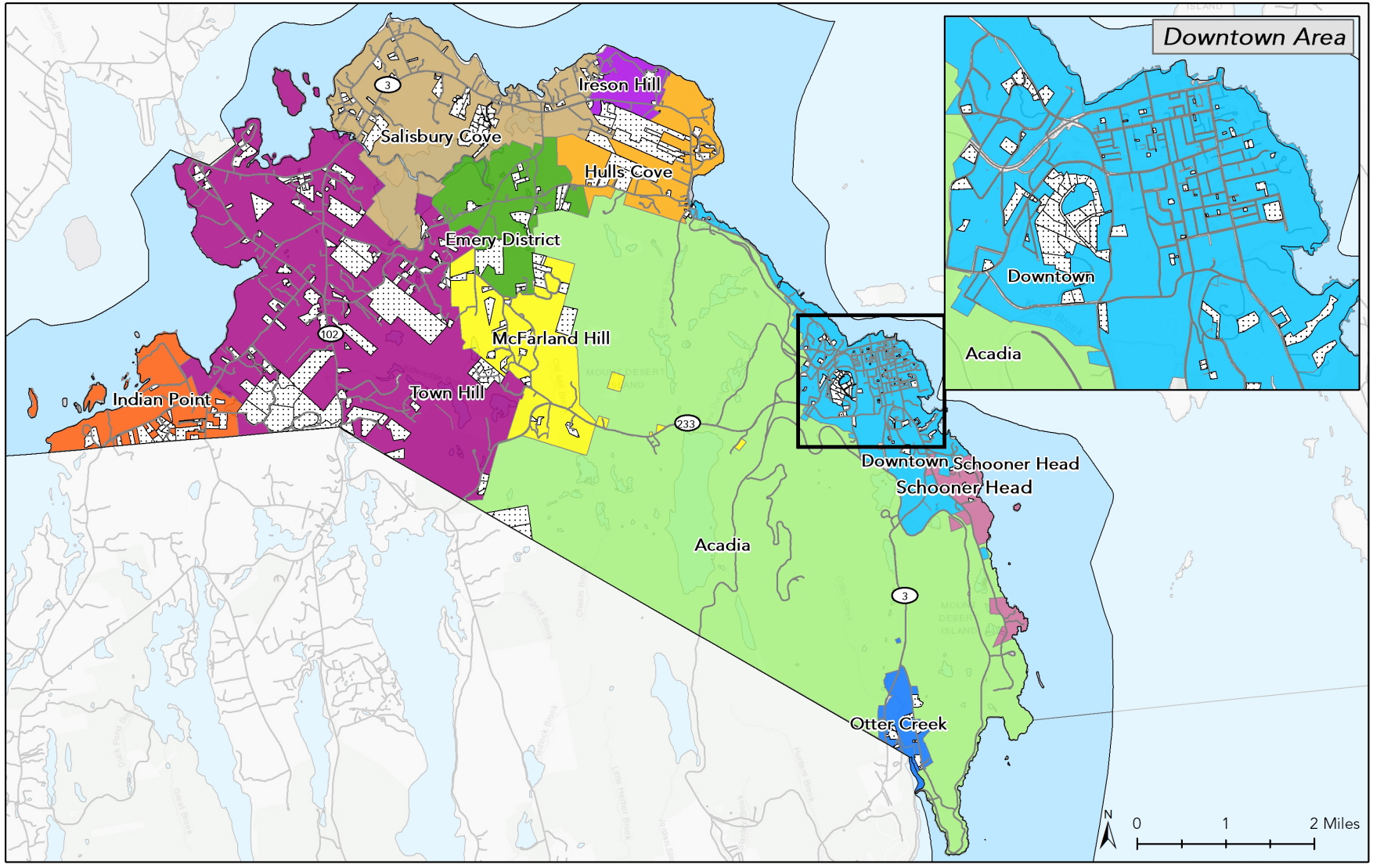
ENVIRONMENTAL DEVELOPMENT CONSTRAINTS

Table 8.2. Neighborhoods within Bar Harbor and percent change in acres of vacant land between 2007 and 2022

Neighborhood	2007	2022	Percent Change
McFarland Hill	538	370	31% decrease
Emery	346	137	60% decrease
Indian Point	280	178	37% decrease
Ireson Hill	71	51	27% decrease
Schooner Head	20	14	29% decrease
Town Hill	2,455	1,527	38% decrease
Otter Creek	63	51	18% decrease
Salisbury Cove	404	289	28% decrease
Hulls Cove	322	309	4% decrease
Downtown	84	124	48% increase
Acadia	-	-	no change
Total	**4,583**	**3,052**	**33% decrease**

Data source: Bar Harbor assessor database. 2007 values from the 2007 comprehensive plan.
**Downtown vacant land appears to increase. This may be due to use changes, or lots being split up and recategorized.*

Map 8.2: Vacant land in Bar Harbor. Data comes from the Bar Harbor assessor database.



VACANT LAND NEIGHBORHOODS

BAR HARBOR

PRELIMINARY MAPPING FOR
EXISTING CONDITIONS ANALYSIS

Land use data from Bar Harbor Assessor's database.

Bar Harbor Town Boundary
Road
Waterbody/Coastal Waters
Vacant

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
March 2022

FB environmental

Development constraints are locations where development cannot occur due to unsuitable building conditions or land use regulations that restrict building. Map 8.3 displays the following development constraints.

Environmental development constraints include:

- Permanently conserved parcels
- Wetlands, ponds, lakes, and tributaries
- Tidal areas
- Poorly drained and very poorly drained soils (hydric soils)
- Steep slopes greater than 25%

In addition, land use regulations that serve as development constraints include:

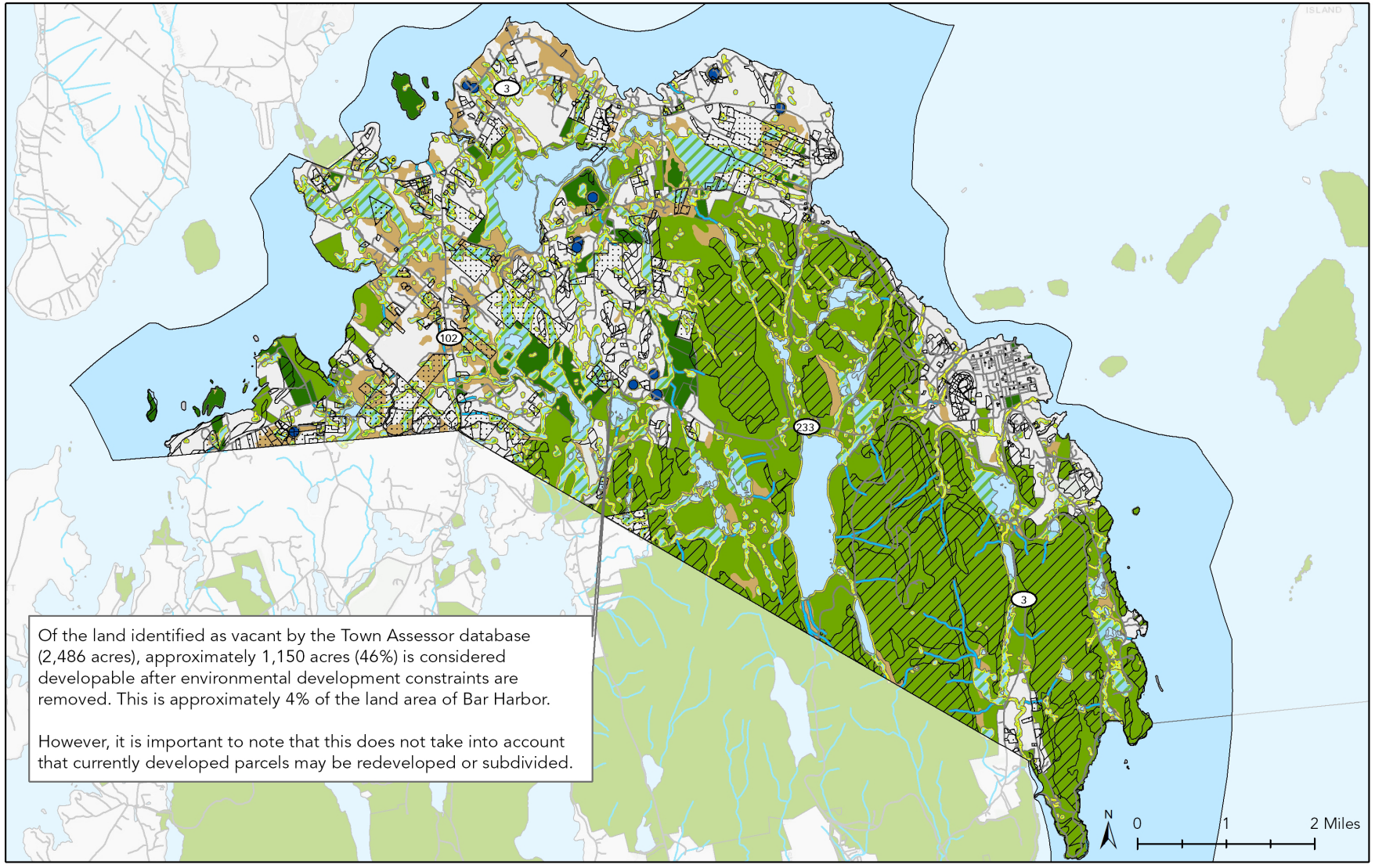
- Shoreland Zone restrictions that dictate setbacks from ponds, rivers, streams, significant vernal pools, and wetlands.

Though not included in this map, there are additional constraints that affect future development, including minimum lot size, lot setbacks, and building size (refer to the prior section). There are also factors that would affect land suitability, such as floodplain areas and unmapped natural development constraints such as ledge.

Of the 6.5 square miles of undeveloped parcels in Bar Harbor, 62% percent would be restricted by environmental development constraints.

Of the 12.5 square miles of developed parcels in Bar Harbor, 40% would be restricted by environmental development constraints (during subdivision or redevelopment, for example).

Map 8.3. Environmental development constraints in Bar Harbor.



Of the land identified as vacant by the Town Assessor database (2,486 acres), approximately 1,150 acres (46%) is considered developable after environmental development constraints are removed. This is approximately 4% of the land area of Bar Harbor.

However, it is important to note that this does not take into account that currently developed parcels may be redeveloped or subdivided.

DEVELOPABLE LAND

BAR HARBOR

PRELIMINARY MAPPING FOR
EXISTING CONDITIONS ANALYSIS

Land use data from Bar Harbor Assessor's database.

- Bar Harbor Town Boundary
- Road
- Waterbody
- Significant Vernal Pool
- Wetland
- Great Pond 100 ft setback
- Waterbody, Wetland, and Vernal pool 75 ft setback
- Tributary
- Tributary 75 ft setback
- Hydric Soils
- Steep Slopes
- Acadia National Park
- Conserved Lands
- Vacant
- Coastal Waters

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
March 2022

FB environmental

NEIGHBORHOODS & LAND USE

Existing land use within Bar Harbor is categorized by 11 neighborhoods within the town. The boundaries of these neighborhoods are the same as the 2007 Comprehensive Plan. Map 8.4 shows the neighborhood boundaries. These neighborhoods include:

1. Acadia National Park
2. Downtown
3. Emery
4. Hulls Cove
5. Indian Point
6. Ireson Hill
7. McFarland Hill
8. Otter Creek
9. Salisbury Cove
10. Schooner Head
11. Town Hill

In summary, the largest neighborhood areas are the Town Hill neighborhood and the Salisbury Hill neighborhood (excluding the Acadia National Park "neighborhood"). However, the neighborhood with the largest total land assessed value is the Downtown neighborhood at nearly four times more value than the next largest total land assessed value, the Town Hill neighborhood. While unsurprising, this confirms that the Bar Harbor downtown area is an important and valuable area of town.

Looking at the average assessed land value per acre provides insight into the most highly valued areas of Bar Harbor. The Downtown neighborhood has the largest average assessed land value per acre at approximately $365,000 per acre, significantly above the median of approximately $37,200 per acre. The Schooner Head neighborhood, Ireson Hill neighborhood, Hulls Cove neighborhood, and Salisbury Cove neighborhood all also have average values above the median. Schooner Head and Ireson Hill neighborhoods are some of the smallest neighborhoods, indicating that these are some of the least affordable neighborhoods in terms of assessed land value. Downtown, Schooner Head, Ireson Hill, and Salisbury Hill neighborhoods are all coastal neighborhoods and face development pressure due to their desirability.

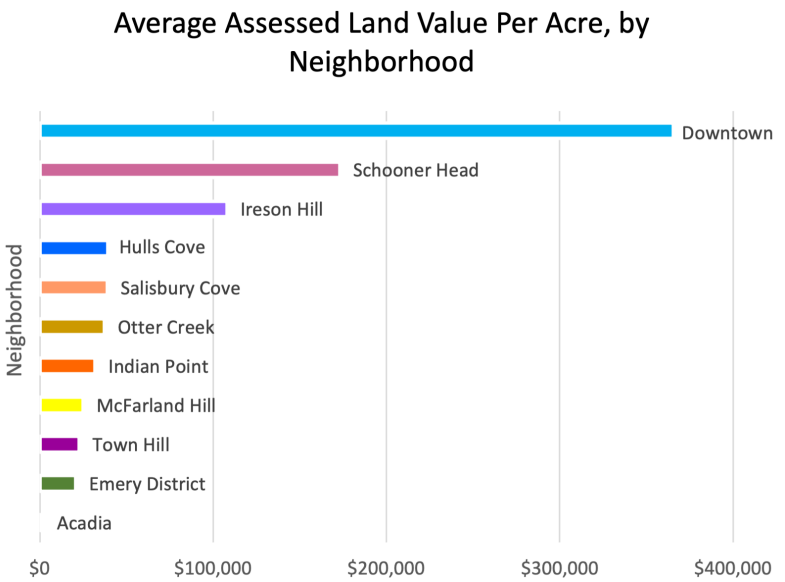


Figure 8.4. Average Assessed land value per acre, by neighborhood in Bar Harbor.

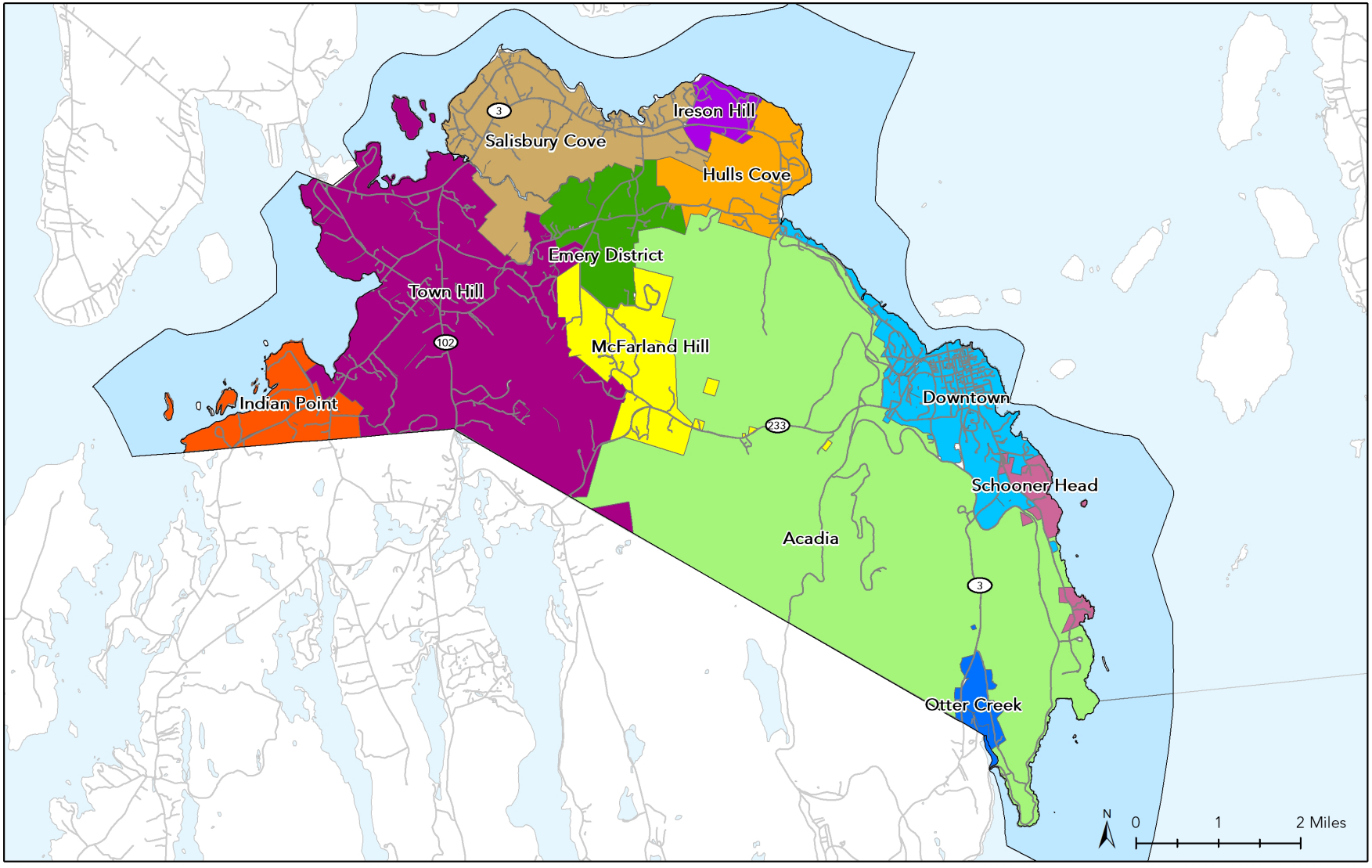
The most affordable neighborhoods in terms of average land assessed value per acre are the Emery District, Town Hill, and McFarland Hill. These

are mostly located in inland Bar Harbor, while Town Hill does border the western coast of Bar Harbor. Refer to Table 8.3 for summary values by neighborhood and Table 8.4 for detailed value information.

Table 8.3. Summary statistics for Bar Harbor neighborhoods based on assessed land value					
Neighborhood	# of Parcels	Avg. Parcel Size (Acres)	Approximate Total Acres	Avg. Assessed Land Value Per Acre	Total Land Assessed Value
Downtown	1434	1.0	1,416	$365,645	$517,647,000
Town Hill	816	7.1	5,763	$22,589	$130,179,200
Salisbury Cove	388	6.0	2,320	$38,834	$90,104,200
Schooner Head	66	4.4	292	$173,042	$50,589,900
Hulls Cove	187	5.7	1,074	$39,162	$42,048,900
Ireson Hill	147	2.3	331	$107,900	$35,719,200
McFarland Hill	197	6.6	1,302	$24,953	$32,484,700
Indian Point	122	7.0	849	$31,882	$27,065,500
Acadia	23	459.7	10,573	$2,091	$22,113,100
Emery District	149	7.1	1,053	$20,573	$21,667,200
Otter Creek	73	3.5	252	$37,220	$9,387,700

Map 8.4 on the following page shows the location of Bar Harbor's neighborhoods.

Map 8.4. Neighborhood boundaries within Bar Harbor. The neighborhoods were determined for the 2007 comprehensive plan.



EXISTING LAND USE NEIGHBORHOODS

BAR HARBOR

PRELIMINARY MAPPING FOR
EXISTING CONDITIONS ANALYSIS

Bar Harbor Town Boundary
Road
Coastal Waters

Neighborhoods

- Otter Creek
- Schooner Head
- Downtown
- Hulls Cove
- Ireson Hill
- Emery District
- Salisbury Cove
- McFarland Hill
- Acadia
- Town Hill
- Indian Point

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
March 2022

FB environmental

INDIVIDUAL NEIGHBORHOOD SUMMARIES

The following sections accompany Map 8.4 and summarize key points from Table 8.2 and Table 8.3, by neighborhood. Data is from the Bar Harbor Assessor database. A description of each of the neighborhoods in Bar Harbor is outlined below.

ACADIA NATIONAL PARK

This "neighborhood" is land owned by the federal government. The non-federally owned land is water company owned utility land for the drinking water supply infrastructure from Eagle Lake.

DOWNTOWN

This neighborhood includes the Bar Harbor Village, associated residential areas between the village and the park and the area north along Route 3 to Hulls Cove. This area is mixed land uses including residential, commercial, hotel/bed and breakfast, dining, retail, town-owned land, and educational land uses. This is the most densely developed area in Bar Harbor. The total assessed land value for this neighborhood is approximately $518 million, the highest-valued neighborhood in Bar Harbor. The assessed land value per acre is approximately $365 thousand, also the highest value in Bar Harbor compared to other neighborhoods. Vacant land within the Downtown neighborhood has increased slightly since 2007, potentially due to lots being split up or recategorized.

EMERY DISTRICT

Located in central inland Bar Harbor, this district is mixed land use, including residential, commercial, charitable/nonprofit, education, conservation, farm/forestry, and state and federally owned land. Vacant land in this district has decreased by 60% since 2007, from approximately 326 acres to 137 acres. The vacant land use changes are primarily due to new educational land use area and a small amount of new residential land use. This district has the second lowest average assessed land value at approximately $20 thousand per acre.

HULLS COVE

This district, located on coastal and inland areas of northeast Bar Harbor, is mixed land use, including residential, commercial, hotel/motel/bed and breakfast/campground, dining, retail, charitable/nonprofit, and state and federally owned land. Approximately 309 acres of vacant land are identified in this neighborhood, a decrease of approximately 4% from 322 acres identified in the 2007 Comprehensive Plan. The vacant land use changes are primarily due to new residential land use and a small percentage of new commercial/office land use. Public sewer and water is available in areas of this neighborhood. The Hulls Cove neighborhood's average assessed land value is just above the townwide neighborhood median at approximately $39 thousand per acre.

INDIAN POINT

Located in the furthermost west area of Bar Harbor, this district borders the Mount Desert Narrows in Union Bay. Land use in this neighborhood is primarily residential, as well as conservation, farm/forestry, and Federal/State/Town-owned land. There are approximately 178 acres of vacant land in Indian Point, down approximately 37% from 280 acres identified in the 2007 Comprehensive Plan. The vacant land use changes are solely due to new residential land use. The Indian Point neighborhood's average assessed land value is slightly below the townwide neighborhood median at approximately $31 thousand per acre.

IRESON HILL

One of the smaller neighborhoods, this district is located in the northeast tip of coastal Bar Harbor. Land use in this neighborhood is primarily hotel/motel/bed and breakfast/campground and residential, and also includes smaller amounts of commercial, dining, retail, and Federal/State/Town-owned lands. There are approximately 51 acres of vacant land in the Ireson Hill neighborhood, down from 71 acres in 2007 at a 27% decrease. The vacant land use changes are primarily due to new residential land use. The Ireson Hill neighborhood has the third highest average assessed land value at approximately $107 thousand per acre.

MCFARLAND HILL

This district is located in central inland Bar Harbor, north and west of Acadia National Park. This neighborhood is primarily residential land use. It also includes some conservation land, Federal/Town/State owned land, and utility land. There are approximately 370 acres of vacant land in this neighborhood, significantly down from 538 acres in 2007 at a 31% decrease. The vacant land use changes are primarily due to new residential land use, followed by new conservation lands. The McFarland Hill neighborhood's average assessed land value is below the townwide neighborhood median at approximately $25 thousand per acre.

OTTER CREEK

A relatively small neighborhood located in southern Bar Harbor, this district is surrounded by Acadia National Park lands. This neighborhood is primarily residential land use, along with some Federal/State/Town-owned land uses and a small amount of commercial use. There are approximately 51 acres of vacant land within this neighborhood, down from 63 acres in 2007 by approximately 18%. The vacant land use changes are solely due to new residential land use. The Otter Creek neighborhood has the lowest total land assessed value (likely due to its small size), but the average assessed land value is in line with the town median at $37 thousand.

SALISBURY COVE

Located in the northern coastal tip of Bar Harbor, this district is mixed land use, including residential, commercial, hotel/motel/bed and breakfast/campground, dining, charitable/nonprofit, educational, conservation, farm/forestry, and Federal/State/Town land uses. There are approximately 289 acres of vacant land within this neighborhood, down from 404 acres in 2007 at a 28% decrease. The vacant land use changes are primarily due to new residential land use, as well as some new farm/forestry land use, Federal/State/Town land use, and hotel/motel/campground/B&B land use. The Salisbury Cove neighborhood's average assessed land value is in line with the townwide neighborhood median at approximately $38 thousand per acre.

SCHOONER HEAD

This district is located along the eastern coast of Bar Harbor and is primarily residential and Federal/Town/State owned land, as well as some commercial, and educational land. There are approximately 14 acres of vacant land, compared to approximately 20 acres in 2007, down by 29%. The vacant land use changes are solely residential land use. Schooner Head has the second highest average assessed land value at approximately $173 thousand per acre.

TOWN HILL

One of the largest neighborhoods (aside from the Acadia "neighborhood"), this district is located in western Bar Harbor. Land use includes residential, commercial, hotel/motel/bed and breakfast/campground, dining, retail, charitable/nonprofit, educational, conservation, farm/forestry, and federal/State/Town land and utility uses. There are approximately 1,527 acres of vacant land in Town Hill, by far the largest of any town neighborhood. Still, this is a decrease from 2007 when 2,455 acres were identified. The decrease is approximately 38% and the vacant land use changes are primarily conservation lands and residential land use, as well as some new farm/forestry land use and charitable/nonprofit land use. The Town Hill neighborhood's average assessed land value is below the townwide neighborhood median at approximately $22 thousand per acre. However, likely due to its size, Town Hill has the second largest total land assessed value at approximately $132 million.

Table 8.4 on the following pages includes detailed information about the valuation of parcels in each neighborhood.

Table 8.4: Land use, parcel size, and assessed land value within Bar Harbor by neighborhood						
Neighborhood	Land Use (Simplified Category*)	# of Parcels	Avg. Parcel Size (Acres)	Approximate Total Acres	Avg. Assessed Land Value Per Acre	Total Land Assessed Value
Downtown	Residential	927	0.66	612	$505,101	$309,121,100
	Commercial/Office	77	2.97	229	$125,136	$28,661,800
	Hotel/Motel/B&B/Campground	67	2.13	143	$342,002	$48,910,000
	Dining	44	0.34	15	$1,419,266	$21,161,800
	Retail	82	0.14	12	$3,000,006	$34,569,600
	Charitable/Nonprofit Organization	14	2.14	30	$270,652	$8,120,300
	Education	5	16.54	83	$52,850	$4,370,400
	Federal; State; Town	51	2.31	118	$280,964	$33,086,300
	Utility	4	0.52	2	$651,577	$1,347,900
	Vacant	128	0.97	124	$215,070	$26,726,700
	Other	8	0.34	3	$585,863	$1,571,100
	unknown	27	1.69	46	-	-
	Subtotal	1434	0.99	1,416	$365,645	$517,647,000
Emery District	Residential	116	4.41	512	$34,962	$17,894,900
	Commercial/Office	1	1.05	1	$89,010	$93,900
	Charitable/Nonprofit Organization	2	67.31	135	$1,342	$180,700
	Education	10	22.55	226	$6,317	$1,424,700
	Conservation	1	5.38	5	$2,921	$15,700
	Federal; State; Town	3	12.64	38	$8,684	$329,300
	Vacant	16	8.55	137	$12,629	$1,728,000
	Subtotal	149	7.07	1,053	$20,573	$21,667,200

Neighborhood	Land Use (Simplified Category*)	# of Parcels	Avg. Parcel Size (Acres)	Approximate Total Acres	Avg. Assessed Land Value Per Acre	Total Land Assessed Value
Hulls Cove	Residential	131	4.18	548	$62,870	$34,432,200
	Commercial/Office	7	5.64	39	$25,328	$999,600
	Hotel/Motel/B&B/Campground	3	4.71	14	$32,147	$453,800
	Dining	2	1.30	3	$113,601	$295,800
	Retail	3	0.28	1	$519,577	$432,000
	Charitable/Nonprofit Organization	2	0.53	1	$229,616	$245,100
	Federal; State; Town	5	3.43	17	$27,686	$474,600
	Vacant	33	9.37	309	$15,199	$4,700,100
	Exempt	1	141.58	142	$111	$15,700
	Subtotal	187	5.74	1,074	$39,162	$42,048,900
Indian Point	Residential	63	7.58	477	$38,834	$18,539,100
	Charitable/Nonprofit Organization	6	16.28	98	$39,448	$3,853,800
	Conservation	2	12.92	26	$21,536	$556,500
	Farm; Forestry	1	65.40	65	$2	$100
	Federal; State; Town	1	0.12	0	$805,629	$97,900
	Vacant	38	4.68	178	$22,602	$4,018,100
	unknown	11	0.43	5	-	-
	Subtotal	122	6.96	849	$31,882	$27,065,500

Neighborhood	Land Use (Simplified Category*)	# of Parcels	Avg. Parcel Size (Acres)	Approximate Total Acres	Avg. Assessed Land Value Per Acre	Total Land Assessed Value
Ireson Hill	Residential	97	1.04	101	$280,204	$28,234,800
	Commercial/Office	1	3.00	3	$133,461	$400,800
	Hotel/Motel/B&B/Campground	13	11.87	154	$20,077	$3,097,000
	Dining	3	5.78	17	$40,281	$698,800
	Retail	1	0.70	1	$109,148	$76,600
	Federal; State; Town	3	0.68	2	$166,834	$338,500
	Utility	1	0.36	0	$568,626	$203,900
	Vacant	25	2.06	51	$51,838	$2,668,800
	unknown	3	0.37	1	-	-
	Subtotal	147	2.25	331	$107,900	$35,719,200
McFarland Hill	Residential	154	4.99	769	$ 36,984	$28,438,700
	Conservation	1	39.91	40	$ 1,867	$74,500
	Federal; State; Town	5	17.21	86	$ 7,471	$642,900
	Utility	1	3.86	4	$ 81,149	$313,600
	Vacant	30	12.35	370	$ 8,139	$3,015,000
	unknown	6	5.43	33	-	-
	Subtotal	197	6.61	1,302	$24,953	$32,484,700
Otter Creek	Residential	49	3.52	173	$39,591	$6,836,800
	Commercial/Office	1	3.69	4	$34,405	$126,800
	Federal; State; Town	3	7.85	24	$36,604	$862,400
	Vacant	19	2.71	51	$ 30,368	$1,561,700
	unknown	1	0.87	1	-	-
	Subtotal	73	3.46	252	$ 37,220	$9,387,700

Neighborhood	Land Use (Simplified Category*)	# of Parcels	Avg. Parcel Size (Acres)	Approximate Total Acres	Avg. Assessed Land Value Per Acre	Total Land Assessed Value
Salisbury Cove	Residential	251	3.91	982	$69,924	$68,662,400
	Commercial/Office	7	4.28	30	$ 97,323	$2,918,400
	Hotel/Motel/B&B/Campground	8	9.16	73	$ 30,313	$2,220,600
	Dining	1	4.42	4	$ 33,694	$149,000
	Charitable/Nonprofit Organization	8	13.72	110	$ 6,027	$661,500
	Conservation	11	23.19	255	$1,783	$454,900
	Education	11	15.32	169	$22,434	$3,781,700
	Exempt	1	0.41	0	$310,209	$125,900
	Farm; Forestry	5	28.57	143	$ 1,047	$149,600
	Federal; State; Town	12	17.67	212	$ 7,974	$1,690,400
	Vacant	70	4.13	289	$ 32,129	$9,289,800
	unknown	3	17.60	53	-	-
	Subtotal	388	5.98	2,320	$ 38,834	$90,104,200
Schooner Head	Residential	44	3.03	133	$271,948	$36,258,800
	Commercial/Office	7	5.98	42	$24,516	$1,025,500
	Education	1	0.23	0	$493,758	$112,200
	Federal; State; Town	6	16.97	102	$111,613	$11,364,000
	Vacant	7	2.02	14	$129,242	$1,829,400
	unknown	1	1.00	1	-	-
	Subtotal	66	4.43	292	$173,042	$50,589,900

Neighborhood	Land Use (Simplified Category*)	# of Parcels	Avg. Parcel Size (Acres)	Approximate Total Acres	Avg. Assessed Land Value Per Acre	Total Land Assessed Value
Town Hill	Residential	561	4.75	2,666	$ 36,299	$96,787,600
	Commercial/Office	21	9.23	194	$ 14,119	$2,737,400
	Hotel/Motel/B&B/Campground	4	28.92	116	$23,424	$2,709,400
	Dining	2	0.75	1	$ 141,432	$211,600
	Retail	7	1.66	12	$ 74,689	$870,200
	Charitable/Nonprofit Organization	15	13.21	198	$22,236	$4,405,300
	Conservation	12	46.56	559	$ 2,120	$1,184,500
	Education	2	62.46	125	$ 5,021	$627,200
	Farm; Forestry	8	9.36	75	$ 25	$1,900
	Federal; State; Town	14	15.99	224	$ 7,580	$1,697,000
	Utility	1	0.58	1	$ 398,564	$233,000
	Vacant	162	9.43	1,527	$ 12,059	$18,416,100
	Other	2	2.08	4	$ 71,649	$298,000
	unknown	5	12.26	61	-	-
	Subtotal	816	7.06	5,763	$ 22,589	$130,179,200

CONSERVED LAND

This section is discussed in more detail in the Natural Resources section and the Open Space and Recreation section.

The Town of Bar Harbor has a uniquely high amount of conserved land at 54% of the total Town land area (37% when including marine waters), with the majority of it being held federally by the National Park Service as Acadia National Park. 89% of conserved lands are federally owned or managed, while 10% are privately owned or managed. The remaining, approximately 1%, is town-owned. Table 8.5 provides the breakdown of conservation land by holder type. The largest holder is the U.S. National Park Service. The Maine Coast Heritage Trust holds the second largest percentage of conserved land within Bar Harbor at approximately 9%. This includes several large parcels within Bar Harbor, including Kittredge Brook Forest and Stone Barn Farm. Table 8.6 displays the top 10 conserved land parcels by acreage within Bar Harbor.

Table 8.5. Conservation lands within Bar Harbor by holder

Holder	Approximate Area (Acres)	Percent of all Conserved Lands
U.S. National Park Service	13,368	89%
Maine Coast Heritage Trust	1,396	9%
The Nature Conservancy	102	<1%
Maine Minor Civil Division	92	<1%
U.S. Department of Interior	20	<1%
Maine Bureau of Parks and Lands	11	<1%
U.S. Fish and Wildlife Service	7	<1%
Maine Department of Inland Fisheries and Wildlife	6	<1%

Table 8.6. Ten largest conserved land parcels within Bar Harbor

Conserved Land Parcel	Approximate Area within Bar Harbor (acres)
Acadia National Park	13,290
Kittredge Brook Forest (including Addition)	524
Stone Barn Farm	134
Indian Point-Blagden Preserve	102
Blue Horizons	85
Acadian Ridge	81
Acadian Woods I	79
Youngs Mountain	69
Fogg Farm	68
Thomas Island	66

CURRENT USE PROGRAMS

There are four types of current use property tax programs in Maine – the Farmland, Open Space, Tree Growth, and Working Waterfront tax programs. Properties in the current use program are not under permanent protection as the current use status can be discontinued.

FARMLAND

The Maine Farmland Tax Program is intended to encourage farmland owners to maintain and improve land that is used for farming, agricultural activities, or horticultural activities. There are three parcels that participate in the farmland current use program, composing approximately 147 acres. In 1993, there were two properties in Bar Harbor in the Farmland Tax Program, and between 1999 and 2022 there were five properties, totaling 99 acres in the Farmland Tax Program.

The town has identified agriculture as an important natural resource to protect but agriculture faces major constraints due to high land value and limited land area in Bar Harbor. Agricultural areas around Crooked Road and Norway Drive in Bar Harbor are important agricultural areas (and also coincide with soils classified as prime farmland and farmland of statewide importance). The Stone Barn Farm, an iconic property with a productive farmland history located at the intersection of Crooked Road and Norway Drive adjacent to Northeast Creek, was acquired by the Maine Coast Heritage Trust in 2019 and is now managed as a public preserve. Additional areas in Bar Harbor that are valued by residents for their agricultural character include the Town Hill area, Gilbert Farm Road, the Head of the Island, Hadley Point, and Hulls Cove.

OPEN SPACE

There are three parcels that participate in the Open Space Current Use Program, composing approximately 27 acres. As of 2013, one parcel was enrolled in the state's current use program.

TREE GROWTH

The Maine Tree Growth Tax Program is intended to encourage forest landowners to retain and improve their forestlands, to promote better forest management, and to support the overall forest products industry in Maine. There are 42 distinct parcels that participate in the Tree Growth Current Use Program,

Table 8.7: Conservation lands within Bar Harbor by holder

Zone	Area (Acres)	% Of Town
Acadia National Park	12,445	44.9%
Bar Harbor Gateway District	90	0.3%
Downtown Residential	113	0.4%
Downtown Village I	36	0.1%
Downtown Village II	41	0.1%
Downtown Village Transitional	7	0.0%
Educational Institution	37	0.1%
Emery District	862	3.1%
Hulls Cove Business	63	0.2%
Hulls Cove Residential	77	0.3%
Hulls Cove Rural	418	1.5%
Indian Point Residential	579	2.1%
Indian Point Rural	141	0.5%
Industrial	62	0.2%
Ireson Hill Corridor	181	0.7%
Ireson Hill Residential	163	0.6%
Marine Research	31	0.1%
McFarland Hill Residential	401	1.4%
McFarland Hill Rural	711	2.6%
Mount Desert Street Corridor	25	0.1%
Otter Creek	226	0.8%
Resource Protection	1,112	4.0%
Salisbury Cove Corridor	263	1.0%
Salisbury Cove Residential	563	2.0%
Salisbury Cove Rural	586	2.1%
Salisbury Cove Village	21	0.1%
Schooner Head	40	0.1%
Scientific Research for Eleemosynary Purposes	115	0.4%
Shoreland General Development I	22	0.1%
Shoreland General Development II (Hulls Cove)	16	0.1%
Shoreland General Development III	20	0.1%
Shoreland General Development IV	6	0.0%
Shoreland Limited Residential	1,845	6.7%
Shoreland Maritime Activities District	8	0.0%
Stream Protection	230	0.8%
Town Hill Business	177	0.6%
Town Hill Residential	1,630	5.9%
Town Hill Residential Corridor	217	0.8%
Town Hill Rural	2,953	10.7%
Village Historic	312	1.1%
Village Residential	857	3.1%

composing approximately 1,122 acres. As of 2013, 35 tree growth parcels were enrolled in this tax program.

WORKING WATERFRONT

The Maine Working Waterfront tax program is intended to encourage landowners located in the intertidal zone to maintain the primary use for that land to support or provide access to the conduct of commercial fishing activities. As of 2013, no Bar Harbor properties had taken advantage of the tax program. This is still currently true in 2022.

ZONING DISTRICTS

The Town of Bar Harbor has 40 unique zones. The largest zone, the Town Hill Rural Zone, composes approximately 11% of the Town. Over half of the zones are each <1% of the Town land area (or smaller than 250 acres, or 0.4 square miles, each).

PRELIMINARY OBSERVATIONS OF LOCAL LAND USE REGULATIONS

The following observations were developed as an outcome of analyzing the 2007 Comprehensive Plan. While some issues and concerns have been identified, a regulatory audit would need to be completed to understand how effective various regulations are.

It has been noted that a clearer regulatory process and less complex land use regulations have the potential to meet the Town's goals in creating regulations that are easy-to-understand and navigated by the public, property owners, and developers, and for managing growth through effective, yet flexible, land use regulations. Additionally, there are opportunities to increase density in certain areas of town to meet goals related to housing, transportation, and others. There is currently language in the Town's Land Use Ordinance that incentivizes cluster development and affordable housing (using bonuses for open space set aside or for creating more affordable housing units), but the program is not being used, possibly due to the high price of development or inadequate incentives.

INCORPORATING CLIMATE ACTION STRATEGIES INTO LAND USE PLANNING

The Bar Harbor Climate Task Force has identified a goal for Bar Harbor to establish sustainable land use and development practices across Bar Harbor. This goal includes an action item to prioritize climate action in land use planning efforts by integrating climate mitigation and climate adaptation as priorities to address town vulnerabilities and mitigate green house gases.

More specifically, the first action item the task force suggests is 1) to include a goal to anticipate and respond to sea level rise in the town, and 2) to amend the Shoreland Zone to include areas inundated by the 1.6-3.9 ft sea level rise scenario (refer to the Natural Resource Existing Conditions section for additional detail on sea level rise predicted inundation in Bar Harbor). The second land use planning action item is to create more walkable and energy efficient neighborhoods, specifically the Downtown neighborhood, Hulls Cove neighborhood, and Town Hill neighborhood, to minimize greenhouse gas emissions. The third action item is to assess all policies in the Bar Harbor land use code to assess where green house gas emissions could be reduced through adjusting land use through neighborhood redistricting, adjusting lot dimensional requirements, allowed uses, and the permitting process. The

fourth action item is to enhance carbon sequestration capacity within Bar Harbor through the local natural lands and waters.

SHORELAND AND RESOURCE PROTECTION ZONES

Bar Harbor's shoreland regulations are currently more stringent than the state's requirements. In Bar Harbor, shoreland standards require that new structures be:

- Set back at least 100 feet from the shoreline of great ponds, and 75 feet back from all other waterbodies, tributary streams, significant vernal pools, the upland edge of wetlands.
- In the Resource Protection zone, the setback requirement is 250 feet.
- In the Stream Protection District, any structure associated with municipal facility grounds or uses or small structures accessory to the permitted uses must be setback 75 feet from the shoreline.

The Bar Harbor Resource Protection Zone and Stream Protection District are intended to only allow land use activities that are "activities necessary for managing and protecting the land, such as surveying, fire protection, emergency operations, etc.; non-intensive recreational uses not requiring structures, such as hunting, fishing and hiking; and public utility installation." In the Resource Protection Zone, agriculture/homesteads are also permitted.

ACCESS TO SEWER/WATER

Access to public water is available in the Downtown Village of Bar Harbor, as well as extending south to Schooner Head Road and north up Route 3 to Hulls Cove and Salisbury Cove. Access to public wastewater is also available Downtown, in the Hulls Cove area, and in the Degregoire Park neighborhood. There are currently no sewer/water expansion plans at the time of the writing of this report.

TOWN-OWNED LAND

The Town of Bar Harbor holds very little land, approximately 149 acres over 59 unique parcels. The largest parcel is located just north of the Northeast Wetland Complex and is approximately 40 acres, and is held under a fee conservation easement.

FLOODPLAINS

The Federal Emergency Management Agency (FEMA) maintains flood maps of areas with the highest risk of flooding. Within the Town of Bar Harbor, there are three zones within the Special Hazard Flood Zone – Zones A, AE, and VE. There are approximately 3,900 acres (6.1 square miles) in total within the 100-year flood plain (1% annual chance flood) within Bar Harbor, including coastal shoreland areas, areas around tidal wetland complexes, and areas along tributaries. Table 8.8 below provides the breakdown of flood hazard zones within the town.

Table 8.8: FEMA flood hazard zones within Bar Harbor			
Zone	Description	Approximate Acres in Bar Harbor	Location within Bar Harbor
A	100-year floodplain (1% annual chance flood); no base flood elevations determined.	630	Areas adjacent to tributaries including, Northeast Creek, Aunt Betseys Brook, Old Mill Brook, Stony Brook, Kitteredge Brook, and Prays Brook.
AE	100-year floodplain (1% annual chance flood); base flood elevations determined.	723	Tidal wetland complexes, including the northeast wetland complex, the Thomas Bay wetland complex, the Otter Cove wetland complex, and the wetlands complex behind Sand Beach.
VE	100-year floodplain (1% annual chance flood); coastal flood with velocity hazard (wave action); base flood elevations determined.	2,556	All Bar Harbor coastal shoreline areas
X	Area of Minimal Flood Hazard (unshaded).	All other areas	

REFERENCES

- Comprehensive Plan Update, Bar Harbor, Maine. June 2007.
- Bar Harbor Land Use Code
- Bar Harbor Open Space Plan, 2014-2020 (not adopted), Town of Bar Harbor and FB Environmental
- Assessor database, Town of Bar Harbor 2022.
- Bar Harbor Climate Action Strategies, April 12, 2022 [Stakeholder Draft for Comment]
- Maine Beginning with Habitat Dataset, Maine Department of Inland Fisheries and Wildlife
- NOAA Office for Coastal Management Land Cover Dataset
- FEMA Flood Map Dataset

FISCAL CAPACITY

BAR HARBOR 2022 EXISTING CONDITIONS SUMMARY

The town's fiscal health, which is evaluated by assessing its valuation, tax rate, revenue and expenditures, debt obligations, and planned capital improvements, impacts the longevity and quality of its facilities, services, and assets.



Bar Harbor's local property valuation increased to a high of $1.93 billion in FY 2022 which was a 27% increase in one fiscal year.

Bar Harbor was able to reduce the tax rate from $11.90 in FY 2021 to $9.74 in FY 2022 due to the large increase in property valuations.

Although the tax rate has fallen, **the property tax bill for a house valued at the town's current median increased by about $800 a year.**

Property taxes comprise about 84% of the town's total revenue stream and the top ten taxpayers in the town cover close to 10% of that tax levy. Most of those taxpayers are in the hospitality industry.

Expenditures continue to rise in Bar Harbor, particularly with the additional tax revenue being generated by the increase in property valuation.

The town maintains a robust Capital Improvement Plan document which is updated annually and covers a five-year period. This document guides municipal investments in the community.

9. Fiscal Capacity

INTRODUCTION

The fiscal capacity chapter provides an overview of the current fiscal health and financial commitments the town has made. This chapter will review the town's valuation, tax rate, revenue and expenditures, debt obligations, and planned capital improvements.

PRELIMINARY ISSUES, CHALLENGES AND OPPORTUNITIES

The following is a preliminary list of issues, challenges and opportunities posed by the findings of the inventory of existing conditions of Bar Harbor's fiscal conditions. These findings are subject to change with the preparation of goals and objectives not yet drafted at the time of this existing conditions report.

ISSUES AND CHALLENGES

Prior to FY 2022, Bar Harbor's tax rate continued to increase year over year despite the small increases in property valuation. It was not until FY 2022 that the large increases in property valuation due to the pandemic created a boost in revenue which allowed the Town to decrease the property tax rate to help offset the rise in assessed values. The Town Manager's FY 2023 proposed budget once again shows an increase in the tax rate by 8.3% over FY 2022, despite the continued rise in property assessments. If property taxes keep rising it may have the effect of pricing out low to moderate income households, or seniors on a fixed income who can no longer afford the cost of housing and taxes in Bar Harbor.

Eight of the top ten largest taxpayers in Bar Harbor are either hotels or restaurants; they comprise nearly 7% of the town's total tax levy. The town's reliance on tourism and hospitality as a source of revenue for capital and operational expenses poses a potential risk if future public health or public safety issues arise, or future environmental risks and climate change impact the natural environment which draws visitors to Bar Harbor. Large institutions like Jackson Laboratory , MDI Hospital, College of the Atlantic, and MDI Bio Lab own large swaths of land and have built expensive buildings and purchased expensive equipment but pay relatively low payments in lieu of taxes (PILOT) to the town. For example, in FY 2021 College of the Atlantic paid a PILOT of $7,000 and MDI Bio Lab paid a PILOT of $5,000. Jackson Lab paid a much higher PILOT payment of $107,000 but that is likely a lower amount than what would be required if Jackson was taxed as a private entity. The combination of reliance on tourism business revenues and relatively low tax payments from large institutions places the town at some risk should the economy change or shift in a significant way again in the future.

Lastly, the town does gain financially from both land- and water-based tourism which both help to offset capital and operational costs on an annual basis. That was clear in 2020 when cruise ship and parking revenues dropped significantly. The town had to forego some capital expenditures and cut back on operational costs to balance the budget. Between FY 2018 and FY 2020, Bar Harbor received between $900,000 and $1.1 million each year from passenger service fees and port development fees alone. If the town decides to scale back the number of cruise ships and tourists that visit Bar Harbor, there must be recognition that those decisions will have some impact on town revenues, as well as revenues to local businesses. If businesses that directly benefit and derive sales from tourists are assessed on an income approach by the town to generate property taxes, lower sales may then translate to lower tax receipts. The following sections describe the fiscal conditions in Bar Harbor.

VALUATION

In the State of Maine, property valuations for municipalities are calculated by the state and the municipality. The state valuation is used to determine the levy of county taxes, state funds for education and revenue sharing, and in establishing bond debt limits. The State's valuation is informed by field work and meetings with local assessors to determine appropriate ratios of full value for which local assessments are made. Adjustments are made to local assessments using those ratios to equalize valuations at 100 percent of full and fair cash market value.

The second form of valuation occurs at the municipal level and is used to determine local taxes. The town's valuation is based on assessed values for real estate and personal property as determined by the Town Assessor. The assessed value of property is based on recent sales of comparable properties around Bar Harbor. In fiscal year 2021, the town's local valuation was set at $1,530,257,000, which equals a 4 percent increase since FY 2016.

Figure 9.1 shows the local and state valuations for Bar Harbor from FY 2016 through FY 2021. The State's valuation for Bar Harbor shows a fairly sharp upward trajectory starting in FY 2017 to a high of $1.7B in FY 2021.

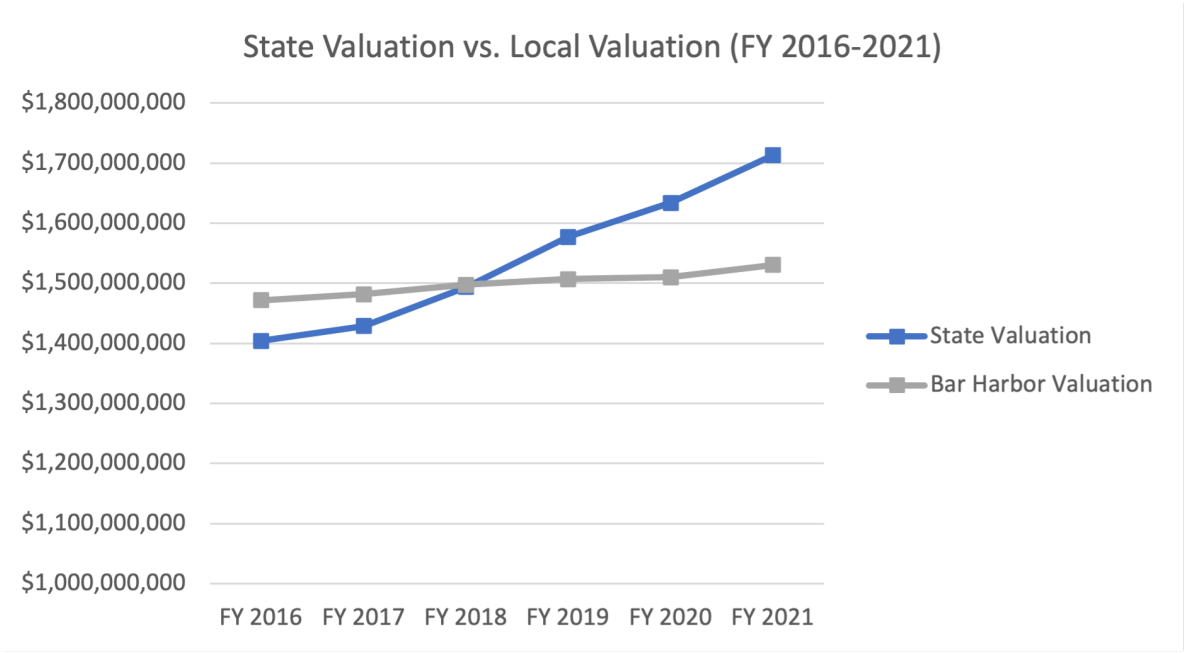


Figure 9.1: State vs. Local Valuation, 2015-2020, Maine Revenue Services.

TAX RATE

After the Town Assessor determines the total local valuation of eligible property within the town, the tax rate (or mill rate) is calculated. The tax rate is the assessment to each property owner for their share of the tax levy. The tax rate is calculated by dividing the total amount of taxes needed to support the town's budget divided by the local valuation. The tax rate is assigned on a one-thousandth of the assessed value of a piece of property. In fiscal year 2021, the approved tax rate in Bar Harbor was $11.90 per thousand dollars of valuation. As an example, if a property was worth $100,000 the owner would be responsible for paying $1,190 in taxes in FY 2021. Figure 9.2 shows the growth in Bar

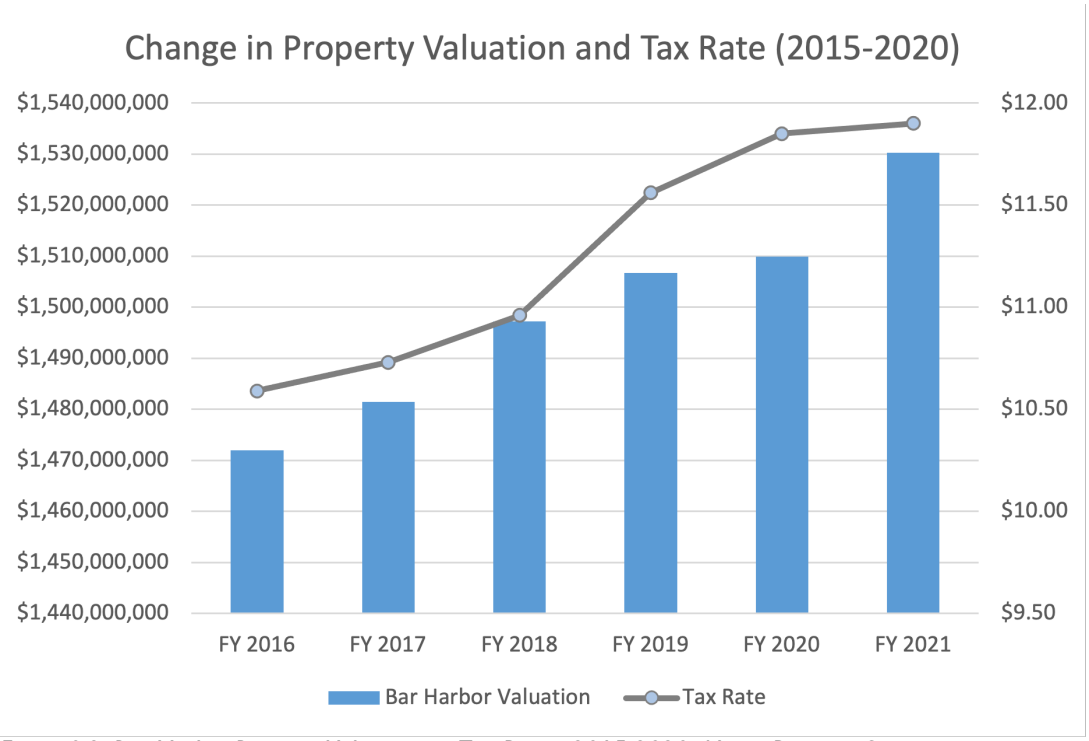


Figure 9.2: Bar Harbor Property Valuation vs. Tax Rates, 2015-2020, Maine Revenue Services.

Harbor's local valuation and tax rate from FY 2016 to FY 2021. Between FY 2016 and FY 2021 the tax rate increased 12.4% from $10.59 to $11.90.

According to the Town Manager's FY 2023 budget memo, the total valuation in Bar Harbor jumped from $1.53B in FY 2021 to $1.93B in FY 2022. This was a 27% increase in one year which allowed the town to decrease the tax rate from $11.90 to $9.74. Much of this increase in valuation and the subsequent drop in the tax rate is likely due to the increase in residential property valuations from pandemic-related real estate purchases. According to the Town Manager's budget memos from FY 2021 and FY 2023, the median value of a home in Bar Harbor jumped from $286,700 to $400,700 in two years. The increase in assessed value between FY 2021 and FY 2022 was nearly $400 million which allowed the town to reduce the tax rate. The Town Manager's most recent FY 2023 budget memo from January 2022 has a proposed tax rate of $10.55 or an 8.3% increase over FY 2022's adopted budget and tax rate.

With the increase in the median home value and changes in the tax rate, a single-family homeowner in Bar Harbor would have paid an annual property tax in FY 2021 of $3,397 and could pay $4,227 in FY 2023 based on the increase in median home values and the increased tax rate. That is an $830 increase in property taxes between those two fiscal years.

REVENUE

According to the approved FY 2022 budget document on the Town's website, total revenue in fiscal year 2022 was $22,553,113. Property tax revenue made up 84% of the total, and departmental revenues making up another 5.1%. The remainder was shared between unclassified revenue, transfers, other taxes, and intergovernmental revenues. Budget information provided by the Town Manager notes that

revenues have been steadily increasing year over year since FY 2012. Figure 9.3 shows the breakdown of revenue sources for FY 2022. In addition to revenue generated locally by the municipality, the State of Maine also provides revenue sharing funding back to each municipality based on a set formula which accounts for State Valuation, population, and tax assessments. According to data from the Office of the State Treasurer for Fiscal Years 2017 through 2022, Bar Harbor's revenue sharing reimbursements have increased 192% over the six-year period. This is largely due to increases in the state's valuation and tax assessments with respect to Bar Harbor where property values grew substantially as a result of the pandemic. Bar Harbor's state aid revenue grew from $128,985 in FY 2019 to $369,670 in FY 2022.

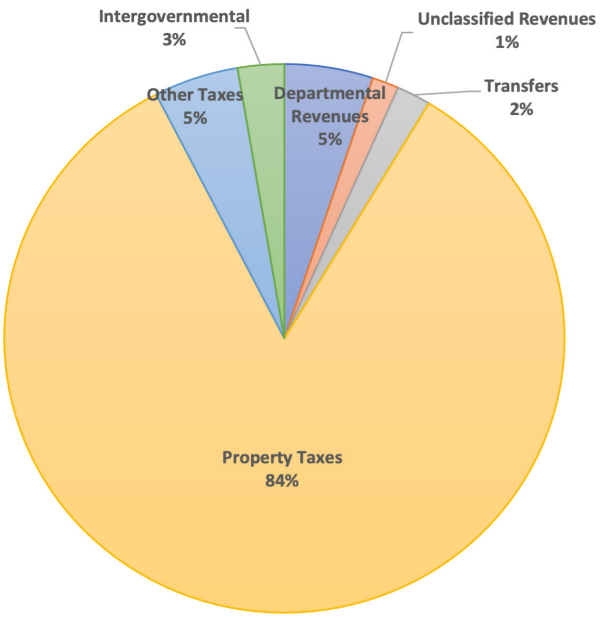


Figure 9.3: Bar Harbor Revenue Sources. Source: FY 2022 Budget.

EXPENDITURES

In FY 2022, the town spent $22,553, 113 on departmental budgets, services, and schools. Of the twenty-two million in expenditures, 44% went to cover departmental expenses and 42% went to cover transfers for schools. In Bar Harbor 9% of the budget went to support capital projects through the town's Capital Improvement Plan (CIP). The FY 2022 expenditure budget represented a $1.3 million dollar increase over the FY 2021 budget. This is in part due to cuts imposed due to loss of revenue to the town from the pandemic. The Town Manager's budget report from May 28, 2020 discusses revenue losses of $1.14 million in FY 2021 from the loss of cruise ships and parking funds, both sources directly associated with the drop in tourism in that fiscal year. In FY 2022, land-based tourism returned to Bar Harbor and property assessments were much higher providing an opportunity to lower the tax rate and increase some expenditures. The budget for FY 2023 proposes to increase expenditures by nearly $3 million with an 8.3% increase in the tax rate.

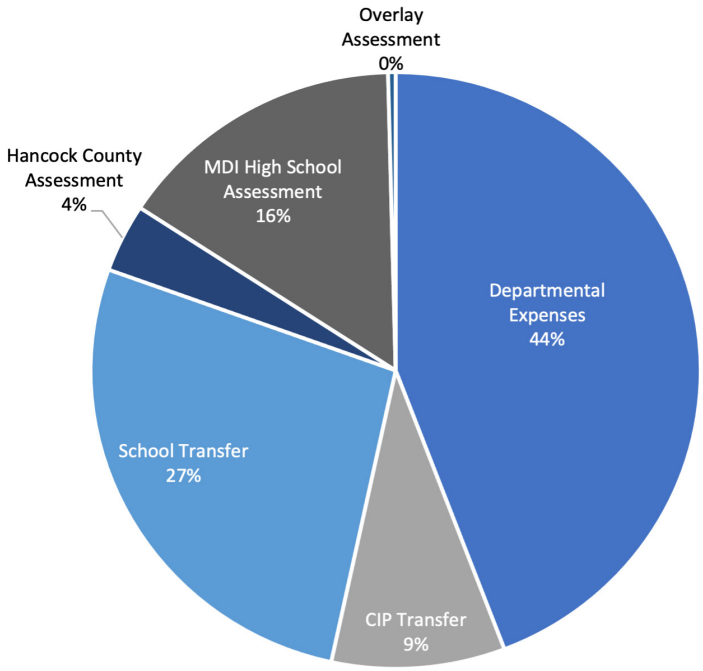


Figure 9.4: Bar Harbor Expenditure Sources. Source: FY 2022 Budget.

DEBT

Municipal debt maximums are set by the State of Maine. A municipality cannot incur debt in excess of 7.5 percent of its last state valuation. This does not include debt for schools, which can raise the debt limit to 10 percent of the state valuation. Municipalities can also take on debt for stormwater and sewer infrastructure purposes, airport expenses, and special district purposes, but at no point can that total debt exceed 15 percent of the state's equalized valuation for Bar Harbor.

Since 2002, the town has taken on debt to help fund sixteen capital projects which include:

1. $750,000 – Water Tank Project
2. $805,000 – School (MMBB)
3. $800,000 – Beach Wall
4. $800,000 – Sewer/Hulls Cove
5. $3,700,000 – Roads & Sidewalks
6. $600,000 – Water System
7. $1,316,000 – Sewer System
8. $1,224,000 – Water System
9. $2,514,000 – Water Project
10. $2,679,150 – Water (SRF)
11. $3,350,000 - Public Works Building
12. $2,442,000 – Municipal Building
13. $2,100,000 – Public Safety Building
14. $3,070,000 – Transfer Station
15. $2,875,000 – Ferry Terminal Parking Meters and Purchase
16. $1,225,000 – Ferry Terminal Purchase

As of June 30, 2022, the town's total remaining debt obligation will be a principal amount of $16,401,462 or 0.9% of the state valuation. The most recent bond rating completed for the town placed it at Aa2 for Moody's and AAA for S&P, which is the highest bond rating a municipality can achieve. Some additional bonds have been approved but at the time of this writing had not been issued. They include:

1. $750,000 - Municipal Fiber Connection
2. $3,000,000 - Elementary School Architectural Design
3. $4,350,000 - Solar Array
4. $43,897,600 - Priority Infrastructure Improvements

CAPITAL IMPROVEMENT PROGRAM

The purpose of the Capital Improvement Program (CIP) is to establish a framework for the financing of different capital needs over time. It represents a plan to commit to and pay for capital improvements. Bar Harbor's CIP is approved every year and covers five consecutive fiscal years. Section C-30A of the Town's charter requires that projects costing more than $5,000 and meeting one of the following criteria be listed in the CIP:

- Construction time extends to two or more fiscal years;
- Includes planning for, construction of or major renovation of a town building, wharf, public way, sewer, drain, or appurtenant equipment; or
- Replacement or acquisition of equipment with life expectancy of five years or longer.

The FY 2023 recommended CIP listed a total spending estimate of $4.24 million which is slated to cover a wide array of capital expenses given any request over $5,000 is to be listed and programmed in the document. By way of example, the FY 2023 capital requests vary, including technology such as printers and servers, fire and police vehicles, ferry terminal improvements, and purchasing and constructing solar array systems.

REFERENCES

- Municipal Valuation Return Summary, Maine Revenue Services. 2015-2020.
- Bar Harbor Bond Rating Book, Moors & Cabot Investments. April 2020.
- Bar Harbor 2023 Budget Message, Kevin Sutherland, Town Manager. January 2022.
- Bar Harbor 2021 Budget Message, Cornell Knight, Town Manager. May 2020.
- Bar Harbor FY 2023 Capital Improvement Plan. January 2022.

Appendix

Northeast Creek
Changes in Nitrogen Loading

The following section is summarized from the 2013 report "Changes in Nitrogen Loading to the Northeast Creek Estuary, Bar Harbor, Maine, 2000 to 2010" written by Martha G. Nielsen and provided by the National Park Service and the Town of Bar Harbor.

Northeast Creek is located in the northwest corner of Bar Harbor. It has a total watershed area of 26.25 km^2 and its headwaters are an extensive palustrine scrub-shrub wetland (inland, non-tidal wetland). In addition to its own drainage basin, it receives water from four freshwater tributaries: Stony Brook, Old Mill Brook, French Hill Brook, and Aunt Betsey's Brook. It then flows under Bar Harbor Road before outletting into Thomas Bay in the Mount Desert Narrows. Northeast Creek plays an important role in water resources within the Town of Bar Harbor and within Acadia National Park. The Water Resources Program at Acadia National Park has identified non-point source pollution and cultural eutrophication as one of its program objectives and the "Water Resources Management Plan" for the Park identifies water quality as the highest water-resources priority to ensure overall ecosystem health. The Northeast Creek Estuary is the second largest estuary surrounding the park, and as such, is important for water quality and habitat of water resources within and around the Park.

Beginning in 1998, as a result of concerns over rapid land use change in the Northeast Creek watershed, the National Park Service began working collaboratively with the U.S. Geological Survey, the Town of Bar Harbor, and a myriad of research scientists to characterize the hydrology and nutrient dynamics in Northeast Creek. More specifically, scientists have focused on characterizing nitrogen dynamics in the estuary. Nitrogen is a limiting nutrient in estuarine environments. Increased inputs of nitrogen can cause an increase in algae growth that depletes available oxygen and causes habitat degradation for aquatic organisms and other submerged aquatic vegetation.

Initial research into nitrogen loadings conducted during the 1999-2000 season identified significant differences in nitrogen loading rates from the tributary watersheds, likely a result of variation in land use across these watersheds. Loading rates from this study were lower than yields from watersheds of eutrophic estuaries elsewhere on the East Coast. As a result of this initial study, follow-up work was completed to fully characterize land use in the watershed and simulations of the nitrogen loading rates from these land uses (forest, agriculture, urban/suburban, wetlands, open water, and quarry/bare rock/gravel). An additional study was conducted within the estuary using mesocosm study plots (1 square meter each) to identify the point at which nutrient additions changed the structure and function of the estuary. This resulted in a threshold for the transition between "health" and "degrading" to be 2.2 kg/ha/yr. for the entire watershed and the threshold between "degrading" and "degraded" as 4.4 kg/ha/yr. Together, these land use simulations and nitrogen loading thresholds were identified in the 2007 Comprehensive Plan and have subsequently been used to guide land use planning decisions in the watershed.

In 2010, the Town of Bar Harbor worked with the National Park Service and the U.S. Geological Survey to perform follow-up studies in the Northeast Creek estuary to identify the change in nitrogen loading to the Northeast Creek estuary ten years after the initial study and to evaluate the efficacy of the predictions used from the simulations to inform the effectiveness of using these simulations for land use planning. These follow-up studies used updated aerial imagery to update the land use Geographic Information System (GIS) file for the watershed, using the same land use categorization scheme as the earlier study. Despite a noted 40% increase in the number of rural houses in the watershed from 2000 to 2008 (data provided by the Town), there was only a 2.6% change in land use categories. This 2.6% change in land use, primarily from forest/agriculture to urban/suburban, accounted for a simulated 7% increased total nitrogen load for the Northeast Creek watershed (predicted load of 2.12 kg/ha/yr.).

In contrast, estimated total nitrogen loads from each of the tributaries, determined using streamflow and water quality data for each tributary, increased significantly between the 2000 and 2010 study period (a combined 66% higher during the 2010 study for the five main tributaries representing a shift from 1.9 kg/ha/yr. to 3.1 kg/ha/yr. for the tributaries). These results suggest that the modeled simulations of total nitrogen export as a result of only land use change may not be an accurate predictor of nitrogen load especially given additional factors that may increase total nitrogen loading during a specific time period (primarily changes to climate conditions) but they may be a good tool for estimating total nitrogen load changes as a result of only changes to land use. Wetter conditions (increased rainfall and streamflow) during the 2010 study may be responsible for a significant portion of the observed increase in total nitrogen loading.



BAR HARBOR HOUSING ANALYSIS

December 28, 2022

RKG ASSOCIATES INC

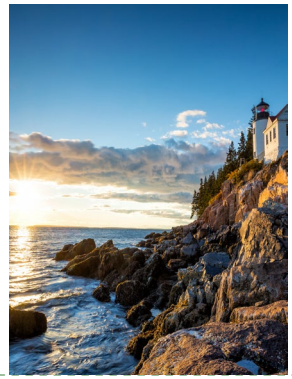
REVISED ON 12.02.2024

Contents









Introduction
Housing Changing Demographics
Bar Harbor's Labor Force Dynamics
The Housing Stock and Short-Term Rentals
Housing Trends
Home Purchase Characteristics
Rental Trends
Property Assessment Analysis

Introduction

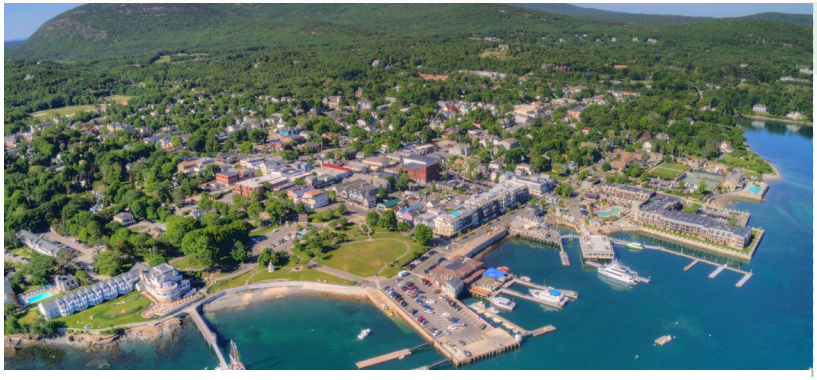
Bar Harbor's Comprehensive Planning process has identified housing as one of the biggest issues facing the town of Bar Harbor and demands on the existing housing stock are facing pressure from several different segments of buyers and renters.

To help set accurate and realistic goals and strategies for the town as part of the Comprehensive Plan, Bar Harbor commissioned this study to facilitate a deeper understanding of the various demands placed on the housing market and how those demands are impacting supply and affordability.

To this end, the Bar Harbor Housing Analysis takes a deeper look at the supply and demand on Bar Harbor's housing market. This analysis attempts to understand and quantify the demands on the housing market, describe what type of housing each segment may be looking for, and what the potential impacts could be to the town and region of not addressing the housing shortage. This analysis looks at the dynamics of Bar Harbor's housing market but also takes a wider regional lens to examine how housing and labor market patterns within Hancock County and Maine's coastal region are impacted by local decisions.

In addition to quantifying both housing supply and current and future needs, this analysis looks at the affordability of the existing housing stock and what might be needed to support both year-round residents and employees working in Bar Harbor. This portion of the analysis includes a statistically significant sample of area workers and employers who were surveyed on Bar Harbor's housing needs and conditions. Survey respondents provided deeper context and local perspective that speaks to the lived experience of someone looking for housing in this market. The two surveys also provide information on employer owned housing and the number of workers who would like to live in Bar Harbor but cannot afford to do so.

The data and results of this effort will ultimately be used to inform the goals and strategies in the Comprehensive Plan to help address housing challenges in Bar Harbor.











Housing Changing Demographics

Bar Harbor is continuing to see demographic shifts that are driving change in housing demand and availability.

What do these trends mean for existing residents and local businesses?

Comprehensive Plan Recap

- **Bar Harbor's population is increasing. Population projections from the Maine State Economist indicate population growth could exceed 6,300 residents by 2038.**
- **There are a higher proportion of children, adolescents, and those in the 45 – 54-year-old age bracket in Bar Harbor compared to Hancock County.**
- **As employers in Bar Harbor look to grow, the need for more working-age residents will increase.**
- **Bar Harbor's seasonal population is increasing which will reduce year-round housing options.**
- **Relocations during the pandemic were a key piece of population change in Hancock County.**
- **Bar Harbor's population has high educational levels and increasing household incomes.**

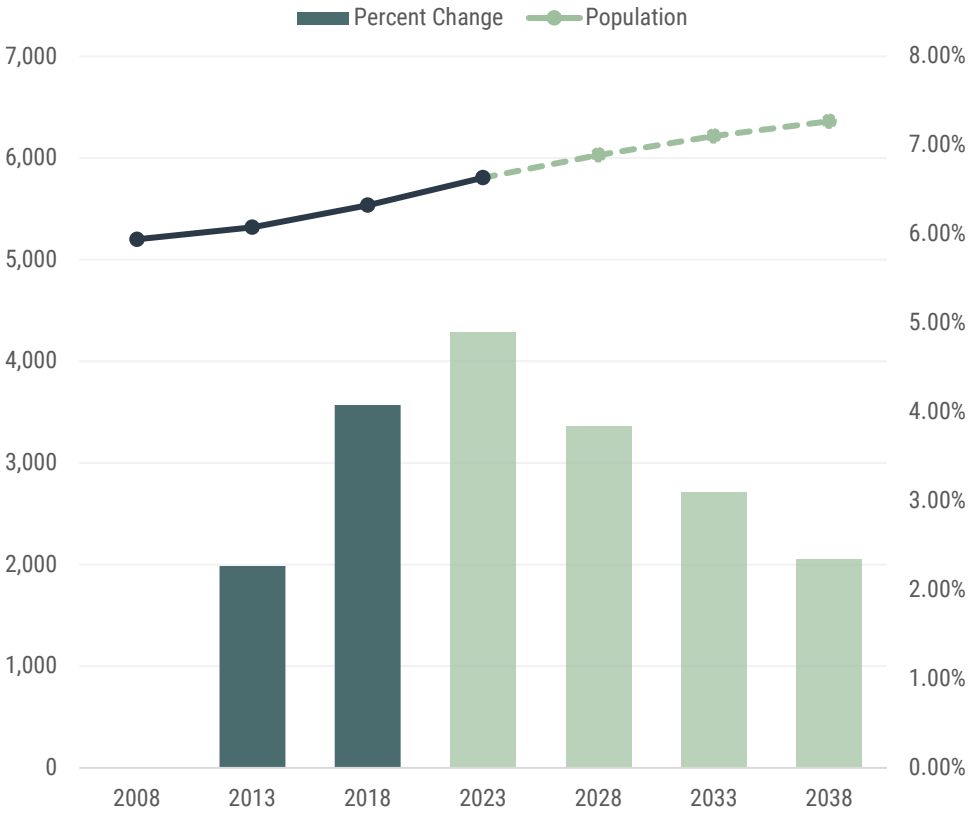
BAR HARBOR'S POPULATION IS INCREASING

Over the past two decades, Bar Harbor's population has increased from 4,820 in 2000 to 5,527 in 2020.

These ACS estimates align with the Maine State Economist population projections which have Bar Harbor reaching over 6,000 residents by 2028.

Affordability for family households and employment opportunities as well as development constraints in Bar Harbor could stymie this projected population growth.

Bar Harbor Population Projections



Source: Department of Administrative and Financial Services, State Economist, State of Maine

Housing Changing Demographics

The population of Bar Harbor is expected to increase to 6,362 by 2038.

Bar Harbor is projected to see the highest percentage increases in population compared to surrounding communities.

Broadly, Hancock County is projected to see population decreases meaning Bar Harbor will be a net absorber of new residents for the county.

The impacts of the COVID-19 pandemic, cost of living and constraints to development, such as limited developable space, within the town could stifle some of this projected growth.

	Population Projections					Total Percent Change		Projected Population Trend
	2018	2023	2028	2033	2038	2018 - 2028	2018 - 2038	
Bar Harbor	5,535	5,806	6,029	6,216	6,362	8.9%	14.9%	
Blue Hill	2,662	2,649	2,618	2,572	2,513	-1.7%	-5.6%	
Ellsworth	8,048	8,212	8,322	8,385	8,399	3.4%	4.4%	
Gouldsboro	1,744	1,738	1,718	1,689	1,651	-1.5%	-5.3%	
Hancock	2,415	2,425	2,417	2,396	2,362	0.1%	-2.2%	
Lamoine	1,686	1,724	1,757	1,779	1,791	4.2%	6.2%	
Mount Desert	2,101	2,122	2,133	2,133	2,120	1.5%	0.9%	
Sorrento	269	263	255	246	236	-5.2%	-12.3%	
Southwest Harbor	1,792	1,801	1,799	1,788	1,768	0.4%	-1.3%	
Surry	1,498	1,521	1,540	1,551	1,553	2.8%	3.7%	
Tremont	1,597	1,589	1,572	1,546	1,512	-1.6%	-5.3%	
Trenton	1,552	1,575	1,590	1,597	1,594	1.5%	2.7%	
Winter Harbor	513	511	506	499	490	-1.4%	-4.5%	
Hancock County	**54,911**	**54,852**	**54,613**	**54,081**	**53,255**	**-0.5%**	**-3.0%**	
Maine	**1,341,160**	**1,355,924**	**1,368,838**	**1,374,023**	**1,371,608**	**2.1%**	**2.3%**	

Source: Department of Administrative and Financial Services, State Economist, State of Maine

Housing Changing Demographics

Holding average household size constant, household projections based on the Maine State Economist projections indicate that by 2038 the number of households in Bar Harbor will increase by 15% from 2018 estimates (**an estimated 385 households**). Compared to neighboring communities in Hancock County, Bar Harbor is projected to have **the highest growth by 2038** followed by the town of Ellsworth.

It should be noted that these projections are based on 2018 Census Bureau estimates, meaning that the implications of the COVID-19 pandemic are not incorporated into these calculations. More recent evidence suggests that while these trends are still on track, the degree of growth across Hancock County and in Bar Harbor may change or shift as housing availability, housing costs, employment opportunities and working from home dynamics change after the pandemic. It should also be stated that the **growing numbers of short-term rentals and seasonal housing** in Bar Harbor **could stymie the growth** that was projected from the Census Bureau estimates as these homes remove year-round living units for residents from the available housing supply.

	Household Projections					Total Percent Change	
	2018	2023	2028	2033	2038	2018 - 2028	2018 - 2038
Bar Harbor	2,574	2,700	2,804	2,891	2,959	9%	15%
Blue Hill	1,221	1,215	1,201	1,180	1,153	-2%	-6%
Ellsworth	3,658	3,733	3,783	3,811	3,818	3%	4%
Gouldsboro	745	743	734	722	706	-1%	-5%
Hancock	1,123	1,128	1,124	1,114	1,099	0%	-2%
Lamoine	743	759	774	784	789	4%	6%
Mount Desert	1,015	1,025	1,030	1,030	1,024	2%	1%
Sorrento	103	101	98	95	91	-5%	-12%
Southwest Harbor	818	822	821	816	807	0%	-1%
Surry	666	676	684	689	690	3%	4%
Tremont	726	722	715	703	687	-2%	-5%
Trenton	678	688	694	697	696	2%	3%
Winter Harbor	273	272	269	265	261	-1%	-4%

Source: Department of Administrative and Financial Services, State Economist, State of Maine, ACS 5-Year Estimates

MILLENNIALS AND YOUNGER BABY BOOMERS DOMINATE HOME PURCHASES IN HANCOCK COUNTY

Across Hancock County, the largest homebuyer segment by age is homebuyers aged 25 – 34 followed by those 35 – 44.

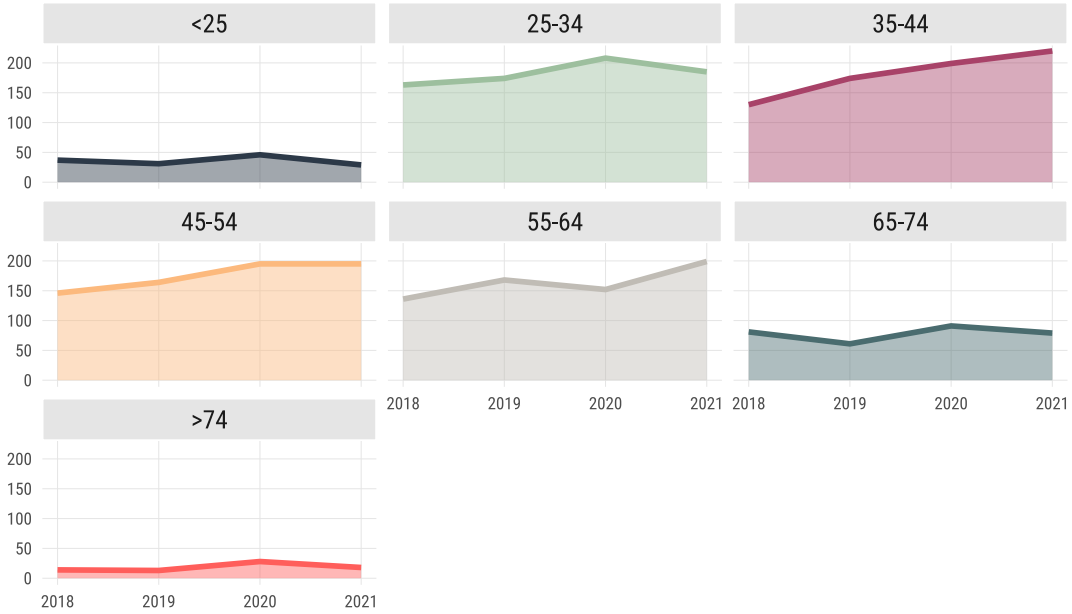
These are households in early family formation years which could contribute to additional population growth in the coming decade.

Despite the high numbers of millennials purchasing homes, comparing across generations, over half of all home purchases were by households aged 45 and older.

These older households are more likely to have higher household incomes and/or be purchasing a second home for seasonal use.

Single Family Home Purchase Loans by Applicant Age

Hancock County (2018 - 2021), (n = 3,429)



Source: HMDA, RKG Associates

HOMEBUYERS IN BAR HARBOR FALL AROUND THE MEDIAN AGE OF HOMEBUYERS IN THE COUNTY

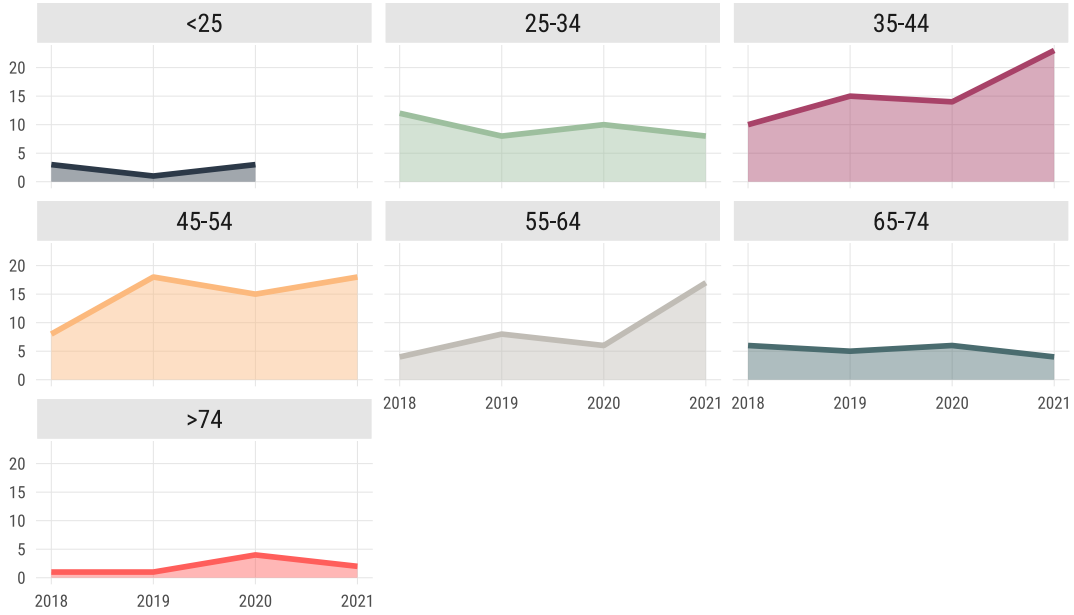
While homebuyers in Hancock County are spread among millennials and baby boomers, the majority of homebuyers in Bar Harbor are between 35 – 54.

This represents peak homebuying years and matches broader state and nationwide trends, where higher income older millennial households are driving home purchases.

This trend is also linked to the relocations that occurred during the pandemic as working remote became far more prevalent and households ready to purchase a home capitalized on very good rates and available inventories prior to the peaks in 2021.

Single Family Home Purchase Loans by Applicant Age

Bar Harbor (2018 - 2021), (n = 244)



Source: HMDA, RKG Associates

OVER HALF OF SECONDARY HOME BUYERS ARE OVER THE AGE OF 45

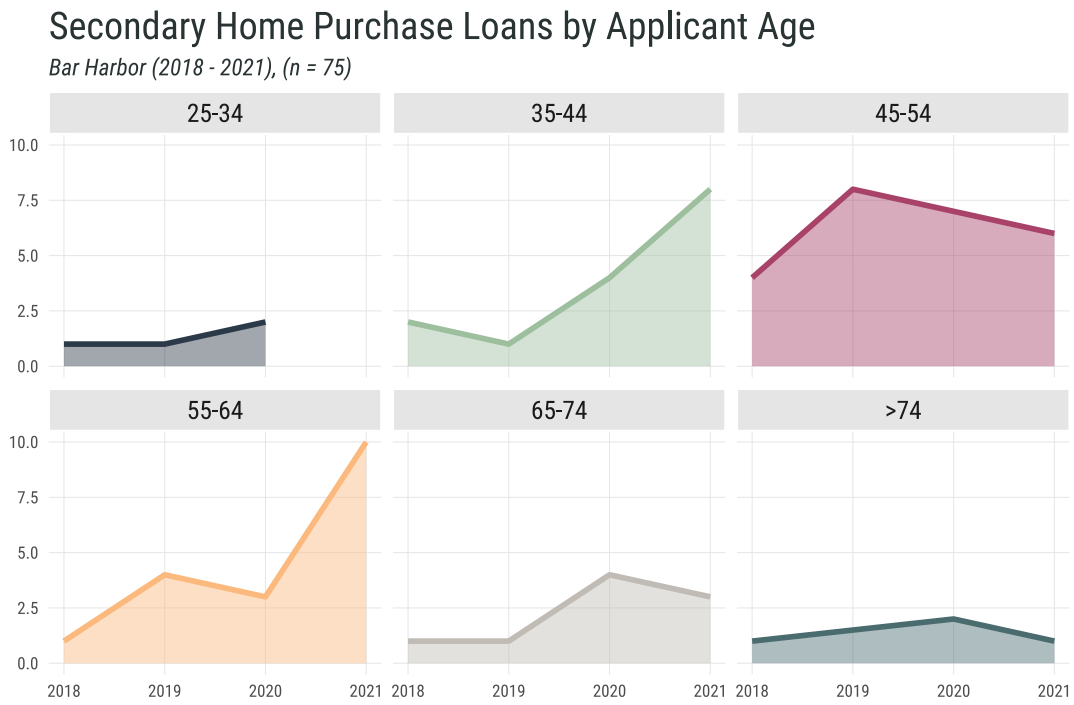
In Bar Harbor, most secondary home buyers were over the age of 45.

Increases in the number of secondary home purchases means a growing number of housing options for seasonal populations.

This also means an increase in the number of homes removed from Bar Harbor's year-round housing stock meaning less housing options for existing residents and fewer options for new residents seeking employment in town.

While secondary homeowners may increase local consumer spending during in-season months, the removal of housing options for year-round residents means greater competition for an increasingly limited supply of housing.

The consequence is increased rents and home prices, which may contribute to a self-reinforcing cycle of local workers moving into surrounding communities and more secondary home purchases.



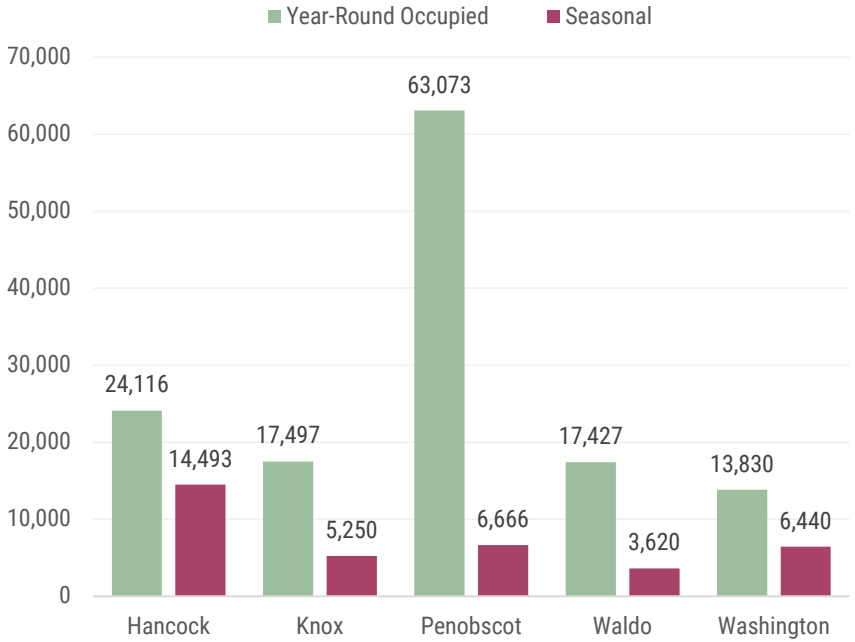
Housing Changing Demographics

Among neighboring coastal counties, Hancock County has the highest ratio of seasonal housing compared to year-round housing. It also has the largest stock of seasonal housing in absolute terms.

Within the region, Bar Harbor ranks second to the Town of Mount Desert for having the highest amount of seasonal housing. As an employment center, high rates of seasonal housing remove significant supply from the market for local workers.

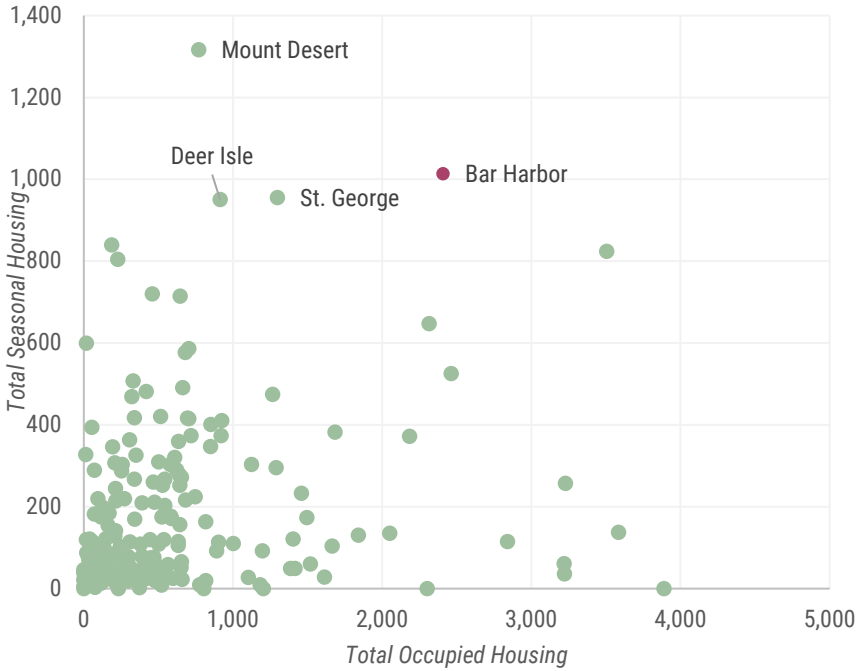
Occupied & Seasonal Housing

Multi-County Region, ME



Source: 2020 5-Year ACS Estimates , RKG Associates

Occupied & Seasonal Housing



Source: 2020 5-Year ACS Estimates, RKG Associates
Note: Bangor removed from plot to remove x-axis skew

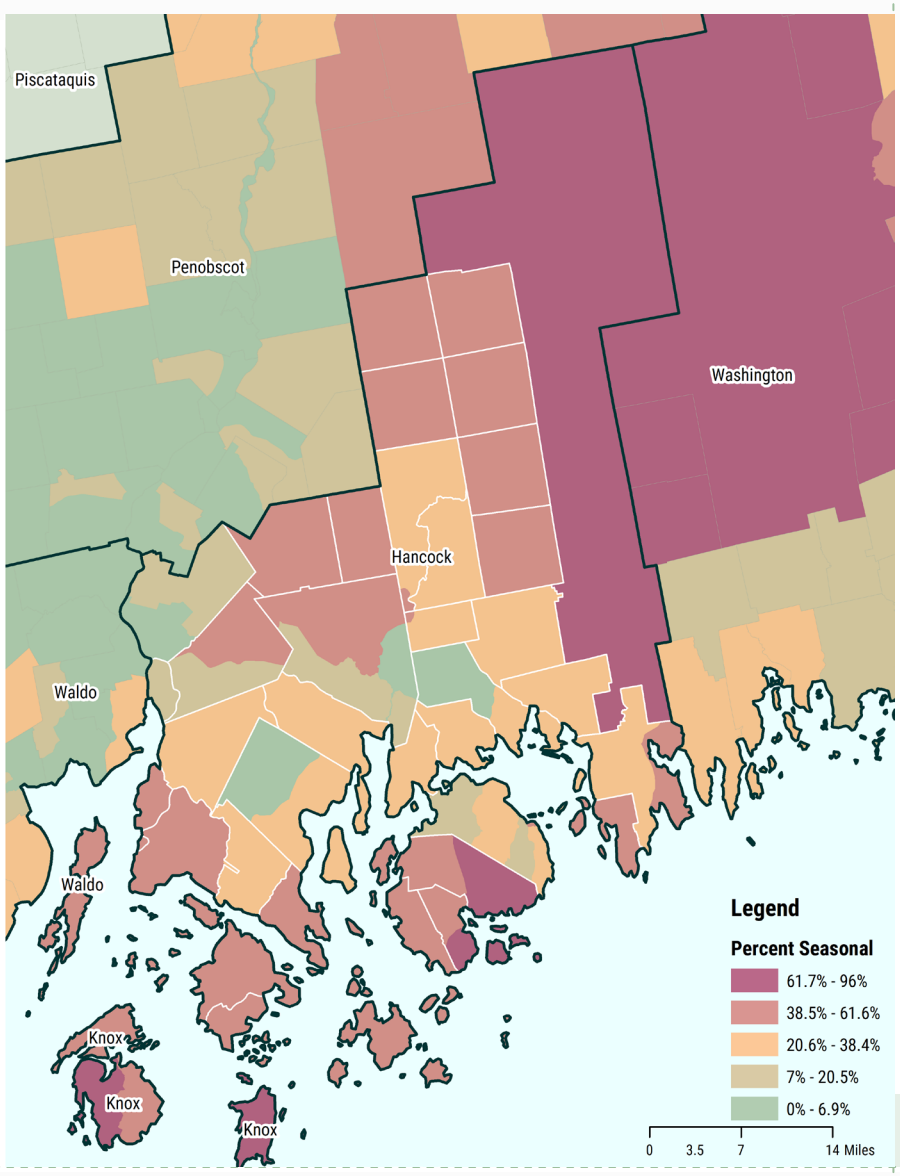
TOWNS IN PENOBSCOT COUNTY HAVE MUCH LOWER RATES OF SEASONAL HOUSING

Bar Harbor and the surrounding coastal communities have high rates of seasonal housing.

As communities along the coast become more unaffordable for lower to middle income households, the region may see migration patterns to inland communities and neighboring Penobscot County where there are larger towns and cities and a greater diversity of affordable housing options.

In relationship to the population and household projections, communities such as Bar Harbor that see greater increases in seasonal housing relative to their year-round housing stock may see reduced or flattened growth rates, which could negatively impact the local workforce and economy.

One of the potential consequences of migration to neighboring towns is that as workers move further away from Bar Harbor, increased commute times may change workers' employment preferences. This would mean neighboring communities that also have larger employment centers could absorb those workers.



Key Insights

- **Bar Harbor's population is projected to continue to increase. This trend will contribute to rising demand for housing units in Bar Harbor.**
- **Compared to Hancock County, home buyers in Bar Harbor are more likely to be older, higher income and secondary home buyers.**
- **Within the coastal region, Hancock County has the highest amount of seasonal housing. Among communities in Hancock County, Bar Harbor has one of the highest.**
- **Higher income households, seasonal housing, and projected regional population growth mean tighter, more expensive housing markets, which could see a shift in population away from younger, working age populations.**

Housing Bar Harbor's Workforce

Labor market patterns often dictate housing needs and define the housing market.

How have commuting patterns and changes in the local economy impacted housing within Bar Harbor and across the region?



Comprehensive Plan Recap

- Prior to the pandemic, the number of jobs in Bar Harbor was steadily increasing, reaching a five year high in 2019.
- The pandemic did have a major impact on jobs in 2020 with the retail, accommodations and food services sectors losing over 600 jobs.
- The seasonality of Bar Harbor's economy creates challenges related to finding and retaining employees.
- 86% of workers commuting into Bar Harbor work in service-based jobs likely supporting the tourism-based industries.
- Annual wages for many employees in Bar Harbor are below $40,000 a year.

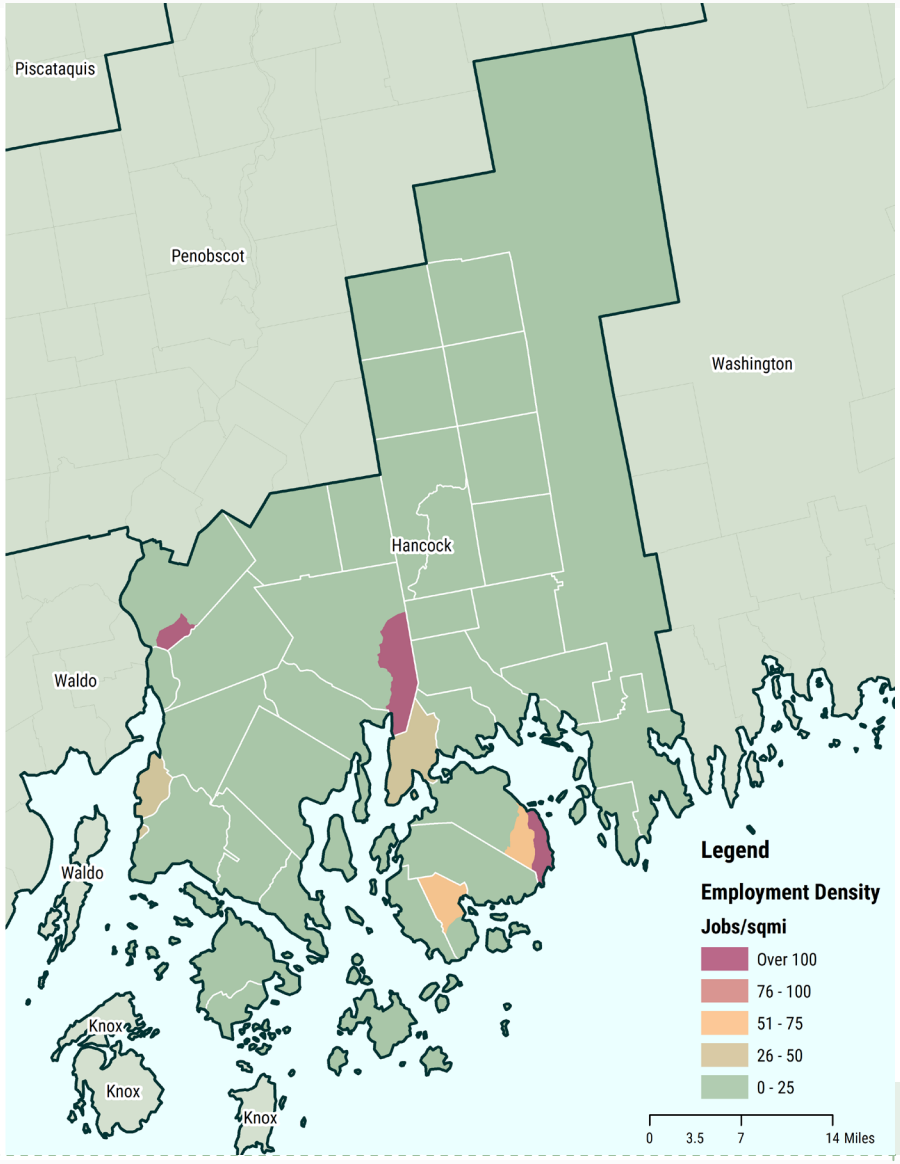
BAR HARBOR IS A MAJOR EMPLOYMENT CENTER WITHIN HANCOCK COUNTY

Bar Harbor lies within the Ellsworth Labor Market Area, which is defined using a combination of population and employment counts to delineate the boundary.

Within this labor market area, Bar Harbor, Ellsworth, Bucksport, and Southwest Harbor have some of the highest employment densities based on employment data from the US Census.

Housing markets and the dynamics of supply and demand are heavily influenced by where people live and work. In the case of Bar Harbor, increasingly local workers are migrating to neighboring towns that are more affordable meaning increased commute times, which drives up wage demand at the detriment of local businesses.

As this trend continues, workers migrating to these neighboring communities may seek new employment in some of the other high employment centers in the Ellsworth Labor Market Area.

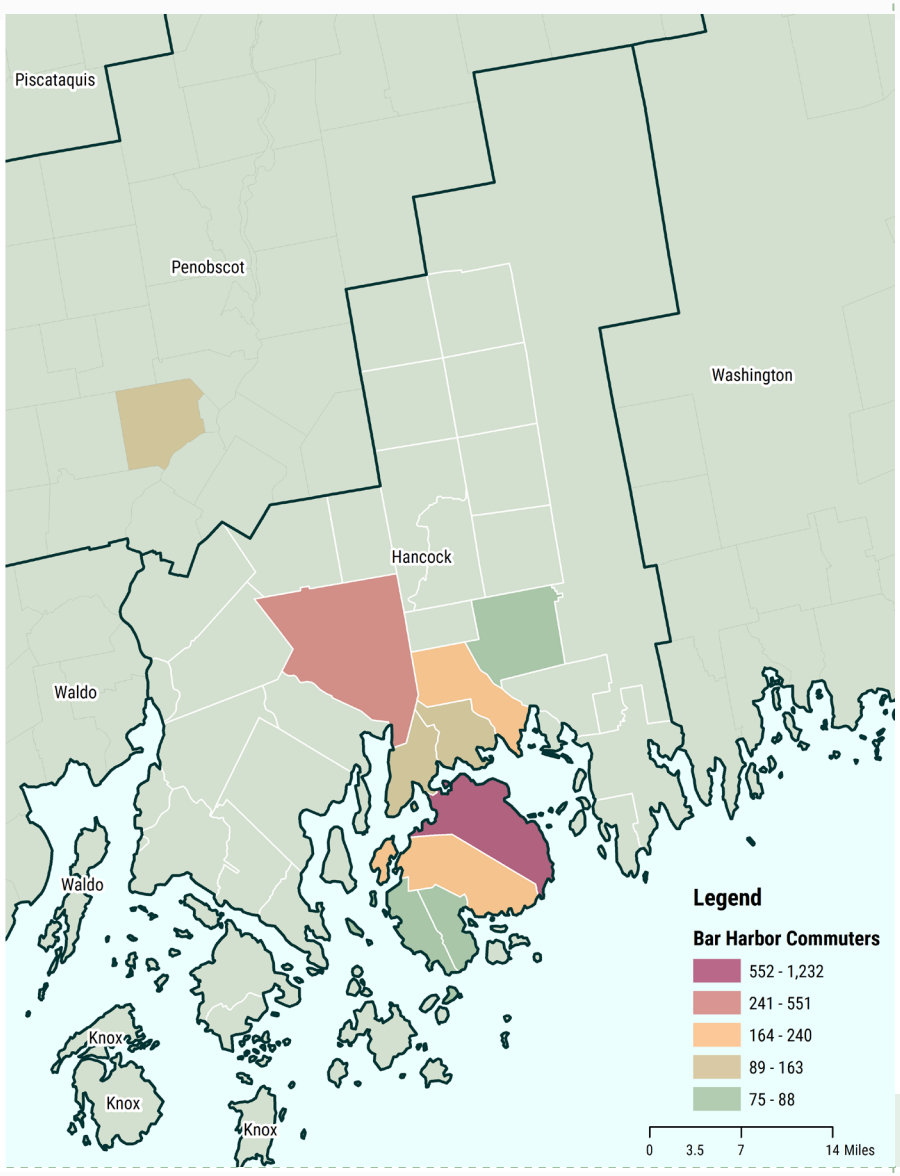


Housing the Workforce

A little less than one third of Bar Harbor's workforce lives in Bar Harbor. Most workers commute from Ellsworth, Hancock, or other locations in the surrounding towns and counties. This means just over 70% of all employees working in Bar Harbor have to commute in from locations outside of town.

The map on the right identifies the ten communities that supply the highest percentage of workers to Bar Harbor based on the Census Longitudinal Employer-Household Dynamics survey (LODES).

Location Name	Workers	Share of All Workers
Bar Harbor town (Hancock, ME)	1,232	29.6%
Ellsworth city (Hancock, ME)	551	13.3%
Hancock town (Hancock, ME)	240	5.8%
Mount Desert town (Hancock, ME)	210	5.1%
Lamoine town (Hancock, ME)	163	3.9%
Trenton town (Hancock, ME)	138	3.3%
Bangor city (Penobscot, ME)	122	2.9%
Tremont town (Hancock, ME)	88	2.1%
Southwest Harbor town (Hancock, ME)	78	1.9%
Franklin town (Hancock, ME)	75	1.8%
All Other Locations	1,259	30.3%



THE BAR HARBOR AREA WORKER SURVEY CONFIRMS THESE TRENDS

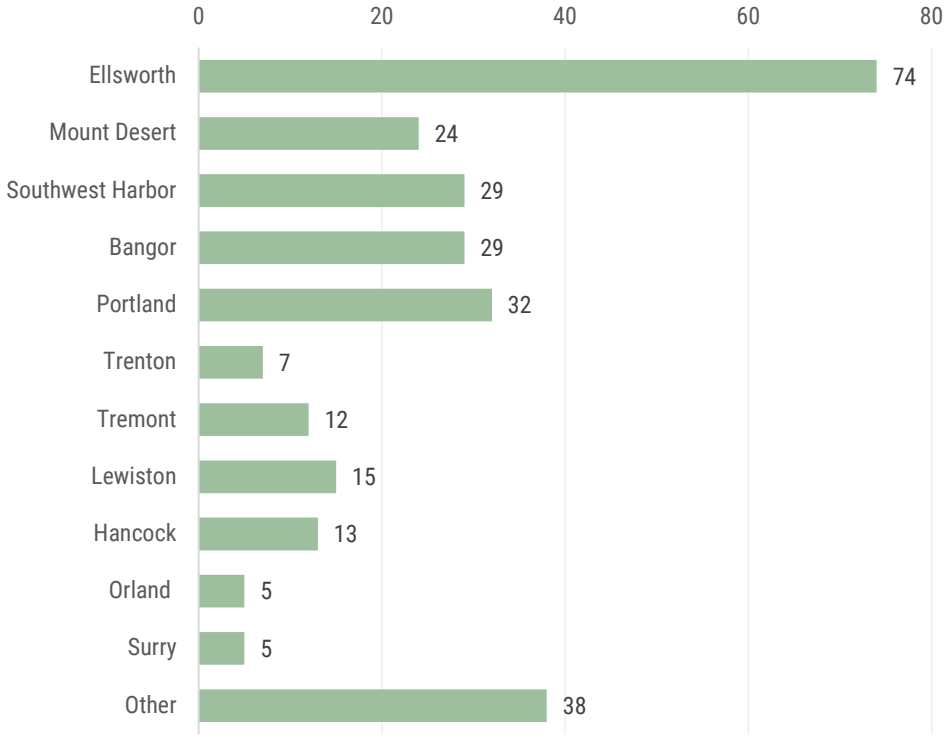
Among survey respondents that indicated that they work in Bar Harbor but live elsewhere, the single highest worker supply by community was in Ellsworth.

Many respondents indicated that they commute from other towns surrounding Bar Harbor such as Mount Desert, Southwest Harbor, Trenton, Tremont and Hancock. This finding supports the US Census commuter estimates on the previous page.

Interestingly, many other survey respondents that work in Bar Harbor indicated that they live in Portland and Bangor. This could be an indicator of remote workers.

If you work in Bar Harbor but live elsewhere, where do you live?

n = 283



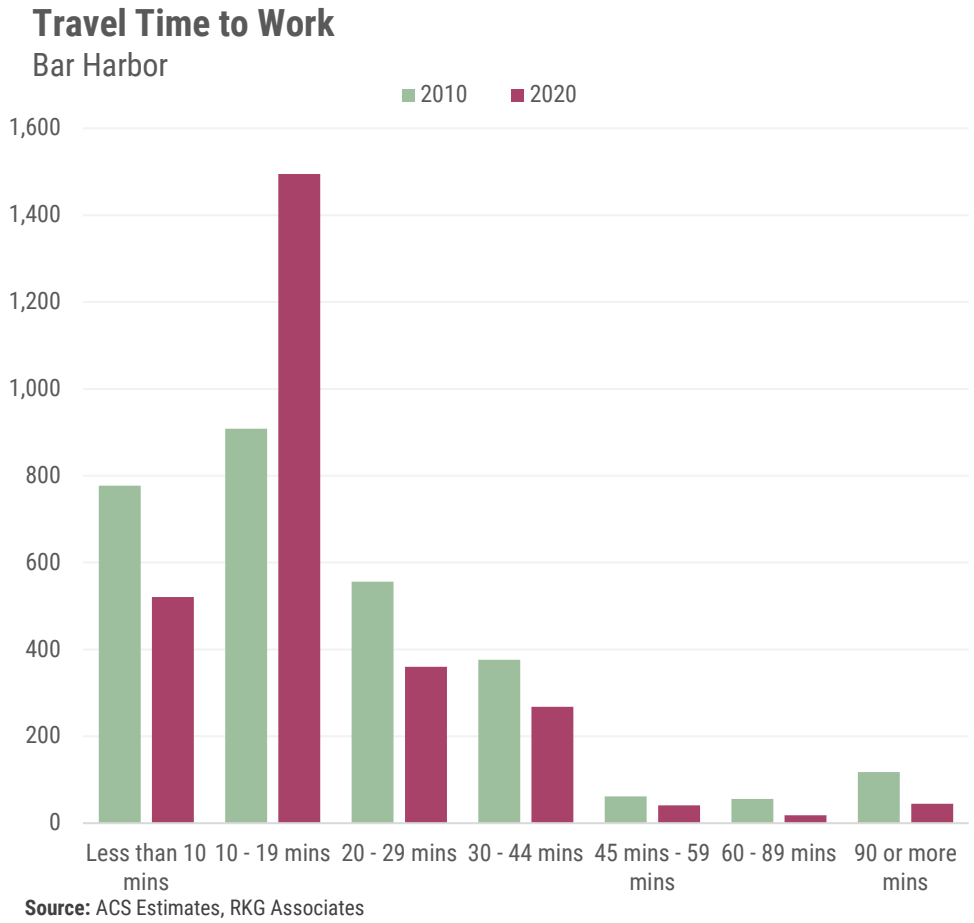
Source: Bar Harbor Area Worker Survey 2022

COMMUTE TIMES HAVE DECREASED FOR BAR HARBOR WORKERS

Over the past decade, longer distance commutes have **decreased** while commutes ranging from 10 – 19 minutes have **increased**. The total number of commuters from 2010 – 2020 has also **decreased**.

Both the reduced commute time and total number of commuters suggests higher instances of people working from home and a shrinking labor force.

While the reduction in total commuters could signal a shrinking labor force, it is more likely that these declines are the result of workers moving to neighboring communities and commuting into Bar Harbor.



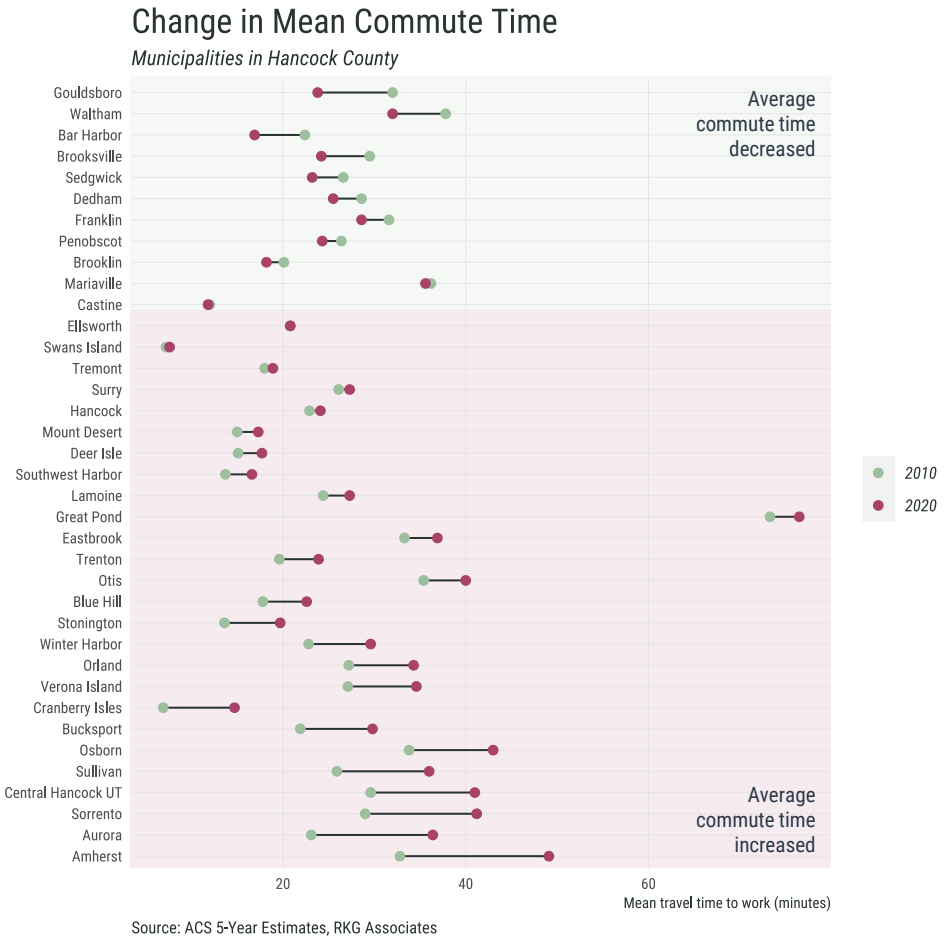
Source: ACS Estimates, RKG Associates

MORE WORKERS ARE COMMUTING FROM OUTSIDE BAR HARBOR FOR WORK

Bar Harbor's mean commute time went down but for many of the town's neighboring municipalities it went up.

Extending the trend identified on the previous page, the number of total commuters in Bar Harbor has declined. This means fewer workers are living in Bar Harbor and commuting somewhere else, as well as commuting within the town.

This trend suggests that Bar Harbor has a shrinking resident work force and that workers are living in surrounding communities and commuting into Bar Harbor. This is supported by the increases in average commute times for residents living in neighboring communities. Many of these communities are linked to the Bar Harbor economy based on the census LODES data.



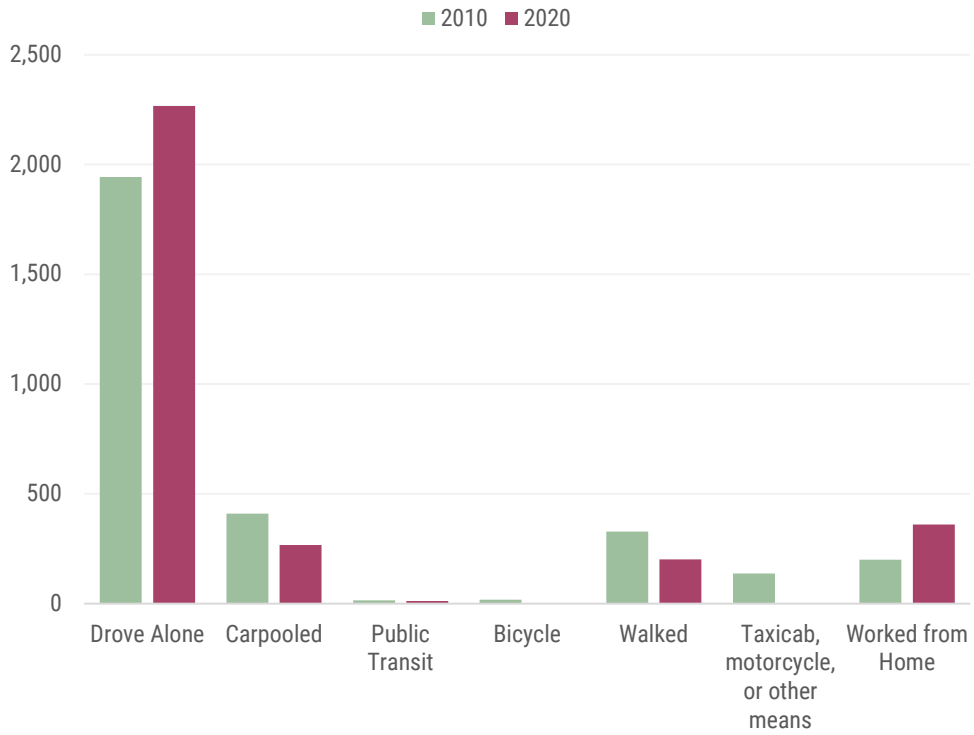
WORKING FROM HOME WAS INCREASING BEFORE THE COVID-19 PANDEMIC

Between 2010 and 2020, the number of Bar Harbor residents working from home increased. At the same time, driving alone to work increased while carpooling and walking to work decreased.

This may suggest that resident workers are living further from their place of employment even if it's in Bar Harbor as housing closer to job centers becomes increasingly expensive.

These estimates do not fully capture the impacts of the COVID-19 pandemic meaning that the rates of working from home are understated in this figure.

Means of Transportation to Work
Bar Harbor



Source: ACS Estimates, RKG Associates

COASTAL MAINE SAW GREATER RATES OF WORKING FROM HOME

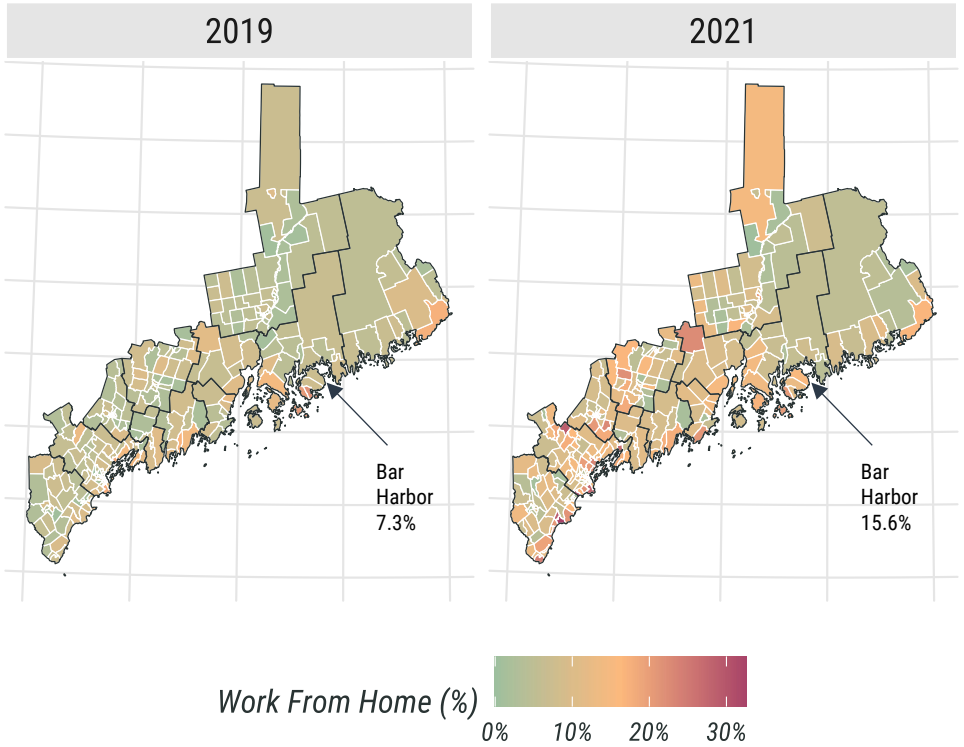
Comparing ACS estimates from 2019 and 2021 highlights the increase in rates of households working from home along coastal Maine.

During this period, Maine, like the rest of the United States, saw large increases in home prices and extreme tightening of existing housing inventories.

Some communities in Maine, such as Bar Harbor, also saw increases in second home purchases, investor properties for Airbnb's, and migration from workers who no longer had to go to the office. All of these occurrences work together to place further pressure and upward pricing on the housing stock in Bar Harbor.

Working From Home

Pandemic Labor Market Impacts, Coastal ME



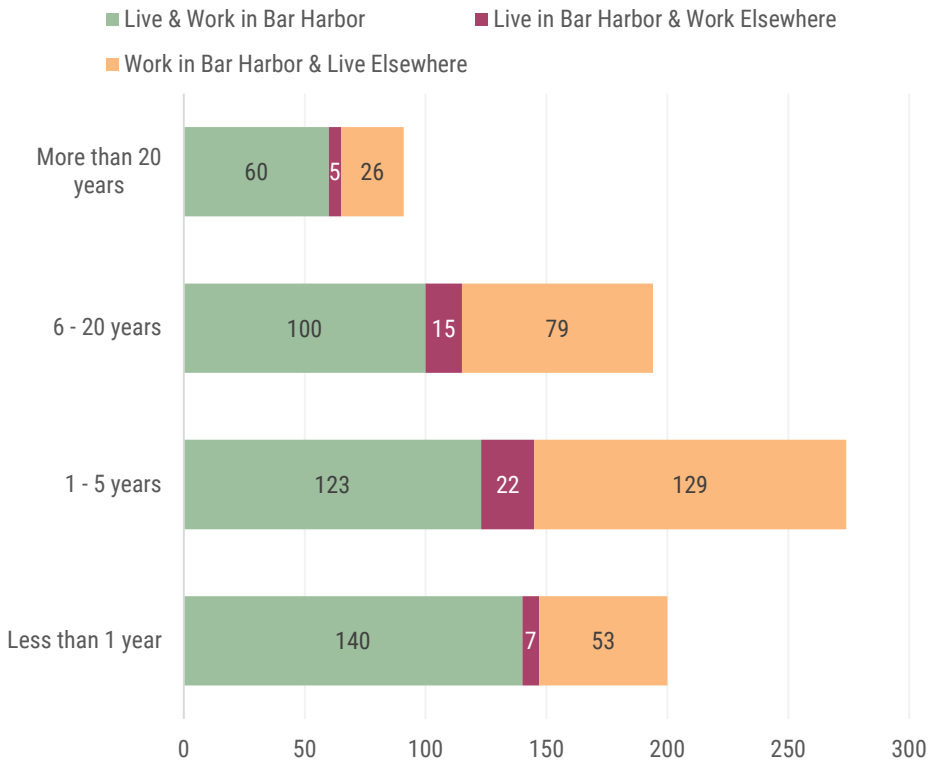
Source: ACS 5-Year Estimates 2019 & 2021, RKG Associates

MOST AREA WORKER RESPONDENTS HAVE LIVED IN THEIR CURRENT RESIDENCE FOR LESS THAN FIVE YEARS

The Bar Harbor Area Worker Survey asked respondents to indicated how long they have lived in their current residence at the time of the survey. Most respondents indicated that they have lived in their homes for less than five years.

Short tenure rates in current residences can serve as an indicator for increased household movership and change. Shorter tenure rates are more typical for renter households. For owners, short tenure rates indicate recent migration into Bar Harbor or within Bar Harbor, both of which are heavily driven by home price impacts on household incomes.

How long have you lived in your current residence?
n = 759



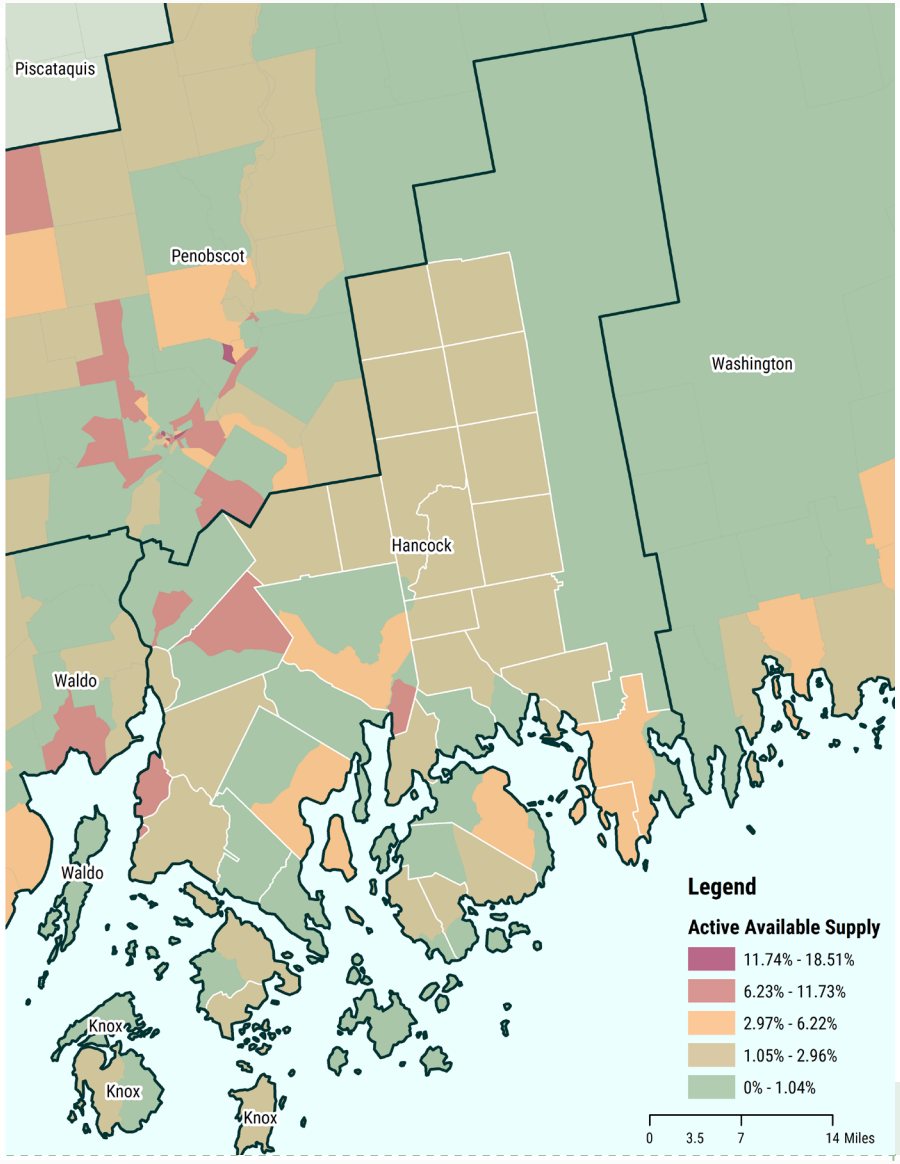
Source: Bar Harbor Area Worker Survey 2022

COASTAL MAINE'S AVAILABLE SUPPLY OF HOUSING IS TIGHT

The map on the right highlights the percentage of actively available for-sale and for-rent units in 2020 by census block group. Across much of Hancock County, rates of available supply are below 5%, which are highlighted by the brighter colors. Census block groups highlighted in green indicate areas where the vacancy rate is less than 1.05%.

Evidence from state and county trends indicate that these numbers have been driven down even further with the rise in home purchases and competition for affordable units to rent in 2020 – 2021.

Bar Harbor, like much of coastal Maine, has a very low available housing inventory particularly in its downtown. As demand for housing continues to outpace supply, home sale prices and monthly rents will rise. For lower to middle income households, this means greater cost burdening and financial challenges, with very few locally available alternatives.

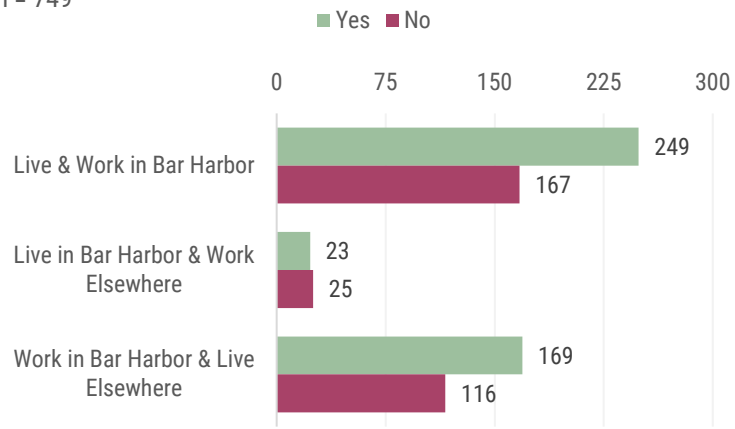


Housing the Workforce

Based on the results of the Bar Harbor Area Worker Survey, most respondents indicated that they faced challenges finding their current residence. These challenges in finding a home underscore the impacts of very low vacancy rates across Hancock County. Many survey respondents in the Area Worker Survey also indicated that their current residence does not meet their current needs. Of those respondents, the majority indicated that their home was too expensive, too small and too far from work, all of which underscores the challenges of low housing availability, and more specifically, a lack of diversity in housing options by size and price point. It also supports the finding that workers are moving further away from their place of employment which puts a financial strain on commuting workers. As workers face greater financial burden, employers unable to support rising wage demand will continue to face challenges hiring workers.

Did you have challenges finding your current residence?

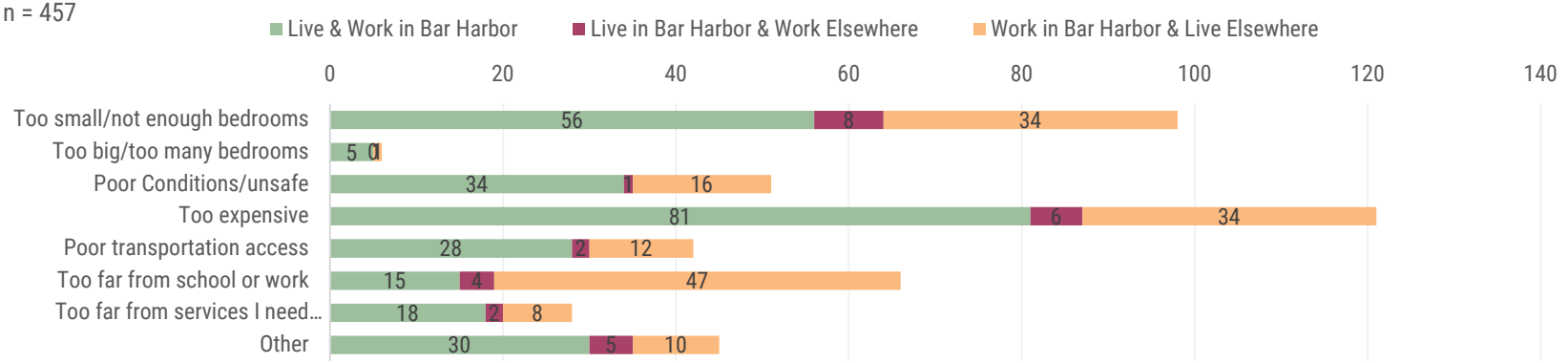
n = 749



Source: Bar Harbor Area Worker Survey 2022

If you indicated that your current residence does not meet your current needs, what are your concerns about your current residence?

n = 457



Source: Bar Harbor Area Worker Survey 2022

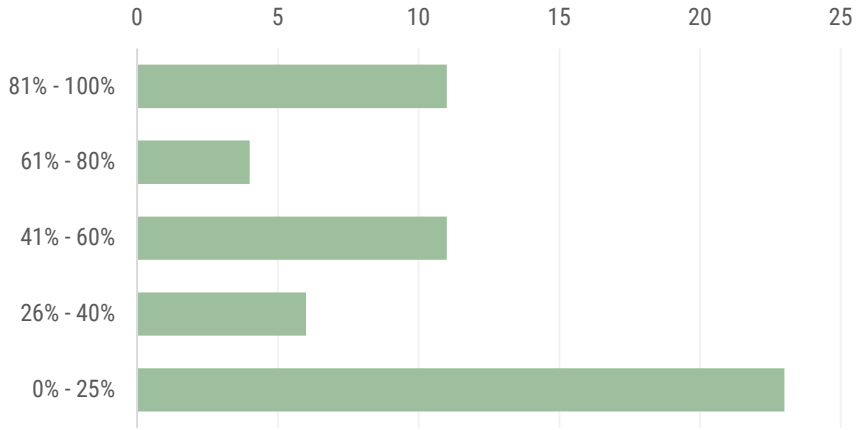
Housing the Workforce

From the employer perspective, respondents to the Bar Harbor Employer Survey indicated that a quarter of their year-round work force or less live in Bar Harbor. The same was true for employers with seasonal workers. While the size of employers in the survey vary widely, a lack of a local workforce will negatively impact the diversity in Bar Harbor's economy. While larger employers may be able to afford workers commuting from further distances, they may face challenges in talent attraction.

Similarly, smaller employers may face challenges hiring and keeping employees as the costs of commuting or other competitive job centers shift workers away from the town.

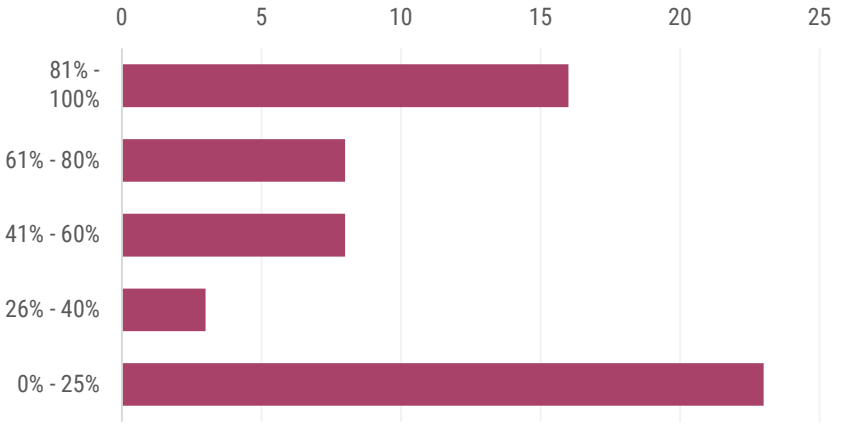
Based on the survey results and interviews with local stakeholders, employer respondents who indicated most of their worker force (year-round and/or seasonal) lives in Bar Harbor either supplies their employees with housing or depending on the employer can pay enough for some of their workers to afford the cost of living on the island.

What percentage of your year-round employees live in Bar Harbor?
n = 55



Source: Bar Harbor Employer Survey 2022

What percentage of your seasonal employees live in Bar Harbor?
n = 58



Source: Bar Harbor Employer Survey 2022

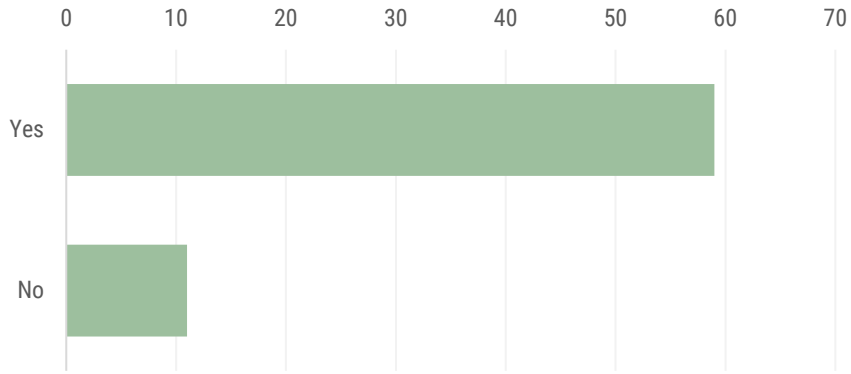
Housing the Workforce

To extend the discussion of labor force challenges as it relates to housing, the majority of respondents to the area Employer Survey indicated that their employees have difficulty finding housing that meets their needs in Bar Harbor. Most survey respondents also indicated that they have lost employees due to the lack of housing or issues with housing affordability in Bar Harbor.

One of the implications of these trends is that local workers are commuting further distances to Bar Harbor for work. For businesses that drive the tourism, services and recreation sectors, a loss of local workers could reduce hours of operation, lead to business closures and negatively impact the downtown economy. The net effect of losing these businesses would mean a greater tax burden on local residents, which would further exacerbate challenges of affordability.

For your employees that do not live in Bar Harbor, do they have difficulty finding housing that meets their needs (size, location, price, etc.) in Bar Harbor?

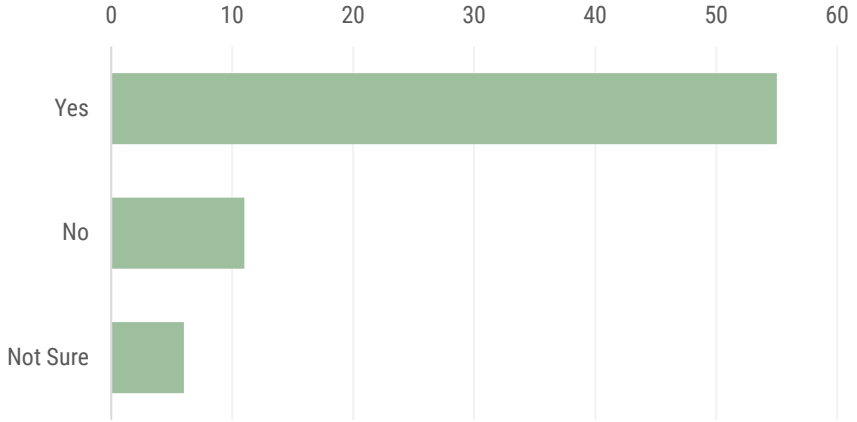
n = 70



Source: Bar Harbor Employer Survey 2022

Have you ever lost an employee(s) due to lack of housing or issues with housing affordability in Bar Harbor?

n = 72



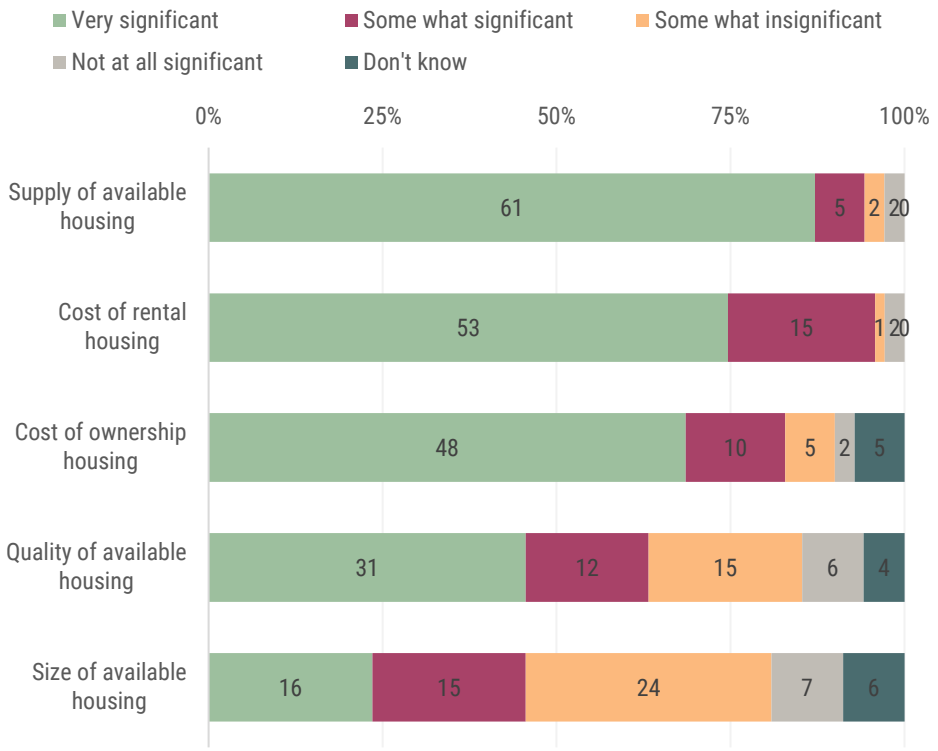
Source: Bar Harbor Employer Survey 2022

EMPLOYERS INDICATED THE SUPPLY AND COST OF HOUSING ARE VERY SIGNIFICANT

Substantiating the data findings, in the area Employer Survey, employers indicated that the most significant barriers for their employees finding housing in Bar Harbor is the lack of available housing supply, followed by cost of rental housing and ownership housing.

Many employers in the survey indicated that they have tried to address these challenges by helping their employees find housing or by owning and providing housing themselves. Both efforts have their constraints because as respondents and the data have indicated, housing availability is exceptionally low, some seasonal housing for workers cannot be used year-round and rising rents, home prices and taxes have caused Bar Harbor residents to seek residence in neighboring communities.

How significant, if at all, do you think the following barriers are for your employees in finding housing in Bar Harbor?
n = 73



Source: Bar Harbor Employer Survey 2022

Key Insights

- **Bar Harbor is one of the major employment centers within Hancock County but rising unaffordability and the seasonality of its economy could negatively impact the long-term strength of the local economy.**
- **Bar Harbor workers are commuting further, and housing costs have outpaced wage growth for many of Bar Harbor's key industries.**
- **Longer commutes and a tighter housing market could see workers gradually shift to other major job centers such as Ellsworth.**
- **Employers have indicated that they have lost workers due to housing challenges and that the greatest challenge in Bar Harbor is lack of available supply.**
- **If employers are unable to find workers or afford to pay workers for their time and commute distance, a decline in local business could shift more of the tax burden to Bar Harbor residents.**

Bar Harbor’s Housing Stock & Short-Term Rentals

The rise of short-term vacation rentals has caused an even tighter housing market in Bar Harbor and across Hancock County.

How has the increase in short-term rentals impacted the existing housing stock?



Comprehensive Plan Recap

- 71% of Bar Harbor's housing stock is in single-unit structures and the share of those units has been steadily increasing.
- As of the latest five-year ACS period 2016 – 2020, the number of vacant units has increased to 1,230 with seasonal homes increasing by 251 units.
- Bar Harbor's rental housing stock is older than its owner housing stock.
- The number of short-term vacation rental units and listings has been rising rapidly in Bar Harbor.
- More seasonal housing and short-term vacation rentals mean fewer housing options for year-round residents and the local workforce.

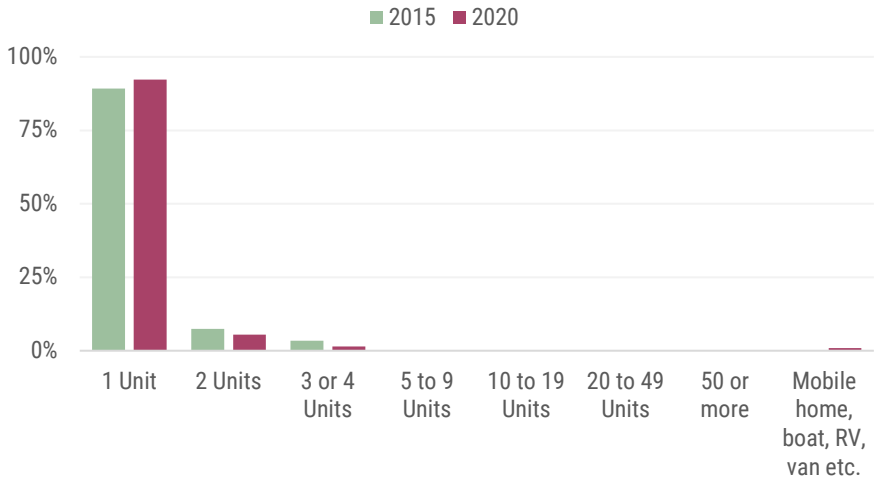
Housing Stock & Short-Term Rentals

Bar Harbor's housing stock is dominated by single family units. Over the past decade, the share of single-family owner-occupied units increased from 89% to 92% of all occupied housing units.

Like Hancock County, single family housing units are the most common form of ownership housing within the region.

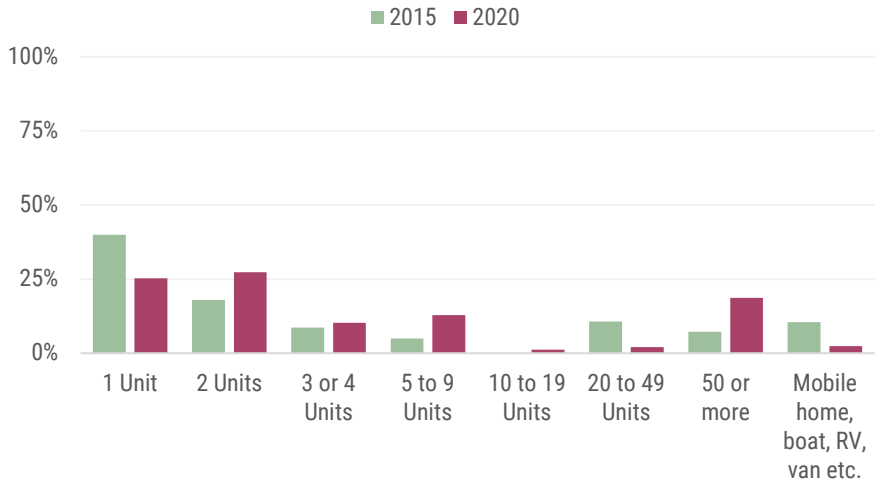
Among Bar Harbor's rental housing stock, the highest shares are comprised of single family, two family, and large multifamily units. Over the past decade, Bar Harbor saw a decrease in the share of renter occupied single family units. This decrease could be the result of conversions to seasonal housing and short-term rental properties, which under the census definitions fall within the vacant housing category.

Owner Occupied
Units in Structure



Source: ACS Estimates, RKG Associates

Renter Occupied
Units in Structure



Source: ACS Estimates, RKG Associates

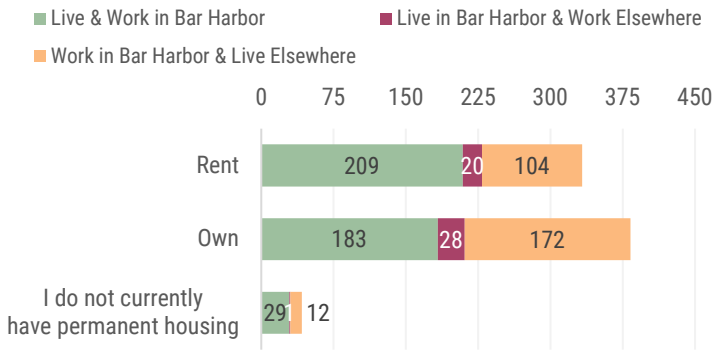
Housing Stock & Short-Term Rentals

Of survey respondents to the Area Worker Survey, the majority of respondents that indicated that they live and work in Bar Harbor were renters and of those who indicated that they work in Bar Harbor but live elsewhere were homeowners.

While the survey is a sample of the total population, it is notable that more survey respondents are homeowners, which matches regional tenure rates, but when comparing across respondents who live in Bar Harbor versus outside of town, more Bar Harbor residents indicated that they were renters and more workers who lived outside Bar Harbor were owners.

Do you currently rent or own your home?

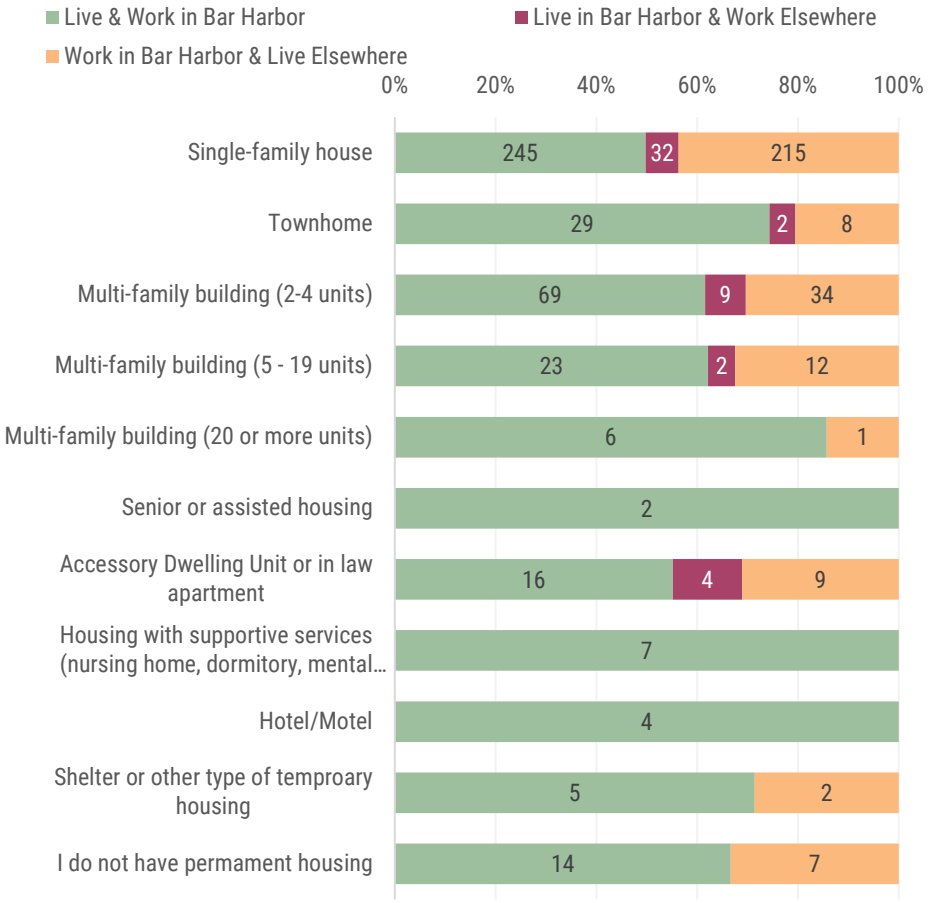
n = 758



Source: Bar Harbor Area Worker Survey 2022

Which best describes the type of home you live in?

n = 757



Source: Bar Harbor Area Worker Survey 2022

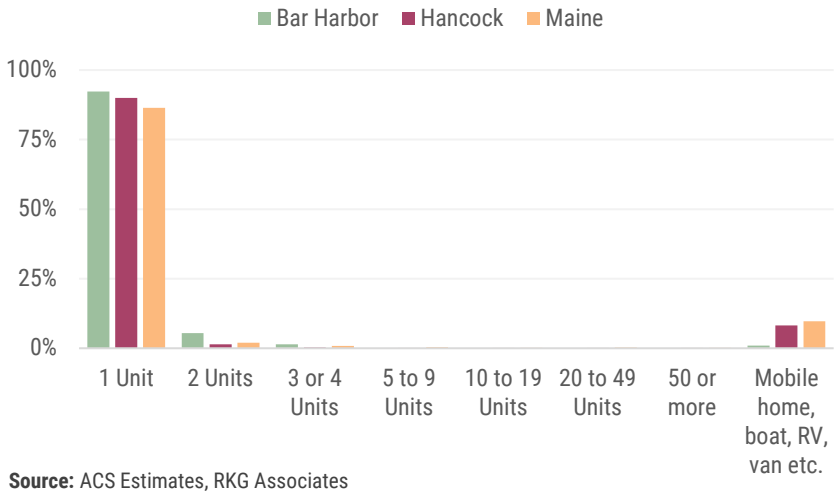
Housing Stock & Short-Term Rentals

Like Hancock County and the state, Bar Harbor's composition of owner-occupied housing reflects a large percentage of single-family units. Notably, Bar Harbor has a greater diversity in composition of housing compared to the county and state, with higher percentages of 2 and 3 – 4-unit properties. Among the rental stock, single family rental units are the single largest share in Hancock County.

Given the growth rates of seasonal housing and short-term rentals, Hancock County and Bar Harbor are at risk of losing more year-round housing units. Both Bar Harbor and Hancock County have large shares of owner and rental housing units meaning when those units are converted to seasonal and short-term rentals, those are direct losses to units available to year-round workers, particularly on the rental side. Given the smaller size of the rental stock, the impacts of those losses will be felt more acutely in rising rents and housing availability.

Owner Occupied

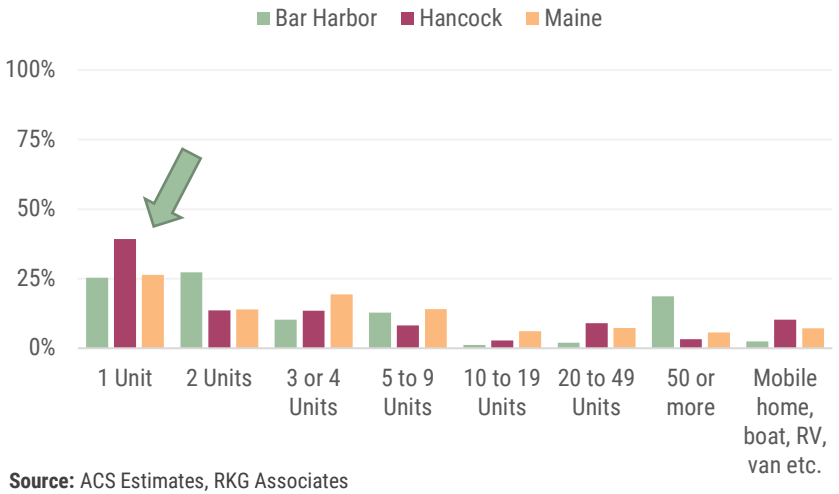
Housing Composition Comparison



Source: ACS Estimates, RKG Associates

Renter Occupied

Housing Composition Comparison



Source: ACS Estimates, RKG Associates

AS HOUSING COSTS RISE, BAR HARBOR COULD LOSE WORKERS TO MORE AFFORDABLE NEIGHBORING COMMUNITIES

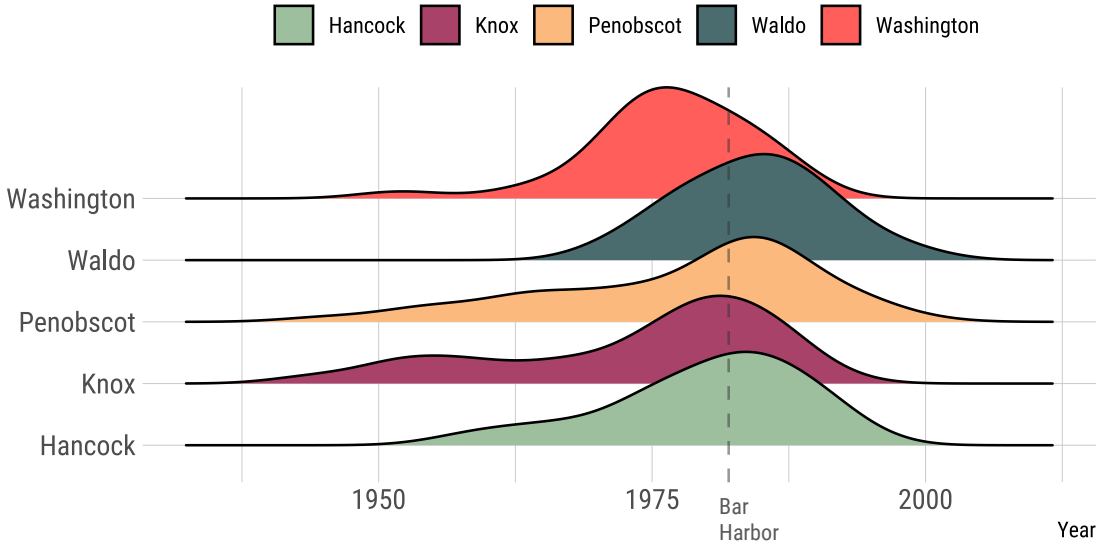
Within Hancock County, the age of Bar Harbor's housing stock falls around the county median.

Compared to other counties, Penobscot and Knox have broader ranges in housing stock, particularly on the older side, which could signal higher rates of what is often considered "Naturally Occurring Affordable Housing."

If workers continue to be priced out of Bar Harbor and coastal communities, counties with older housing stock and higher availability may absorb those workers leading to longer commutes or a loss in workers in Bar Harbor.

Median Year Structure Built

Age of Housing Stock, By County



Source: ACS 5-Year Estimates, RKG Associates

MATCHING THE TRENDS IN HOME SALES, THE NUMBER OF AVAILABLE SHORT-TERM LISTINGS HAS INCREASED FROM 2017 – 2021.

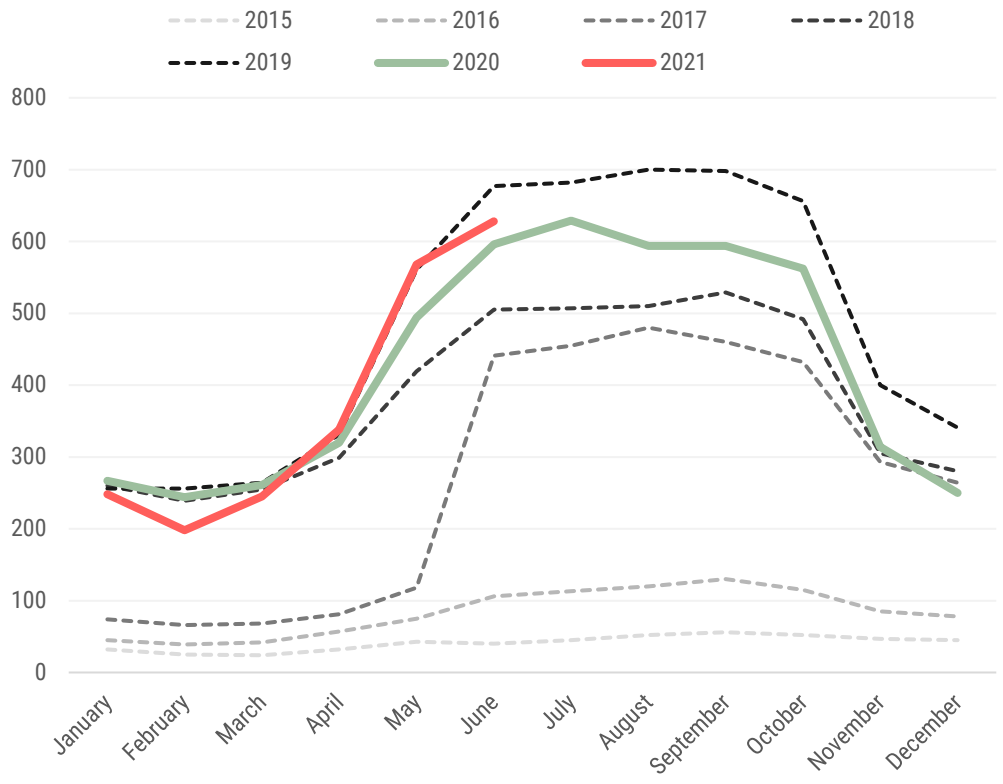
From 2017 – 2021 the total number of available short-term rental listings have notably increased. Furthermore, over this same period, the start of the season has begun earlier and earlier with the season beginning in May of 2017 to late March to early April in 2021.

From 2015 to 2019 short-term rental listings have increased in Bar Harbor peaking in 2019. Listings in 2020 exceeded all other previous years with the exception of 2019.

As of the data pulled for this figure in 2021, 2021 short-term rental listings are on track to meet the same level availability that occurred in 2019.

Total Available Listings

Bar Harbor Short-Term Rentals



Source: AirDNA, Bar Harbor 2015 - 2021

Housing Stock & Short-Term Rentals

The figure below shows the yearly trend in percentage of available short-term rentals booked in Bar Harbor.

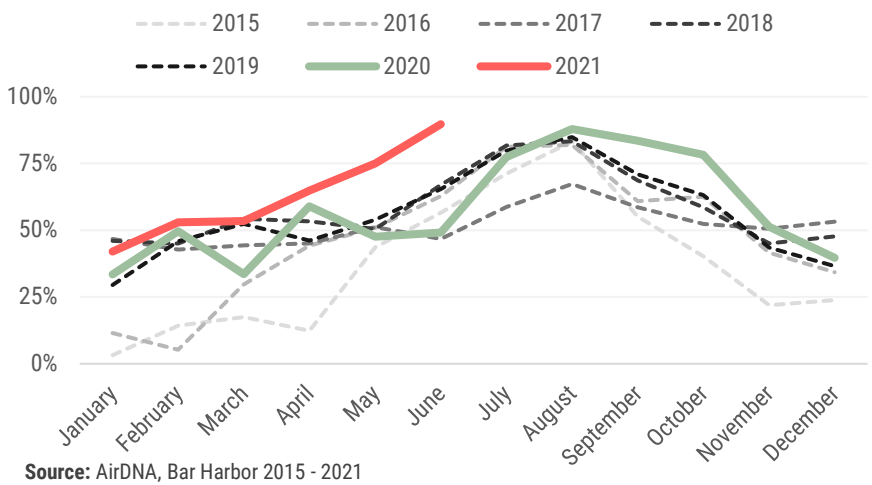
Despite have fewer available listings compared to the peak reached in 2019, both 2020 and 2021 have notably higher percentages of bookings. In other words, of those units that are listed for rent, almost all of them are being consistently booked throughout the season in 2020 and 2021 compared to the peak year in 2019.

These booking trends indicate that while listings have increased over the recent years, the rates at which they are booked has increased at a higher rate.

Comparing the average rates for a short-term rental and hotel, the costs of renting a short-term rental are much higher, providing greater incentives for homeowners and investors to offer their property as a short-term rental. Coupled with the increases in booking rates, the incentives to invest in short-term rentals are quite clear and there is an increasing demand for more of them.

Percent Booked

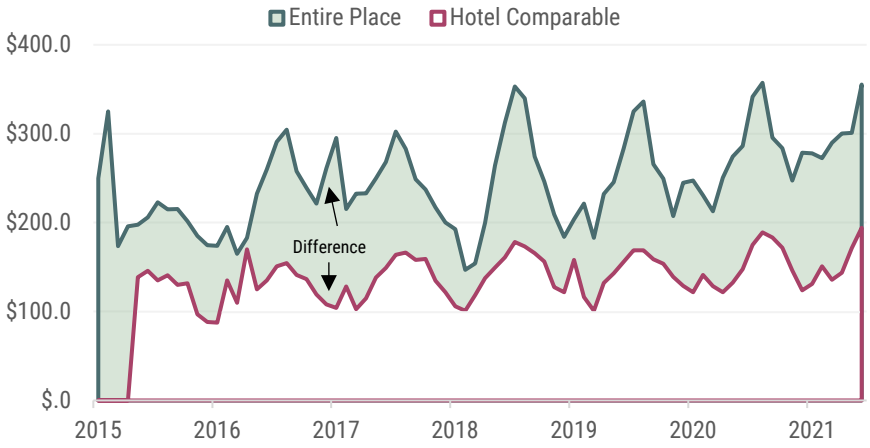
Out of Available Rentals



Source: AirDNA, Bar Harbor 2015 - 2021

Daily Rate Comps

Bar Harbor Short-Term Rentals



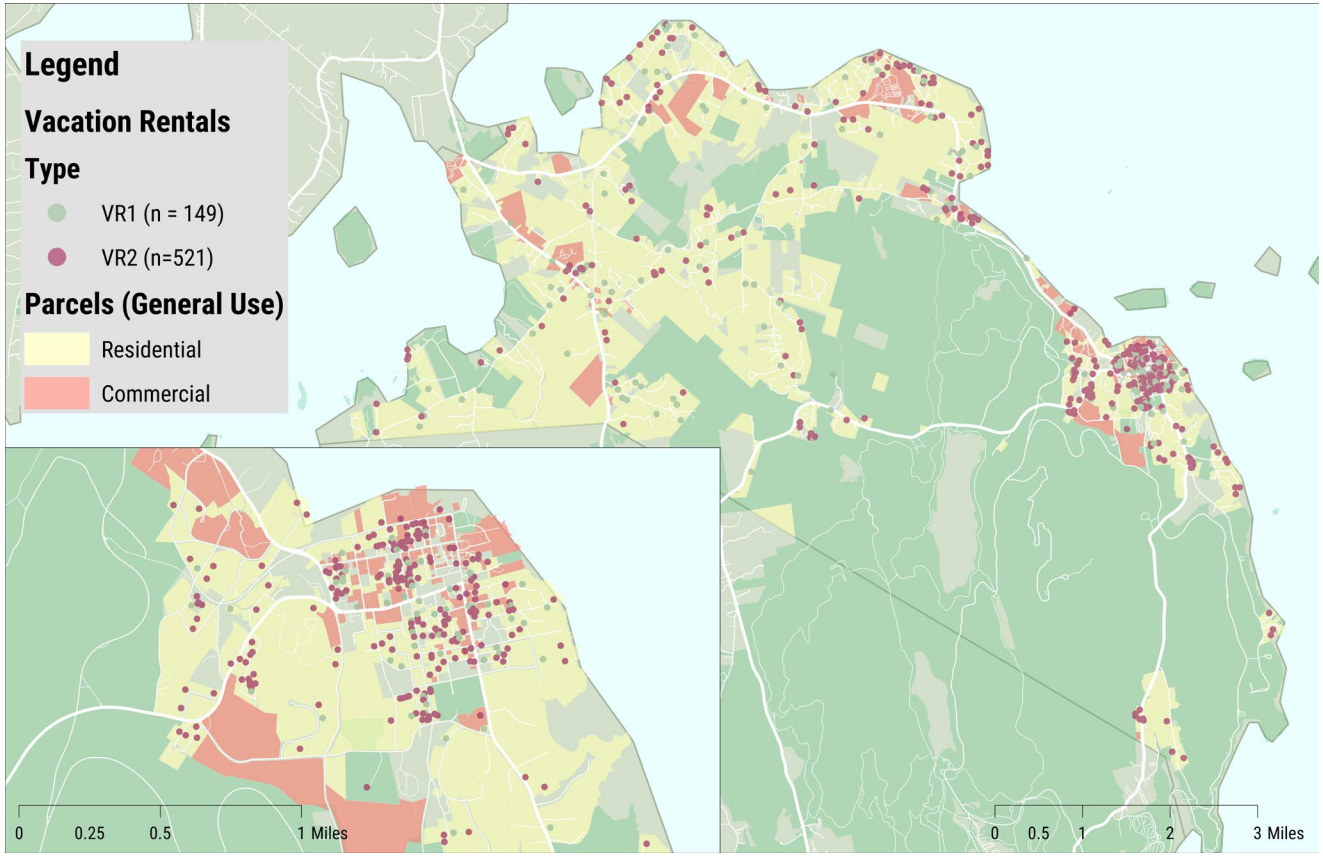
Source: AirDNA, Bar Harbor 2015 - 2021

Housing Stock & Short-Term Rentals

MOST VACATION RENTALS CLUSTER IN BAR HARBOR'S DOWNTOWN.

The map on the right shows the spatial distribution of vacation rentals across the town of Bar Harbor.

Most vacation rentals are concentrated in Bar Harbor's downtown or in residential districts adjacent to commercial areas.

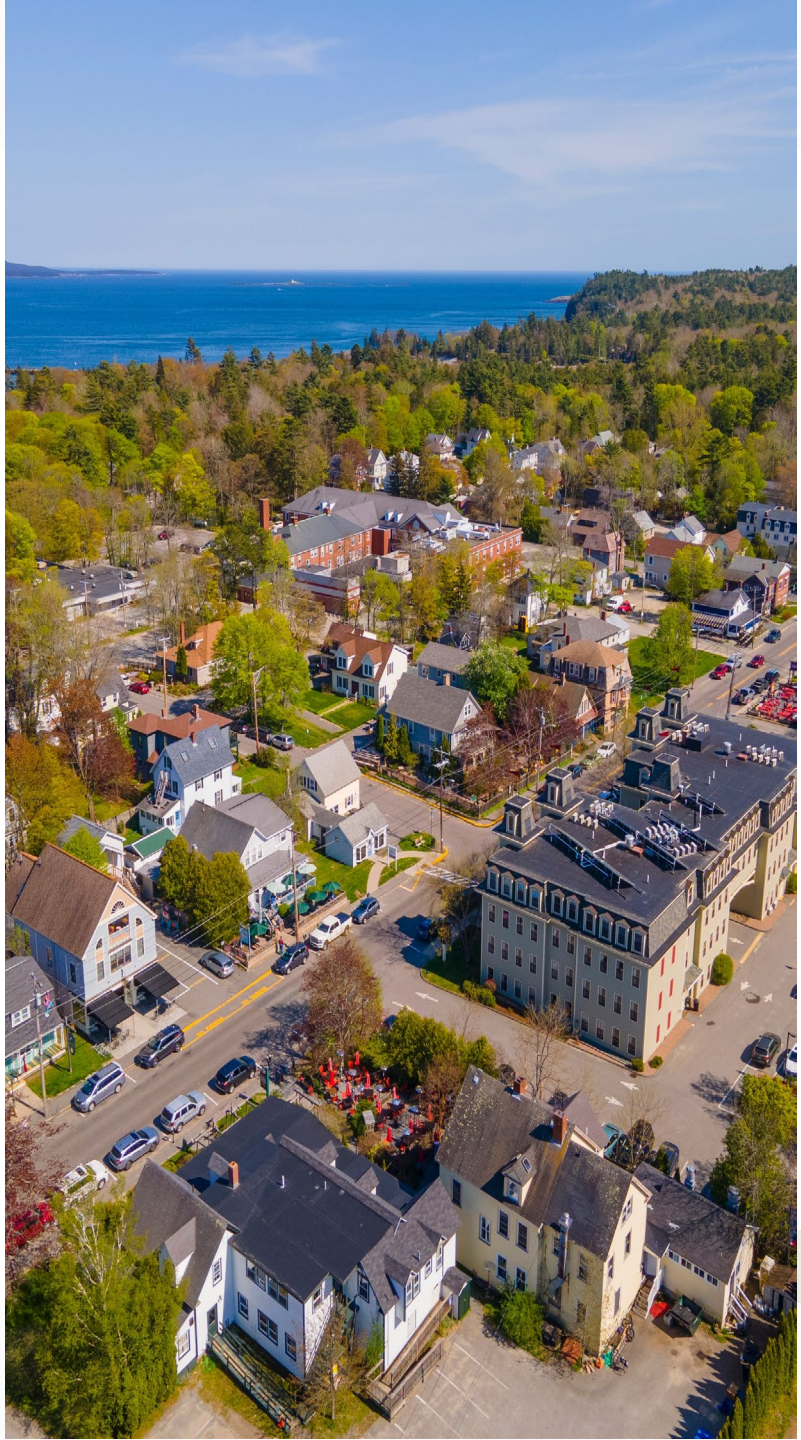


Key Insights

- Like Hancock County, Bar Harbor's housing stock is dominated by single family housing for both owner and renter households.
- With a large portion of housing skewed towards single family, the growth of STR's mean a reduction of for-sale and rental housing supply (in an already tight market), which can cause local displacement due to increasing rental costs and units being taken off the rental and ownership markets.
- Local displacement due to increasing rental costs and a reduction in available year-round units due to seasonal homes and STR's mean a loss in local workers.
- Despite local caps to STR's, the lack of regulation within Hancock County could still result in STR growth in the county to the detriment of local workers currently commuting to Bar Harbor for work.

Bar Harbor Housing Trends

Leading up to, and during, the COVID-19 pandemic, housing markets saw a surge in prices and record low inventories. How did these nationwide trends play out within Hancock County and how has that impacted housing in Bar Harbor?



Comprehensive Plan Recap

- **Bar Harbor is a place with finite resources to be able to address the wide-ranging need and demand for housing.**
- **There are land constraints, regulatory constraints, infrastructure constraints, political and financial constraints that currently work against addressing housing demand in a meaningful way.**
- **In addition to constraints, there are also several market segments competing for the limited supply of housing stock in town today (e.g., seasonal residents, vacation rental investors, seasonal employees, year-round residents).**
- **With a limited supply of housing, demographic shifts and economic conditions have driven record numbers of home sales and prices not only in Bar Harbor but across the region.**

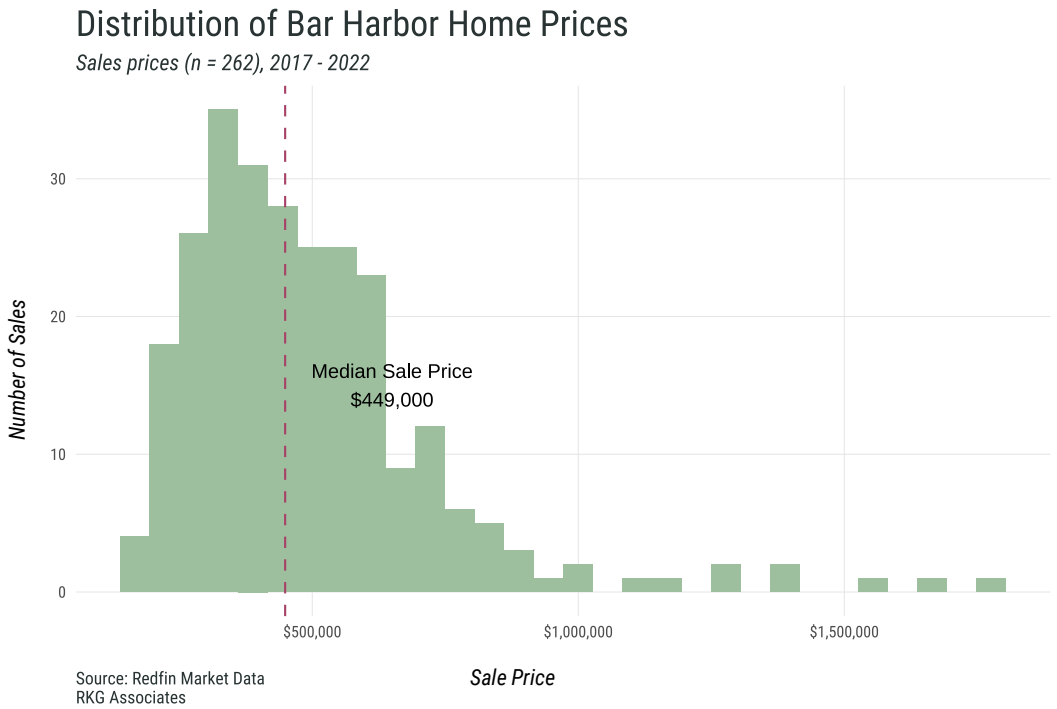
HANCOCK COUNTY SAW A RISE IN NUMBER OF SALES AND SALE PRICES FROM 2017 - 2022

From 2017 – 2022, Bar Harbor saw more than 250 single-family home sales.

The median sale price over this period was $449,000 which was $174,000 more than the median sale price for single-family homes in Hancock County.

From 2017 – 2022 sale prices and volumes progressively rose linked to both the higher rates of working from home and relocations into Hancock County.

Like state and nationwide trends, 2021 marked peak numbers of sales and sale prices.



BAR HARBOR SAW RISING PRICES AND INCREASED SALES PARTICULARLY DOWNTOWN

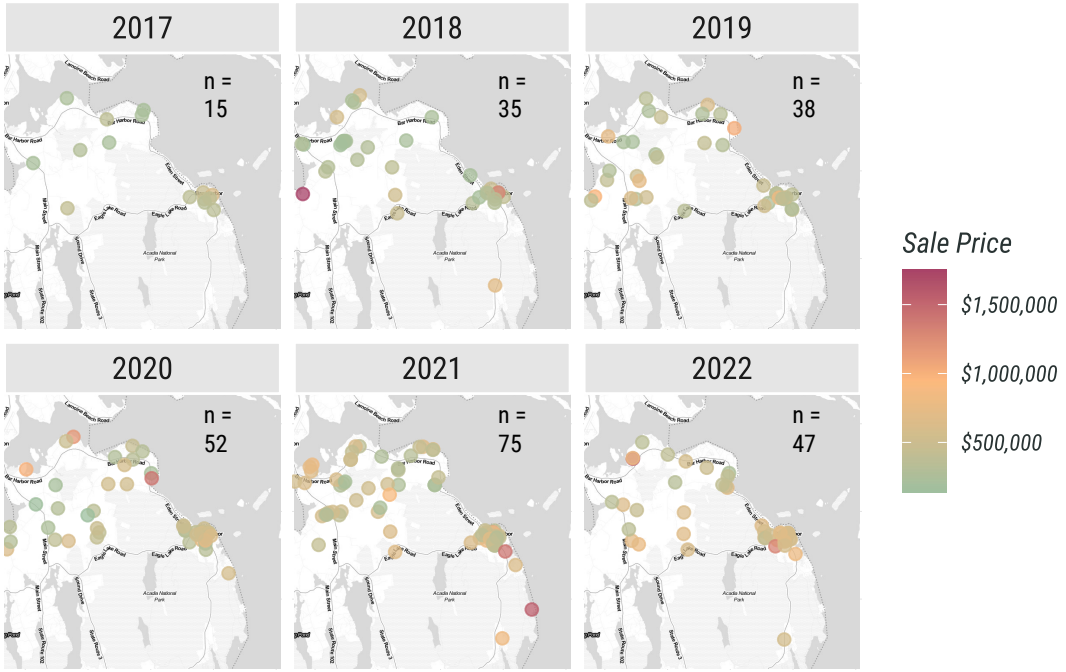
The maps to the right highlight the home sales in Bar Harbor over the past five years.

Bar Harbor saw a spike in home sales in 2020 which rose to a peak of 75 in 2021. Prior to rising rates and inflation conditions, 2022 was on track to exceed 2020 sales volumes.

In Bar Harbor, the median sale price rose from about $400,000 in 2019 to $600,000 in 2022.

Distribution of Bar Harbor Home Prices

Sales prices (2017 - 2022)



Source: Redfin Market Data

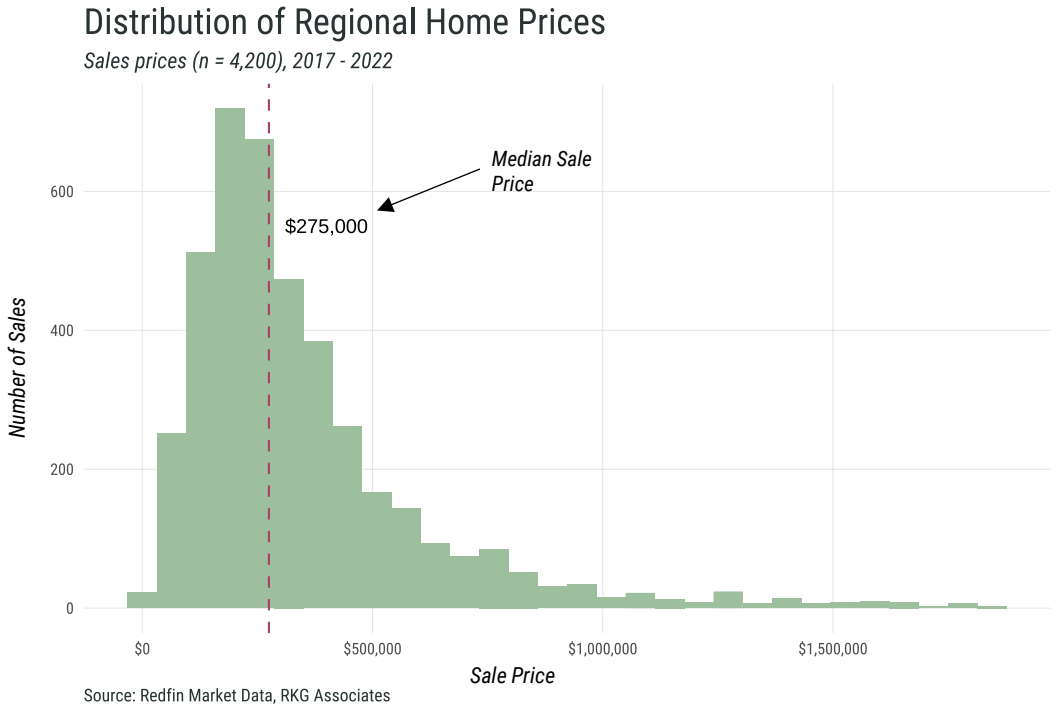
HANCOCK COUNTY SAW A RISE IN NUMBER OF SALES AND SALE PRICES FROM 2017 - 2022

From 2017 – 2022, Hancock County saw roughly 4,200 single family home sales.

The median sale price over this period was $275,000. The highest volume of sales was in homes ranging from $200,000 - $400,00.

Sale prices and volumes progressively rose over this same period with record sale prices and volumes in 2021.

These trends persisted into the beginning of 2022, but as economic conditions have changed, home sales volumes have slowed.



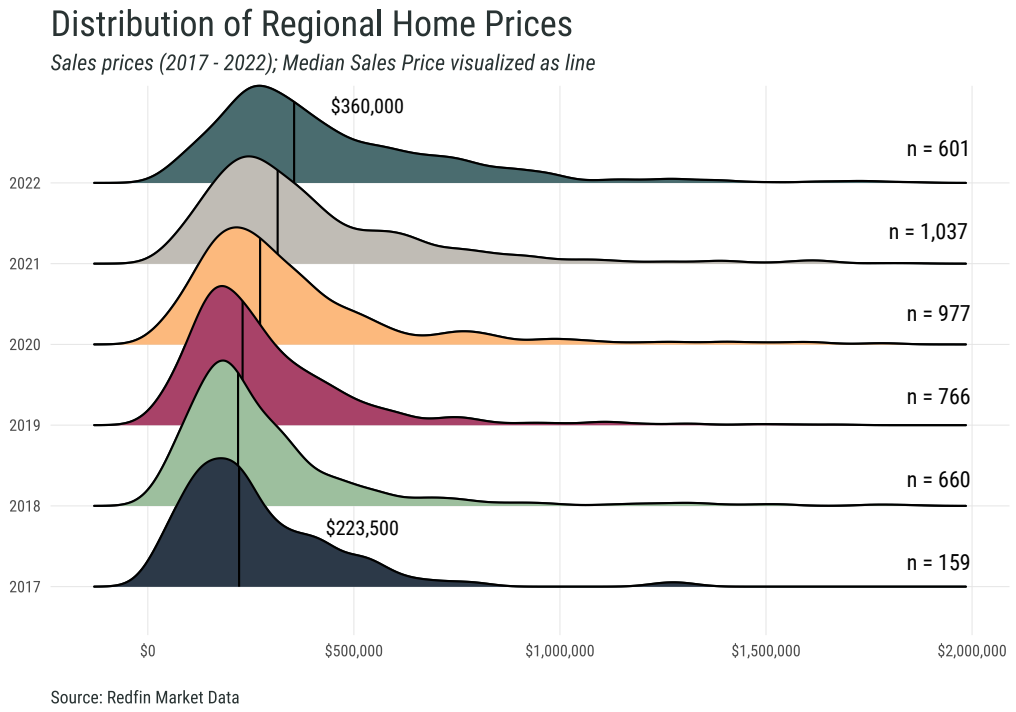
SALE VOLUMES PEAKED IN 2021 BUT PRICES CONTINUED TO CLIMB THROUGH 2022

Hancock County saw single family sales volumes rise from 1,585 between 2017 – 2019, to 2,615 in 2020 – 2022.

Over this period the median sale price in Hancock County rose from $223,500 to $360,000.

Higher rates of households moving and working from home throughout the pandemic, households buying second homes and investment properties have all driven prices and sales volumes over the past three years.

These trends mean a tightening in housing availability for lower to middle income households and in some cases an opportunity for existing residents to sell and move elsewhere.



Source: Redfin Market Data

SALES IN COASTAL COMMUNITIES DROVE MEDIAN SALE PRICE INCREASES

The maps to the right show each individual home sale (approximated by dots) by year and sale price across Hancock county.

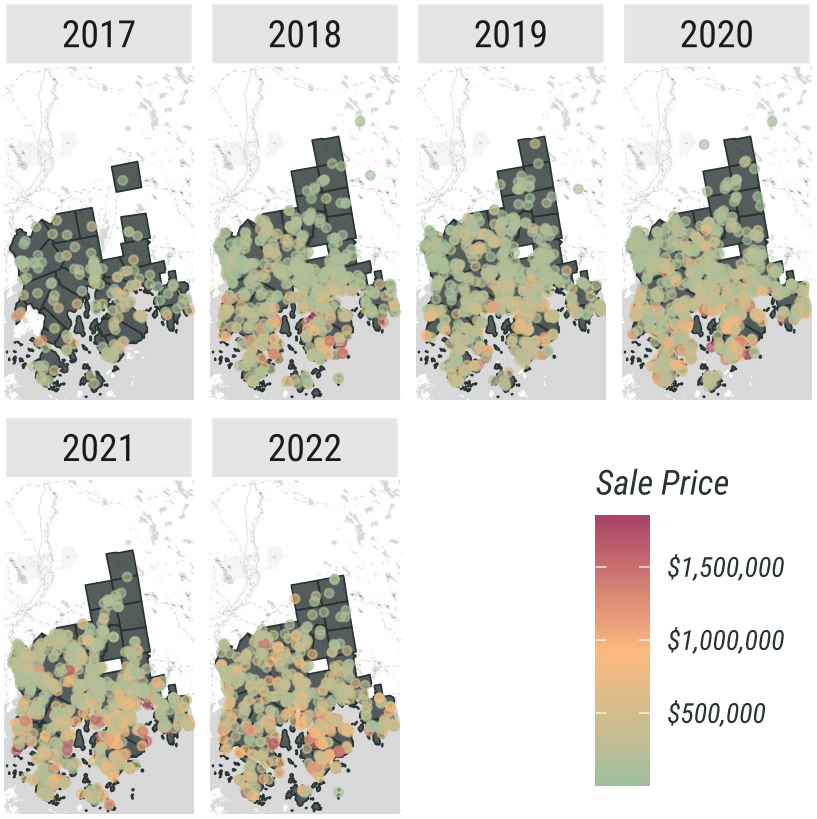
The lighter green dots represent homes that sold under $500,000. Over the past five years, home sales in more inland communities were consistently lower than those on the coast, indicated by the distribution of green dots inland and orange to red along the shore.

Communities such as Bar Harbor saw rapid increases in home prices, illustrated by the orange and red dots and the density of those dots.

2021 had the highest number of sales in the past five years, which spanned the entirety of Hancock County. As previously noted, these trends continued through the beginning of 2022 but as mortgage rates have increased and inflation has impacted the costs of construction and costs of living, home sales and increases in supply have slowed.

Distribution of Regional Home Prices

Sales Prices (2017 - 2022)



Source: Redfin Market Data

COASTAL HOME SALES INCREASED FOLLOWING THE PANDEMIC

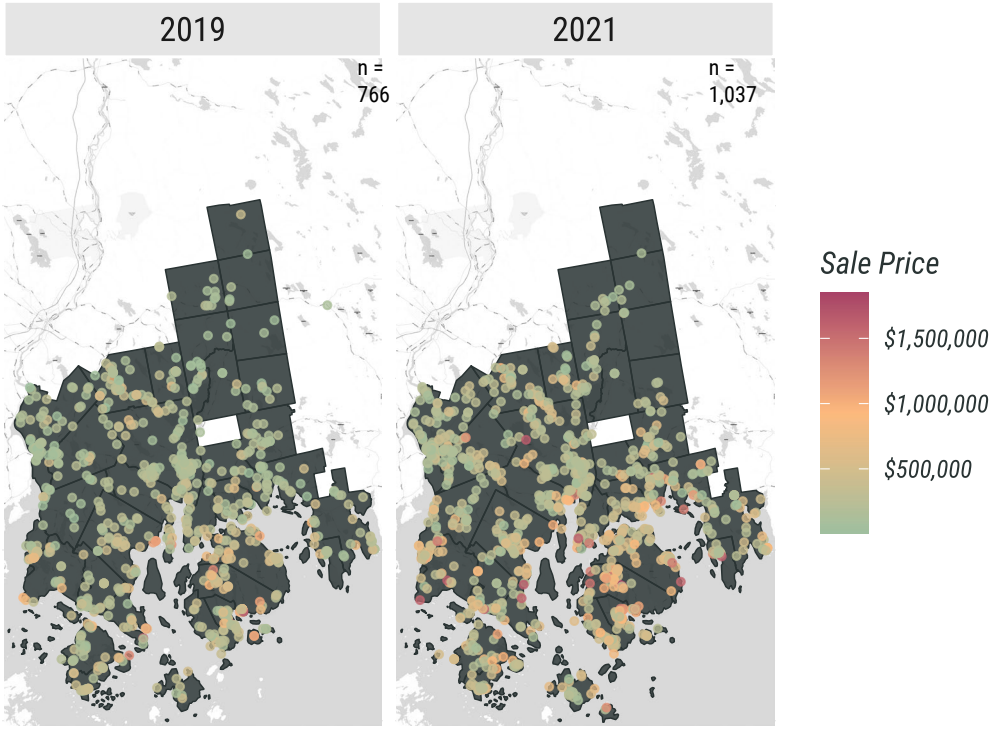
The median sale price rose from $231,250 in 2019 to $360,000 in 2021. An increase in home price as well as sales volume indicate that across segments of the market prices notably rose.

Coastal towns like Bar Harbor saw some of the highest price increases in the county, while in percentage terms, communities like Bucksport and Ellsworth saw the largest percentage increases.

This is an indicator of demand for housing in these neighboring communities which could be linked to the changes in labor market such as commuting patterns and job changes.

Distribution of Regional Home prices

Sales Prices (2019 & 2021)



Source: Redfin Market Data

MEDIAN SALE PRICES IN HANCOCK COUNTY ROSE CLOSE TO COASTAL SALE PRICES

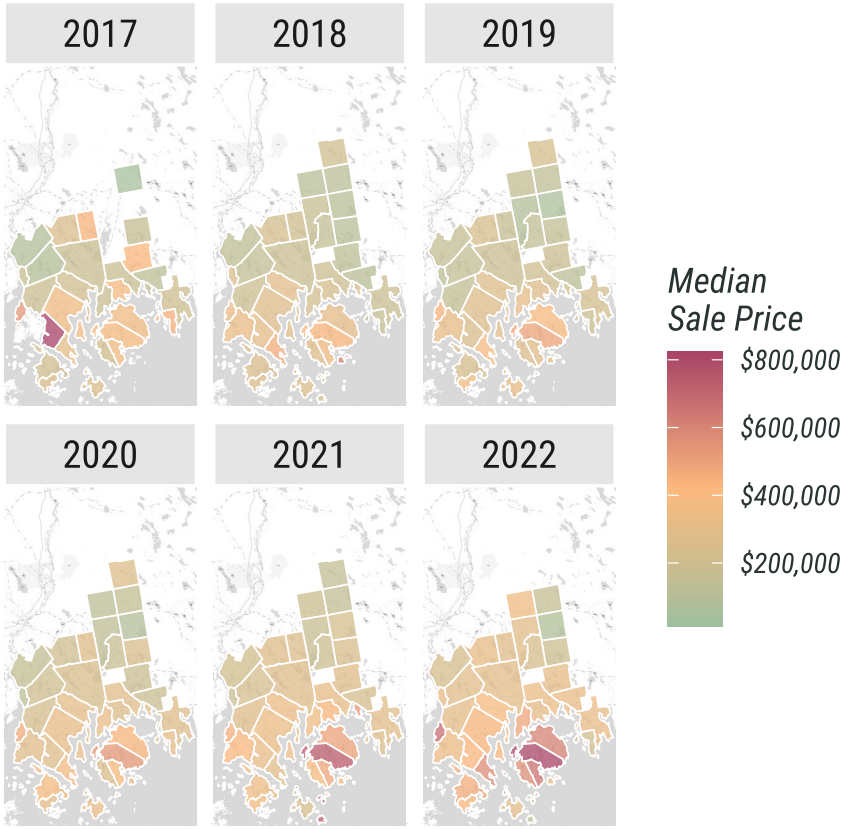
Over the past five years, median sale prices among coastal communities in Hancock County have consistently out paced inland communities.

From 2020 to 2022, prices among inland communities rose more rapidly closing the gap in price between inland communities and the coast.

Hancock County became increasingly unaffordable through 2020 – 2022, which may have triggered greater numbers of local residents to move to communities in more affordable communities and counties that are still within commuting distance to jobs in Hancock County.

Median Home Price by Town

Sales Prices (2017 - 2022)



Source: Redfin Market Data

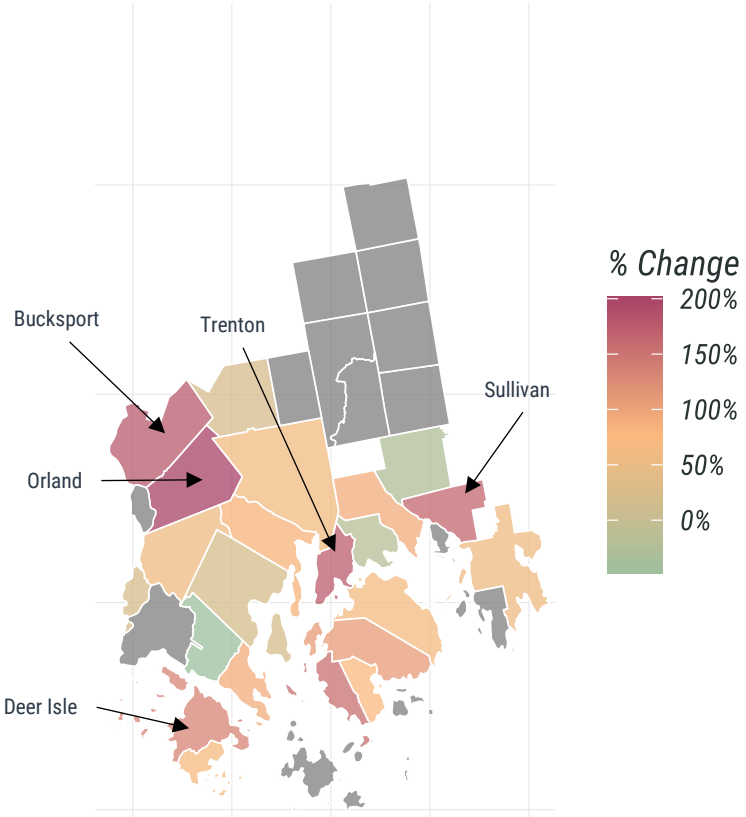
COASTAL COMMUNITIES SAW THE HIGHEST HOME PRICES BUT INLAND COMMUNITIES SAW THE GREATEST PERCENT CHANGE

The map to the right highlights the percentage change among communities with home sales recorded every year since 2017 (Communities in grey had no sales in 2017 or gaps in subsequent years through this period).

Among communities in Hancock County, lower cost communities saw the greatest percentage change in home prices while coastal communities like Bar Harbor, Deer Isle, Mount Desert, and Southwest Harbor saw the highest prices.

Percent Change Median Home Prices

Sales prices (2017 - 2021)



Source: Redfin, RKG Associates

Housing Trends

The figure below shows the percentage change of home prices in communities from 2017 to 2022 relative to their 2017 values.

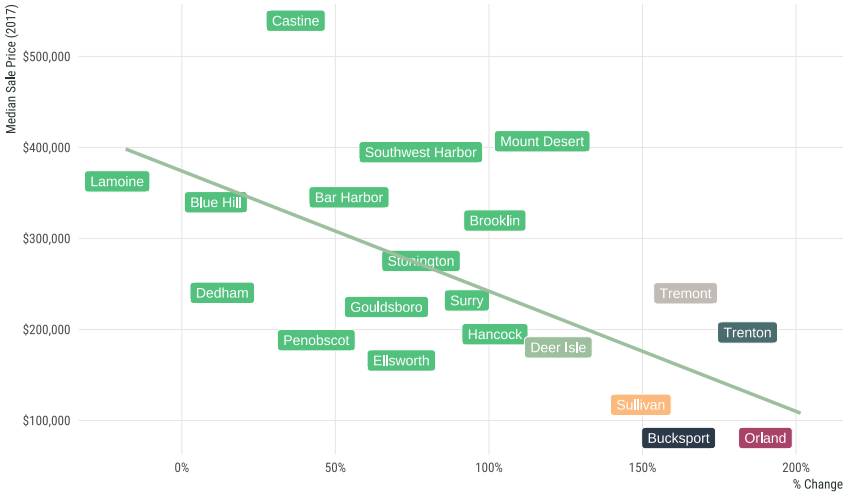
Over the past five years, lower cost communities saw the greatest percent change in prices

The time series plots compare Bar Harbor to the top five highest growth communities.

Notably, while Bar Harbor saw a lesser percentage change in prices, sale prices exceed that of all the highest growth communities.

Change in home price as a function of initial price

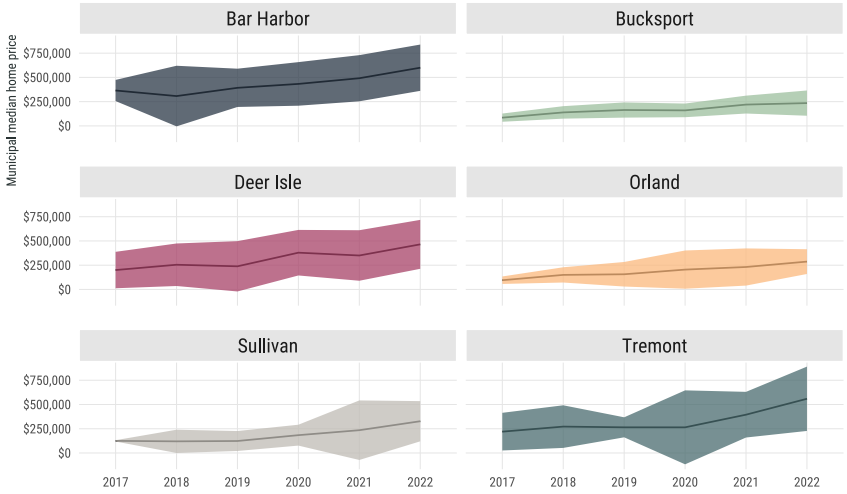
Median price; Change between 2017 - 2022



Source: Redfin Market Data

Time series for highest growth Communities

Sales prices (2017-2022); Median; Ribbon indicates 1 standard deviation



Source: Redfin Market Data

Key Insights

- The last five years have seen record growth in home prices and sales volumes.
- Communities such as Bar Harbor and Mount Desert were already on the higher priced side of the market but saw record high prices in recent years.
- Lower cost communities such as Bucksport, Orland, and Sullivan saw a higher percentage increase in home prices due to demand driven competition for homes throughout Hancock County.
- Rising home prices and housing costs coupled with a limited supply of units can be linked to increases in asking rents. The net effect is home prices affordable to only higher income households, and greater financial burden on renter households particularly those whose jobs were negatively impacted by the COVID-19 pandemic.
- The shifting economic landscape, changing labor markets, and expensive local housing could negatively impact economies across Hancock County, particularly in places like Bar Harbor, where the economy is heavily reliant on seasonal economic activity.

Housing Purchase Characteristics

Given the acceleration in home sales and home price growth, how are these trends driving change in Bar Harbor and Hancock County?



Comprehensive Plan Recap

- **The COVID-19 pandemic seemingly accelerated some of the population and housing trends that were occurring prior to 2020 such as increased demand for seasonal or short-term housing, higher median household income, greater levels of educational attainment, and population growth.**

- **In additional to population growth, residents are getting older, and Bar Harbor attracts older homebuyers.**

- **Homebuying by higher income households for not only primary residences but seasonal homes and investment properties are leaving fewer options for large segments of the local workforce who cannot compete for higher priced homes and face limited housing availability.**

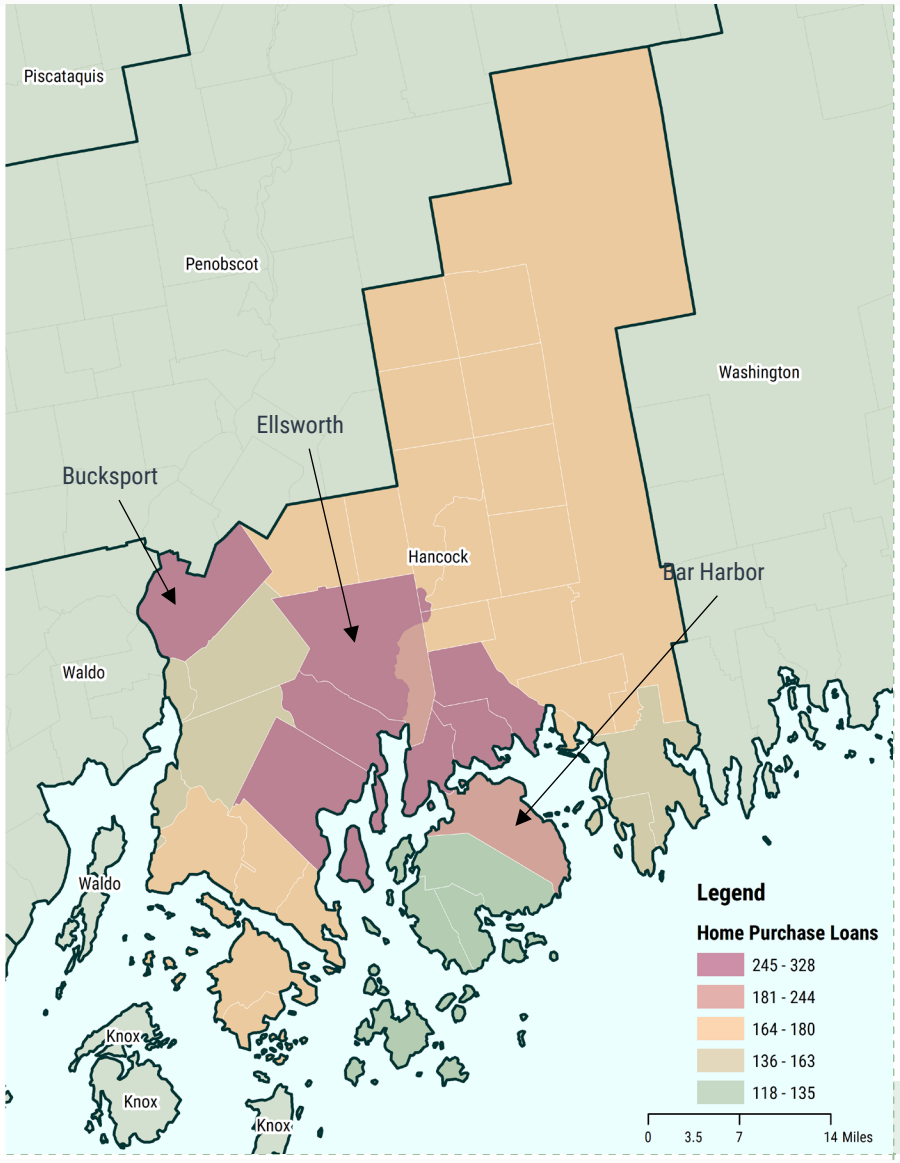
COMMUNITIES ALONG THE COAST SAW THE HIGHEST NUMBERS OF SINGLE-FAMILY HOME PURCHASE LOANS

From 2018 – 2021, Ellsworth saw the highest number of home purchase loan originations compared to any other municipality in Hancock County.

Bucksport also saw high rates of home purchase loans.

It should be noted that this data is aggregated at the census tract level and in some instances multiple smaller communities fall into the same census tract. This means at a per town basis those mortgages at the tract level are split between three towns.

Bar Harbor is composed of a single census tract meaning that at a "by town" basis, it has also seen notably high rates of home purchases over the last couple of years.

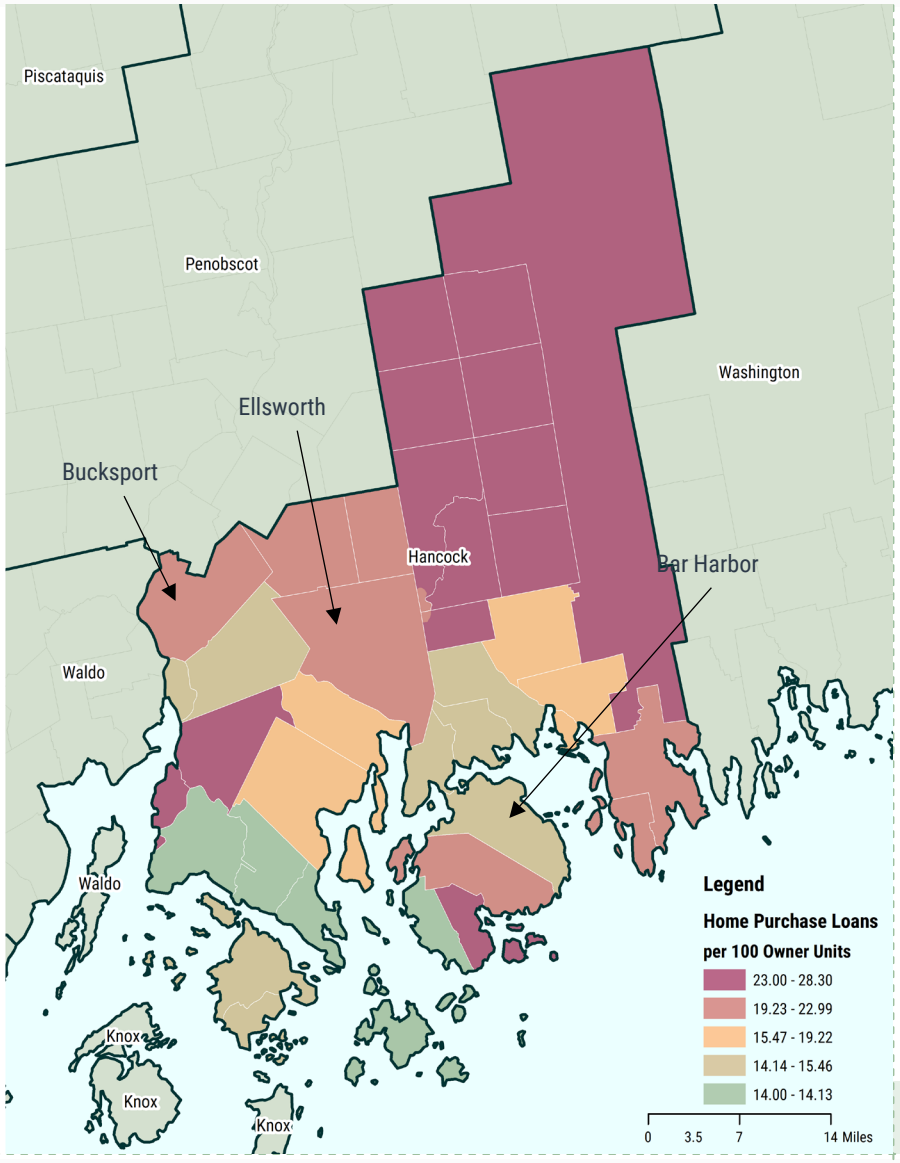


SCALING THE NUMBER OF MORTGAGES BY MARKET SIZE TELLS A SLIGHTLY DIFFERENT STORY

From 2018 – 2021, Ellsworth saw the highest number of home purchase loan originations per 100 owner occupied units, followed by Mount Desert and Bucksport.

Southwest Harbor and Cranberry Isle as well as Otis and Dedham also had high ratios of loans to occupied housing units but each of those pairs are in the same census tract.

Comparing census tracts Bar Harbor had lower ratio of home purchase loans per 100 owner units; this can serve as a signal of slowed growth over 2018-2021.



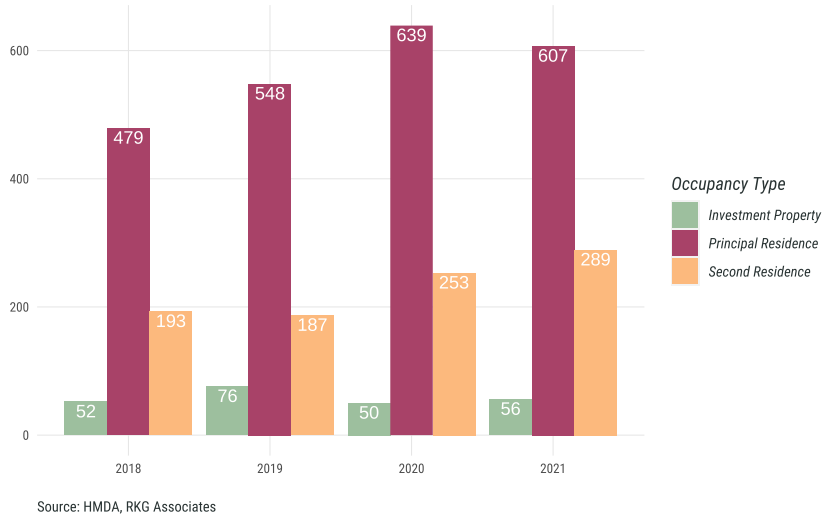
Housing Purchase Characteristics

While single family home purchase loans for principal residences remain the highest share of loans originated, the number of second home loans have been increasing since the pandemic.

Based on loan size and property values, investment properties and second home loan originations are the highest, followed by principal residence.

Distribution of Single Family Home Purchase Loans

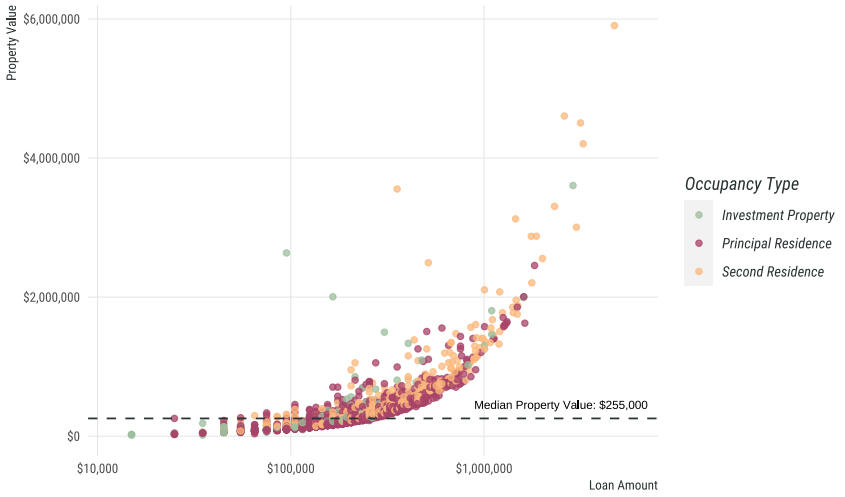
Hancock County (2018 - 2021), (n = 3,429)



Source: HMDA, RKG Associates

Distribution of Loan Size to Property Value, Hancock County ME

Single Family Home Purchase Loans by Occupancy Type (n = 3,429)

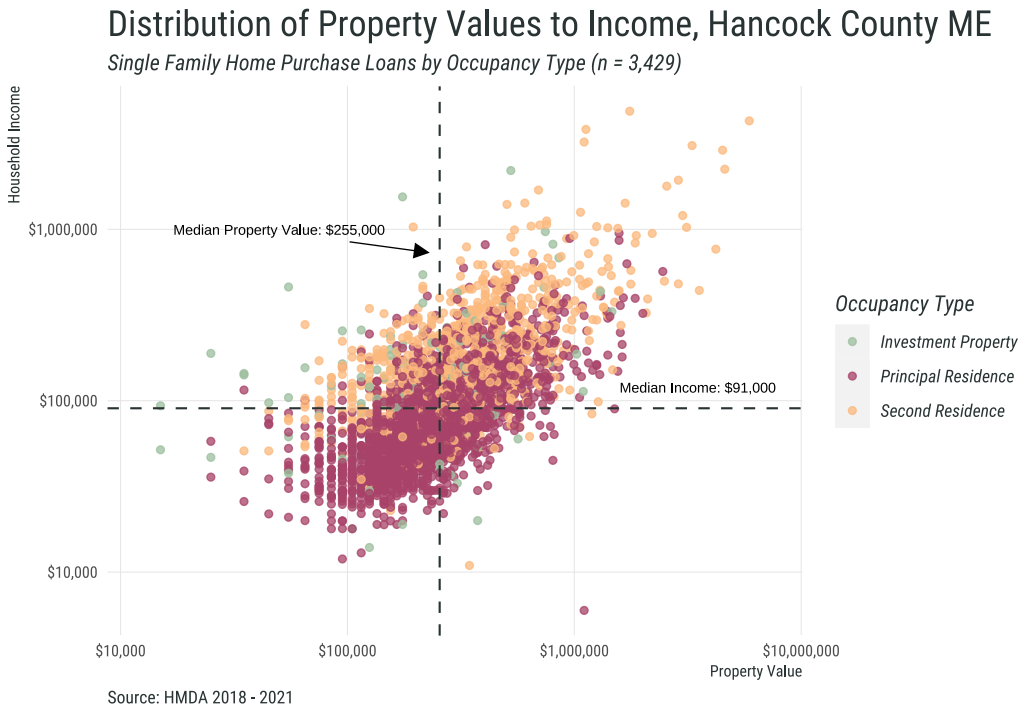


Source: HMDA 2018 - 2021

THE MEDIAN INCOME FOR HOMEBUYERS IN HANCOCK COUNTY IS $91,000. THIS IS ALMOST $33,000 GREATER THAN THE OVERALL MEDIAN INCOME IN HANCOCK COUNTY.

According to 2020 ACS 5-year estimates, the median household income in Bar Harbor is $68,274 and in Hancock County $58,345.

Among homebuyers in Hancock County over the last few years, the median household income was $91,000. This is almost $33,000 greater than the median income in Hancock County and $23,000 greater than in Bar Harbor.



BAR HARBOR HAS THE HIGHEST NUMBER OF INVESTMENT PROPERTY PURCHASES OVER THE LAST FOUR YEARS AND SECOND HIGHEST IN SECOND RESIDENCES.

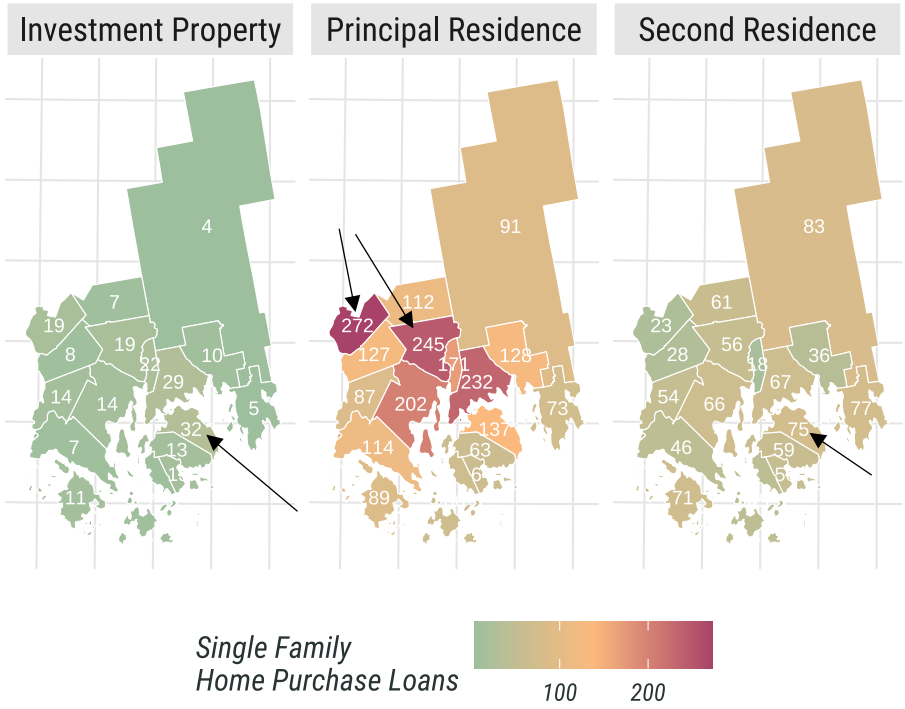
The maps to the right compare the volumes of single-family home purchase loans by occupancy type.

Bar Harbor has the highest number of loans for investment properties and second highest for second homes, which scaled to the size of Bar Harbor, is a notable share of the housing stock.

Bucksport, Ellsworth, Tremont, and Hancock have the highest rates of single-family home loans for a principal residence. Based on the recent sale price data, these communities tend to be more affordable and have a broader array of housing options compared to other communities in the county.

Single Family Home Purchase Loans

Hancock County, ME (n = 3,429)



Source: HMDA 2018 - 2021, RKG Associates

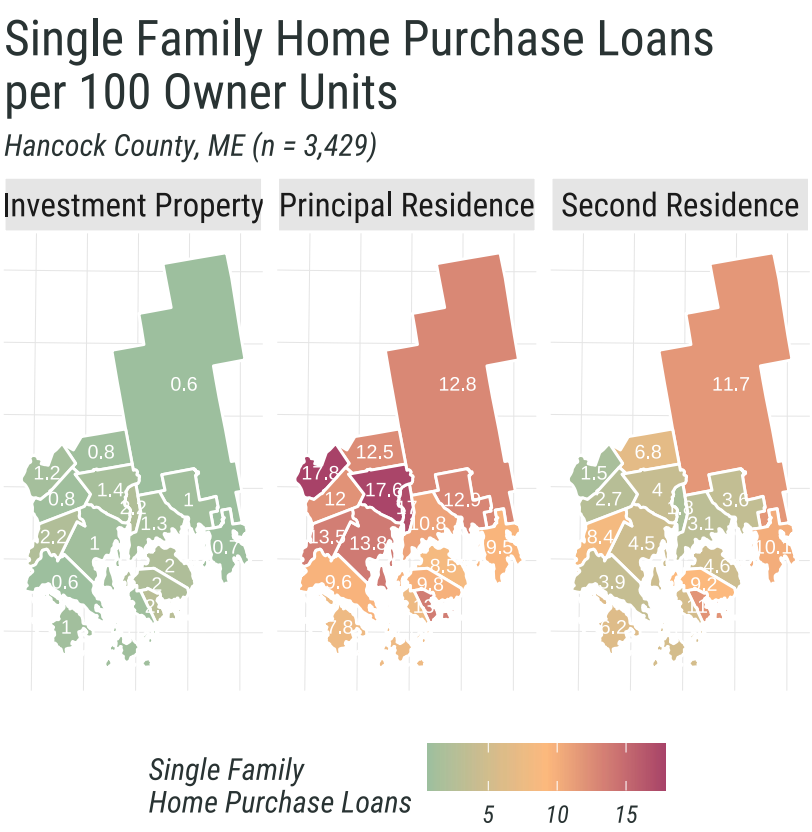
Housing Purchase Characteristics

BAR HARBOR HAS THE HIGHEST NUMBER OF INVESTMENT PROPERTY PURCHASES OVER THE LAST FOUR YEARS AND SECOND HIGHEST IN SECOND RESIDENCES.

The maps to the right again compare the volumes of single-family home purchase loans by occupancy type.

The difference in these maps compared to the previous page is that home purchases are scaled to a rate of per 100 owner occupied units. Using this comparison to see the level of growth across communities, places like Bucksport and Ellsworth have high rates of principal residence mortgages compared to the rest of the county.

This is an indicator of increased demand in communities with wider arrays of housing options and typically lower prices than the shoreline communities.



Source: HMDA 2018 - 2021, RKG Associates

Housing Purchase Characteristics: Affordability Gap

THERE IS A DEFICIT IN OWNER UNITS AT THE HIGH AND LOW END OF THE MARKET.

The owner housing supply/demand equilibrium figure tabulates existing home values and household incomes by area median income levels (AMI). This offers a good point of comparison of where there are gaps in units affordable to households at each income level.

For example, Hancock County and the Ellsworth LMA have more units affordable to households earning between 50% - 80% of area median income than households that earn that much. In contrast, Hancock County and the Ellsworth LMA have a notable deficit in units affordable to households earning over 120% of area median income.

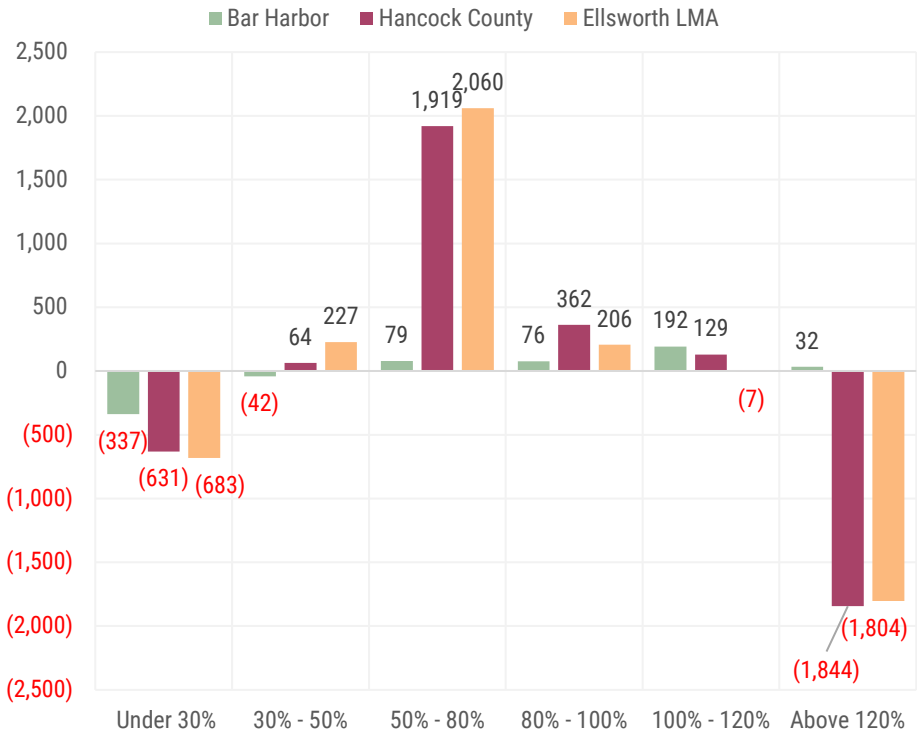
The way to interpret that relationship is that where there are deficits in higher value homes compared to the number of high-income households those high-income household purchase homes that remove available units that would be affordable for lower income households on the market.

While market activity tends to be more nuanced than this graphical comparison, it serves as a good trends indicator of where there are surpluses and deficits in the market and which income segments are most impacted.

In the case of owner housing within the region, there are deficits in the low and high end of the market (under 30% and over 120%). The result is pressure towards the middle driving price increases which we see in the homes sales data in the prior sections.

Owner Housing Supply/Demand Equilibrium

By HUD Income Threshold



Source: HUD, ACS 2020 & RKG Associates
Note: Calculation uses 3-person Family HH Income

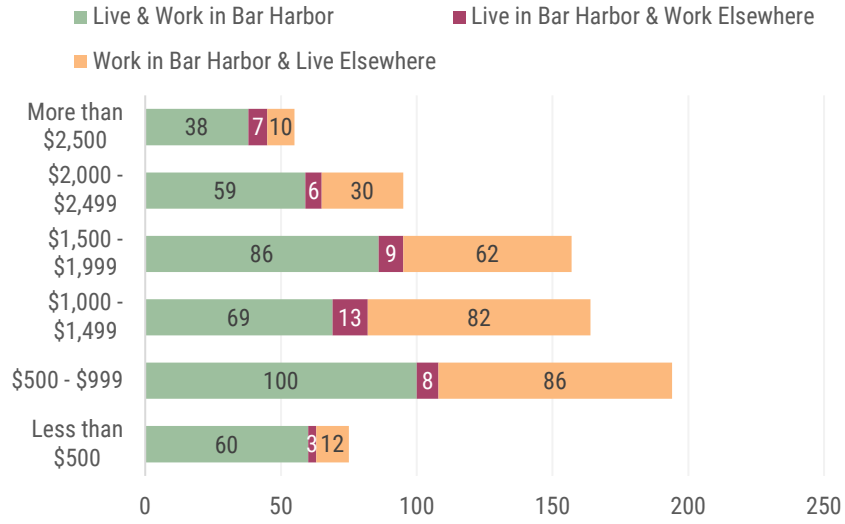
Housing Purchase Characteristics: Affordability Gap

The results of the area worker survey support the trends highlighted on the previous page. Most households currently pay for housing that falls within the price range of 30 – 100% of AMI (middle of the market).

To extend this point, many survey respondents indicated that they could afford the middle but even more notable: more households indicated that they could afford above 120% of AMI than currently do as well as households earning 50% - 80% of AMI. These mismatches mean that lower income households have a limited availability of housing options and cannot compete with households earning 120% of AMI or above.

How much do you currently pay for your housing each month (rent/mortgage, utilities, insurance, taxes combined)?

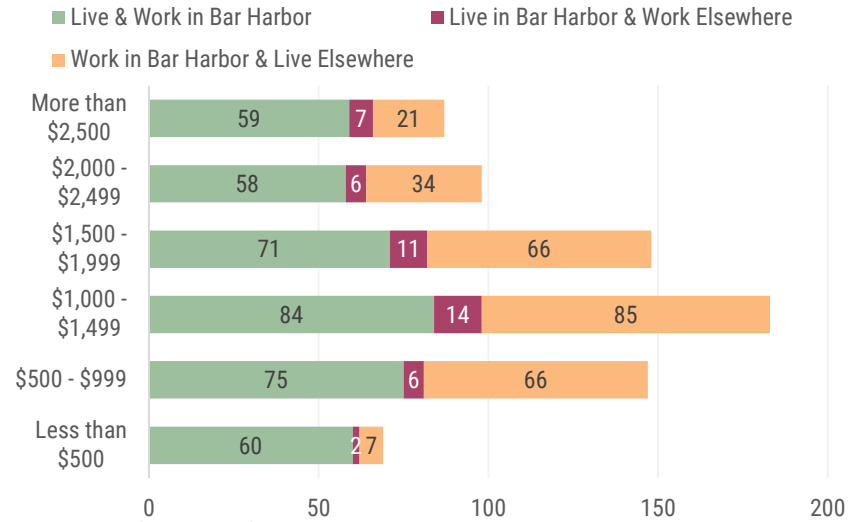
n = 740



Source: Bar Harbor Area Worker Survey 2022

How much can your household afford to spend on housing costs each month (rent/mortgage, utilities, insurance, taxes combined)?

n = 732



Source: Bar Harbor Area Worker Survey 2022

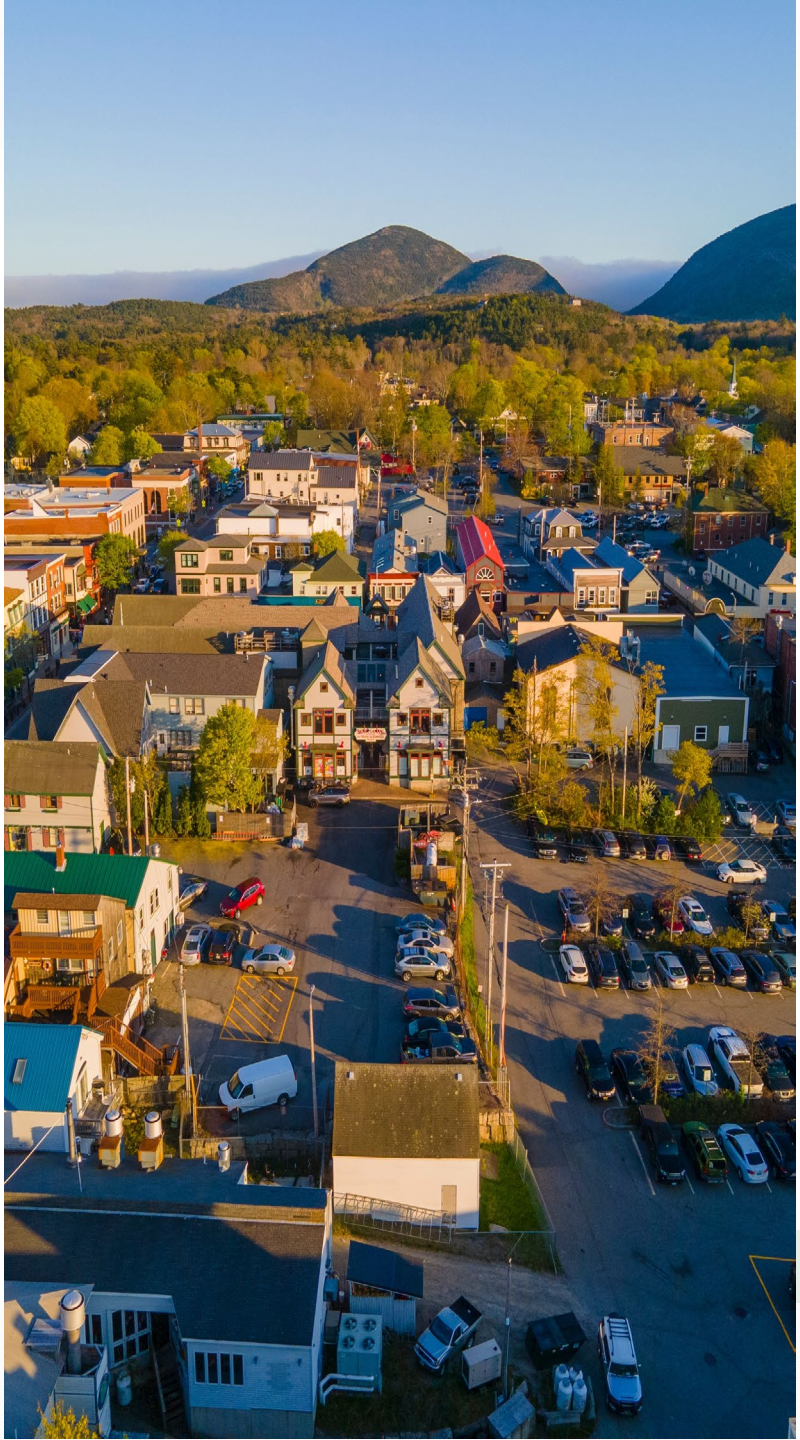
Key Insights

- From 2018 – 2021, coastal communities in Hancock County saw the highest number of mortgages. A closer look at the rate of mortgages tells a slightly different story. Communities such as Ellsworth and Bucksport had the highest rates of mortgages per 100 people and are also communities where many Bar Harbor workers live.
- Communities like Bar Harbor, Mount Desert, and Southwest Harbor that are more expensive saw higher rates of second home and investment property mortgages.
- The median income for homebuyers in Hancock County from 2018 – 2021 was $91,000. This is almost $33,000 greater than the overall median income in Hancock County.
- The affordability gap analysis indicates that there is a deficiency in units at the very low and high end of the market meaning competition converges in the middle of the market driving unaffordable prices for households earning up to 80% of AMI.
- The Bar Harbor Area Worker Survey supports the affordability gap analysis. Most survey respondents indicated that they are either paying middle market rents which they cannot afford OR they are paying middle market rents and could afford to pay more.

Bar Harbor Rental Trends

Bar Harbor and Hancock County have seen an acceleration in home buying over the last five years.

Rents are strongly tied to changes in the for-sale market as well as increases in short-term rental markets so what does this mean for Bar Harbor and renters in Hancock County?



Comprehensive Plan Recap

- **Bar Harbor's rental housing stock is older than its owner housing stock.**
- **There continue to be gaps in rental and ownership housing options for younger residents to move into, to keep growing families in town, to support employment growth and for seniors who may be looking.**
- **Rising rents are leading to greater incidences of cost burdening (spending more than 30% of income on housing).**
- **Year-round rental units are typically the first to be converted into short-term vacation rentals meaning existing renter households face more immediate price pressures and limited supply compared to homeowners.**

RENTS IN HANCOCK COUNTY ARE SOME OF THE HIGHEST IN THE REGION. BAR HARBOR FALLS AROUND THE MEDIAN

According to ACS 5-Year estimates, 2020 median gross rent in Bar Harbor was $881 per month.

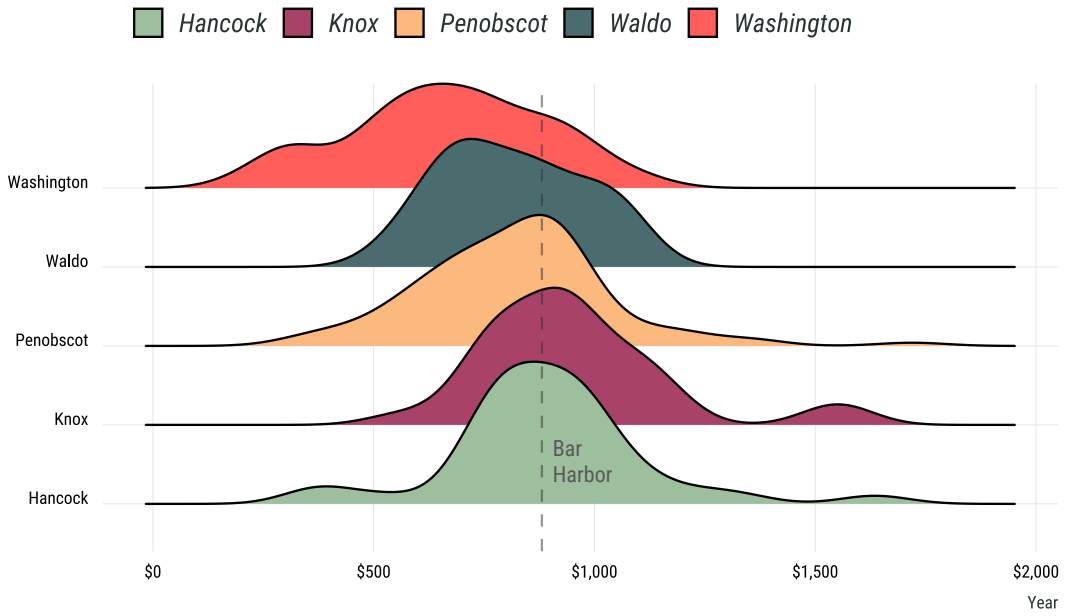
Median gross rent reflects the median rent among all rental units in Bar Harbor's housing stock, not just newly constructed market rate units which are much higher.

While this estimate may understate the current asking rents in Bar Harbor, it is a good trend indicator of how rents in the community are changing.

Rents in Bar Harbor match closely with the majority of rents in Hancock County, which are higher than many neighboring counties.

Median Gross Rent

By County



Source: ACS 5-Year Estimates, RKG Associates

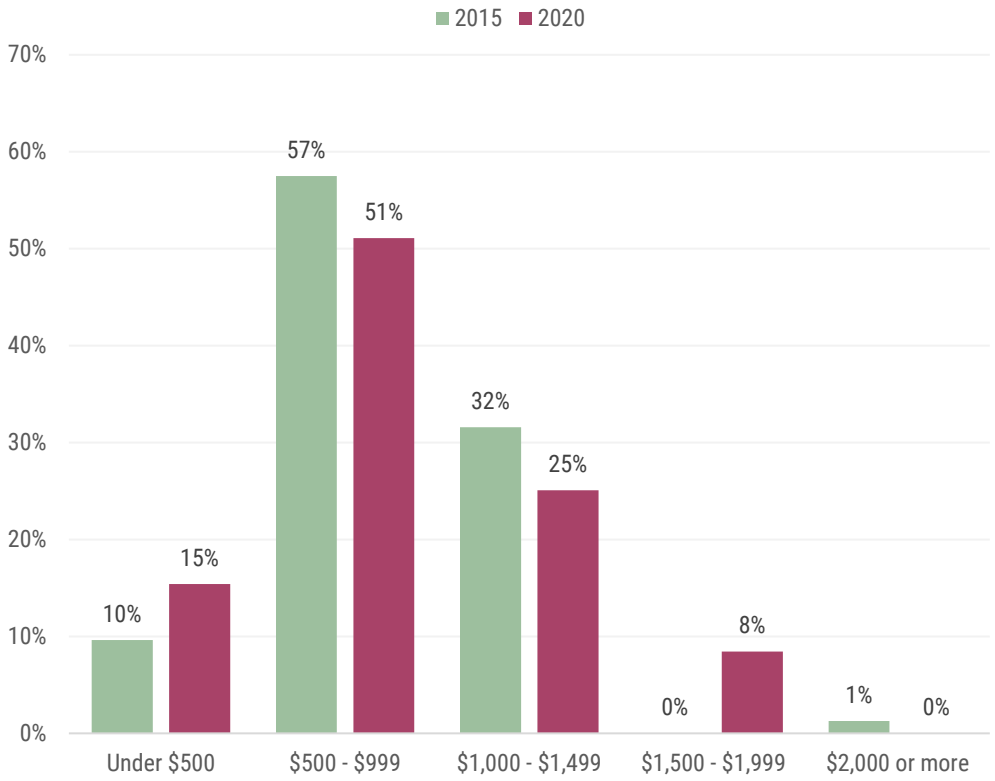
RENTS CONTINUE TO INCREASE IN BAR HARBOR

As referenced in the housing chapter, gross rents have been increasing, driven by a growing share of units priced at $1,000 - $1,499 a month.

Recent studies have shown that an increase in short-term rentals is positively correlated with rent prices and negatively correlated with the share of homes in the market as year-round rentals.

Taken together, this suggests that short-term rentals are more likely to take year-round rentals off the market as opposed to year-round homes meaning existing demand is met with fewer year-round rental units leading to rent increases.

Gross Rent Distribution
Bar Harbor

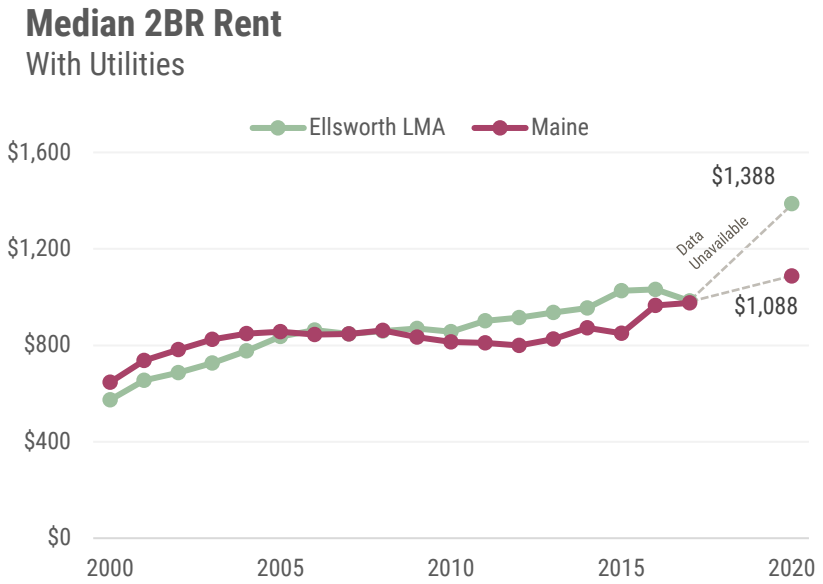


Source: ACS Estimates, RKG Associates

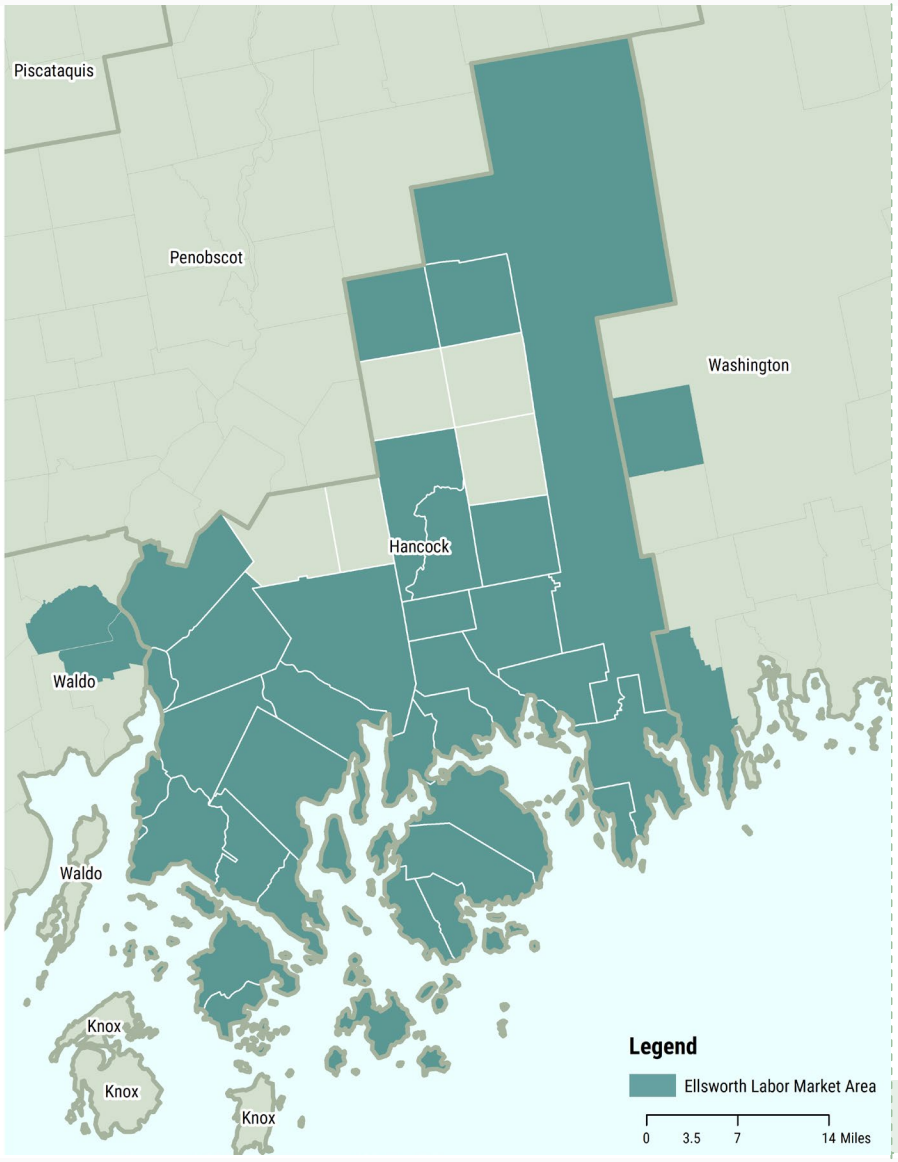
THE MSHA RENTAL SURVEY INDICATES THAT THE ELLSWORTH LMA HAS RENTS HIGHER THAN THE STATE.

The Maine State Housing Authority conducts a rental survey to get a better sense of current asking rents compared to the ACS.

Based on MSHA's survey, asking rents in the Ellsworth LMA have risen to almost $300 more a month compared to the state of Maine.



Source: Maine State Housing Authority, Rental Affordability Index



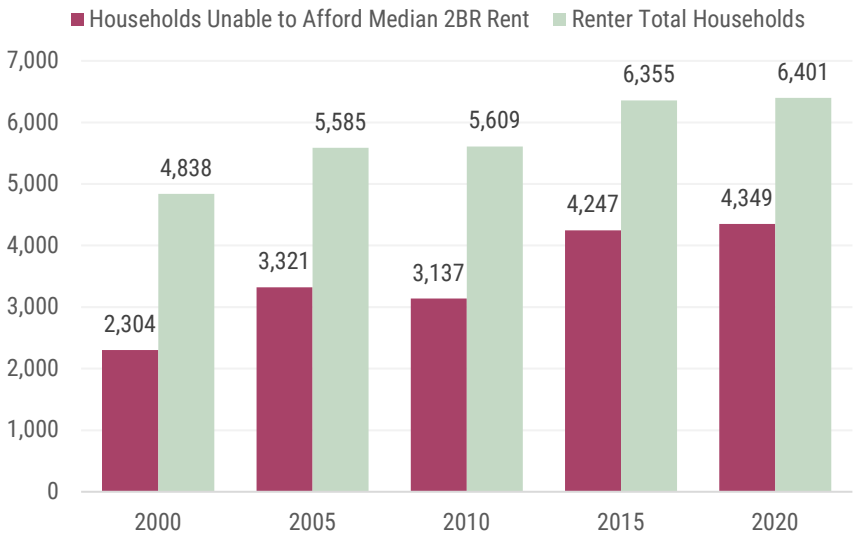
Rental Trends

The figure below shows the total number of renter households in the Ellsworth LMA (**red**) and the share that are unable to afford the median asking rent (**green**) for a 2-bedroom rental unit (family size).

From 2000 – 2020 the share of renter households that are unable to afford the median asking rent for a 2-bedroom unit has increased to more than 66% of renter households.

Ellsworth LMA

Family Size Rental Affordability



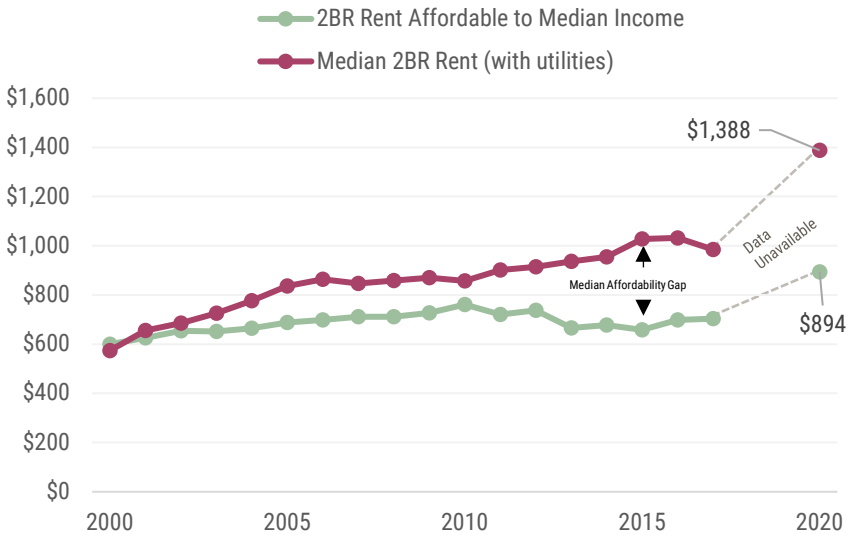
Source: Maine State Housing Authority, Rental Affordability Index

The figure below highlights the relationship between asking rents and affordability in the Ellsworth LMA.

The **green** line represents what rents need to be to be affordable to households earning the median annual income. The **red** line highlights what median asking rents actually are, which continue to diverge from what is affordable.

Ellsworth LMA

Rental Affordability



Source: Maine State Housing Authority, Rental Affordability Index

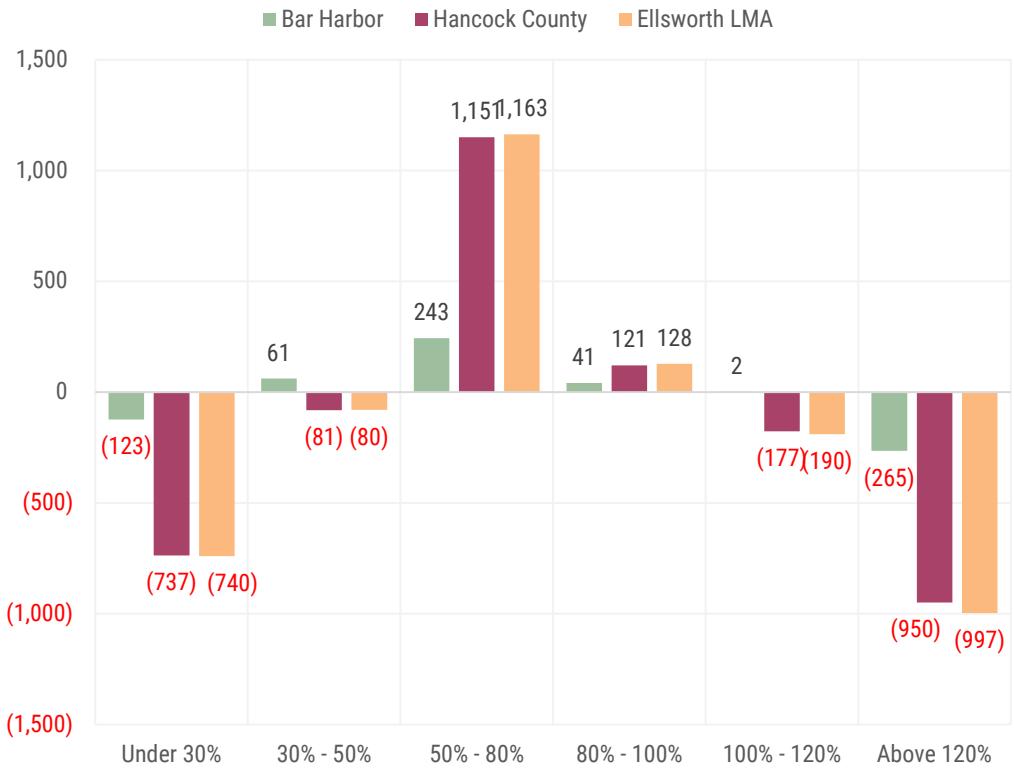
THERE IS A DEFICIT IN RENTAL UNITS AT THE HIGH AND LOW END OF THE MARKET.

Like the owner units figure, the graphic on the right highlights the gap in units priced at each AMI.

The affordability gap figure shows that there is a deficit in units priced for households earning less than 30% of AMI and those earning over 120% of AMI.

In the case where there is a deficit on the high end of the market as well as the low end, competition for units will concentrate in the middle, causing greater cost burdening for lower income households.

Rental Housing Supply/Demand Equilibrium
by HUD Income Threshold



Source: HUD, ACS 2020 & RKG Associates
Note: Calculation uses 2-person Family HH Income

Key Insights

- Rents in Hancock County are some of the highest in the region. Within the county, Bar Harbor rents fall around the Hancock County median gross rent estimates.
- While ACS estimates for gross rent tend to understate current market asking rents, the Maine State Housing Authority (MSHA) rental survey indicates that median asking rents in the Ellsworth LMA rose to $1,388 in 2020. This is $300 more a month compared to the state of Maine.
- Based on MSHA affordability analysis, 2020 median asking rents are almost $500 more than what households earning the median income can afford to pay.
- Similar to the ownership side, part of the rise in housing costs can be attributed to a limited supply, particularly at the low and high ends of the market. This means as rents in the middle of the market rise, housing becomes more unaffordable to the bottom 50% of households in the region.
- For Bar Harbor, rising rents mean it is more expensive for both year-round and seasonal workers to live and work in town.

Bar Harbor Parcel Assessment

Given all the demographic, employment and housing changes, how have these dynamics played out in properties across Bar Harbor?



Comprehensive Plan Recap

- Over half of the land area in Bar Harbor is conserved, which removes a large area of the town from ever being developed.
- The town owns some municipal land at approximately 149 acres.
- Increasingly, second homebuyers and investment property buyers are purchasing more properties in Bar Harbor shifting the balance of properties owned by local year-round residents versus those owned by non-residents.
- The coastal neighborhoods have the highest average assessed land value per acre and the downtown has the single highest total land value; both have increasing instances of vacation rental properties.

HOME VALUES FOR SINGLE FAMILY HOMES IN BAR HARBOR MATCH 2022 SALE PRICES.

With climbing sale prices and home values in Bar Harbor, increased taxes on existing residents could drive out-migration for lower to middle income households who can no longer afford the cost of living in Bar Harbor. In contrast, condominiums tend to have lower assessed values.

AREA WORKER SURVEY RESPONSES:

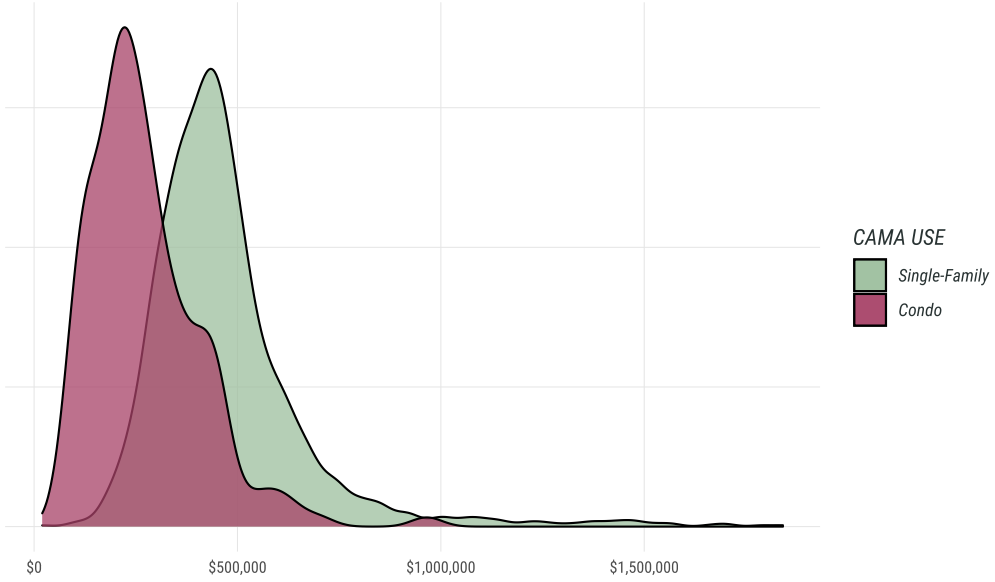
"My landlords recently sold the property, and my partner and I have to find a place to live, it's impossible. Rent is too expensive, or properties to purchase are wildly overpriced. We will likely have to live farther away from work."

"I am concerned that at some point I will not be able to afford the property taxes."

"My children would like to work and live in Bar Harbor, but their current wages are not sufficient to pay for housing. And there are very limited options for year round rental. To buy is way too expensive. I fear they will move away because they do not want to live at home."

Distribution of Residential Assessed Values

Bar Harbor Single Family & Condominiums



Source: Bar Harbor Assessor 2022

"We consider ourselves very lucky that we bought a house when we did (2012) as finding an affordable home in Bar Harbor now would be much more challenging"

"If we did not own our house we would not be able to live here and would move out of state."

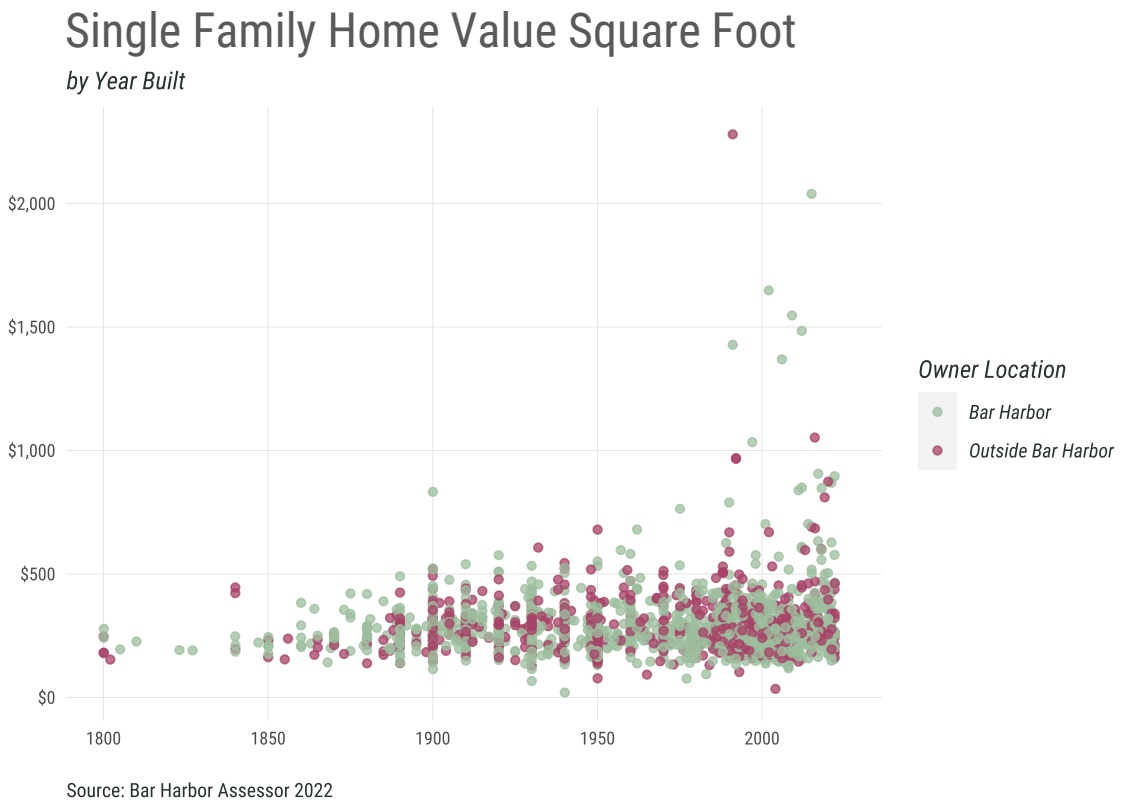
"We got very lucky finding our apartment. We feel like an exception not a rule for people that work here and need to live here"

RESIDENT HOMEOWNERS AND HOMEOWNERS FROM OUTSIDE OF BAR HARBOR HAVE COMPARABLE SHARES OF THE HOUSING STOCK BY AGE AND VALUE

The plot on the right highlights the relationship between the value per square foot of single-family homes and year built in Bar Harbor.

Homeowners whose mailing address is the same as the parcel address (resident homeowner) are shown as **green** dots, and homeowners whose address is outside of Bar Harbor are shown as **red** dots.

Based on the figure, there is comparable distribution of older and newer housing stock owned by resident homeowners and homeowners outside of Bar Harbor.



Source: Bar Harbor Assessor 2022

ASSESSED VALUES FOR SECOND HOMEOWNERS IS HIGHER THAN YEAR-ROUND HOMEOWNERS.

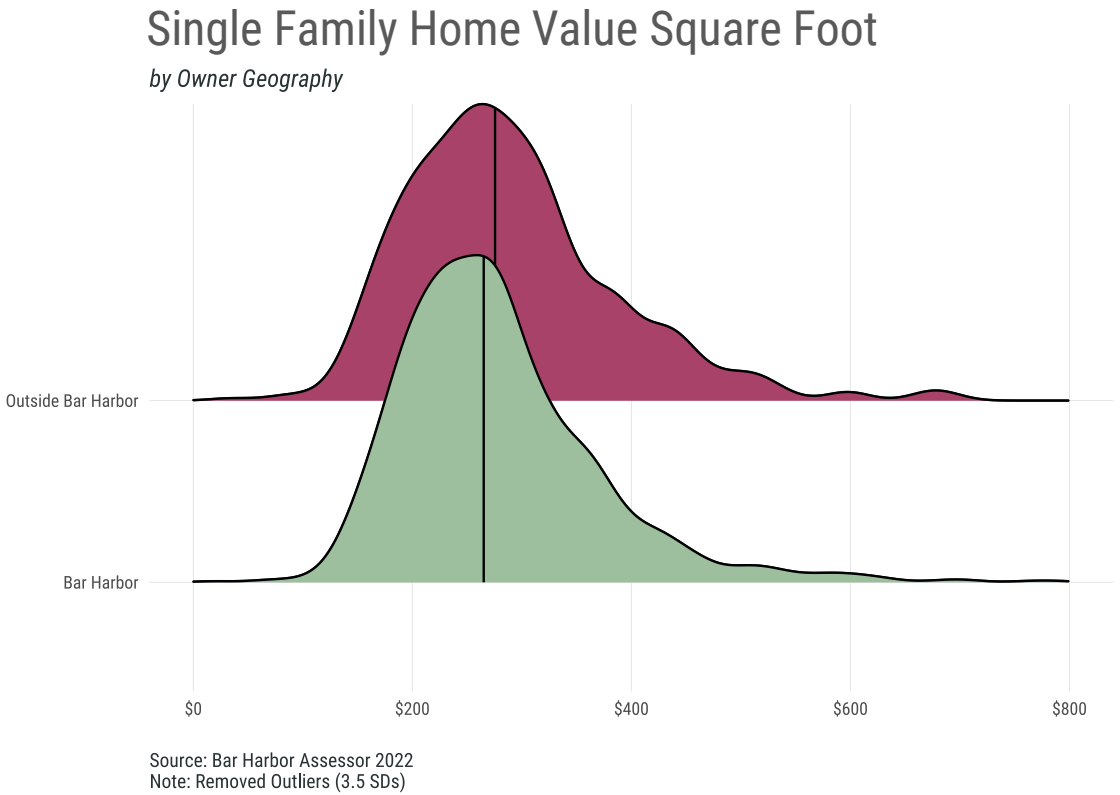
The figure on the right plots the distribution of resident and non-resident owners by the value per square foot.

Unsurprisingly, homeowners who live outside of Bar Harbor (e.g. second homeowners) have higher values per square foot compared to resident homeowners in Bar Harbor.

Area Worker Survey Respondents:

"There is very little inventory available and there is a lot of competition from people looking to turn these houses into weekly rentals. This inflates the property values and makes it hard for someone to be able to afford a house and live in it."

"Allowing rich out of state people to buy up all the houses and make them seasonal rentals is the biggest problem. I know it's a free market, but ordinances could be put in place to prevent allowing seasonal rentals. This would curtail much of the issues."



Source: Bar Harbor Assessor 2022
Note: Removed Outliers (3.5 SDs)

"There is not enough housing (especially housing that is affordable through the offered wages) to support the economic need of workers. People are moving away, houses are being converted to weekly rentals, and businesses are suffering to find workers."

RESIDENTS OF BAR HARBOR OWN MORE UNITS ACROSS TYPES COMPARED TO NON-RESIDENTS.

Despite the trends in investment properties and seasonal homeownership, residents of Bar Harbor still own more units than non-residents.

The two more prevalent types of units in Bar Harbor are single family units and two & three family units.

Area Worker Survey Respondents:

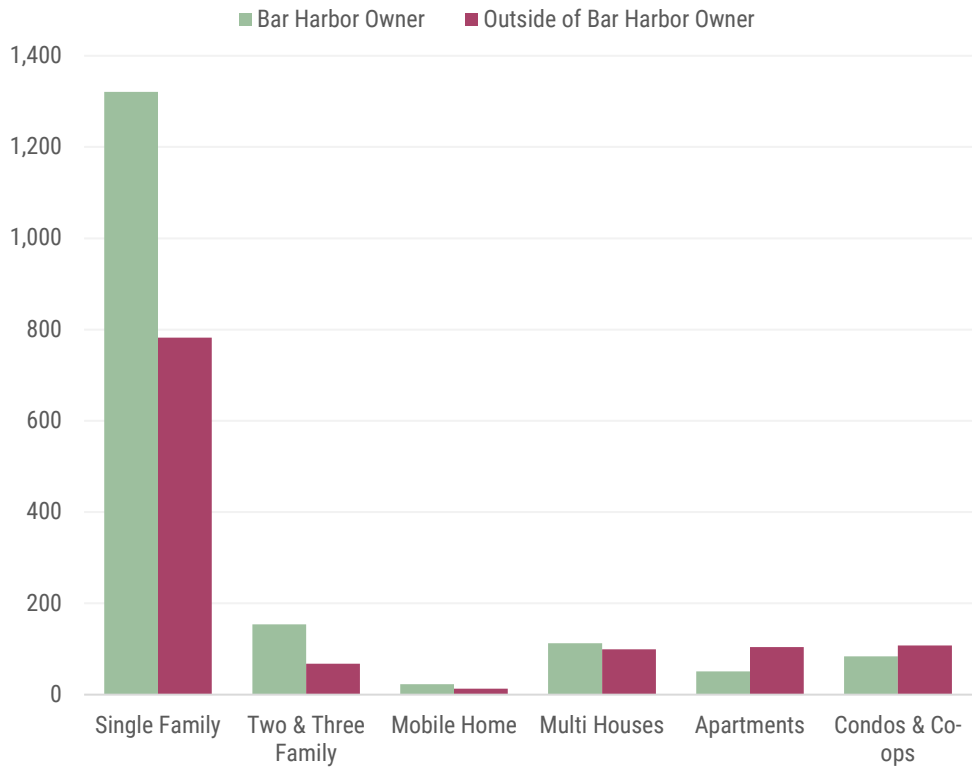
"Housing is INCREDIBLY difficult to find, and prices are rapidly increasing. The short-term rental market has made this so much more difficult on year-round employees."

"Houses should be homes, not vacation rentals. We need more multi-family housing in town, not at the head of the island. Build up, not out."

"Change the LUO to allow more dwellings on lots and allow rental permits to be transferable."

Bar Harbor Residential Units

By Geography of Owner



Source: Bar Harbor Assessor 2022

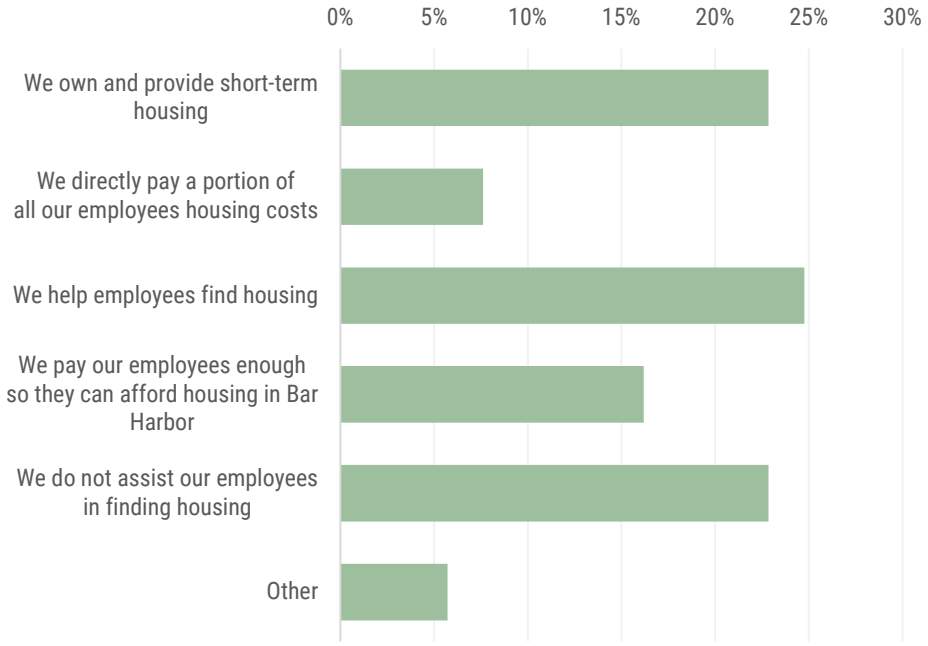
EMPLOYERS TRY TO HELP EMPLOYEES FIND HOUSING

Many employers within Bar Harbor recognize that for many employees, finding housing is becoming more challenging.

For smaller employers, rising housing costs mean high costs for labor, which can negatively impact the sustainability of many small businesses.

Based on the Bar Harbor Employer Survey, most respondents indicated they try to help employees find housing and, in many cases, own and provide short-term housing or subsidy for employees.

Do you help your employees find or access housing? If so, in what ways?
n = 73



Source: Bar Harbor Employer Survey 2022

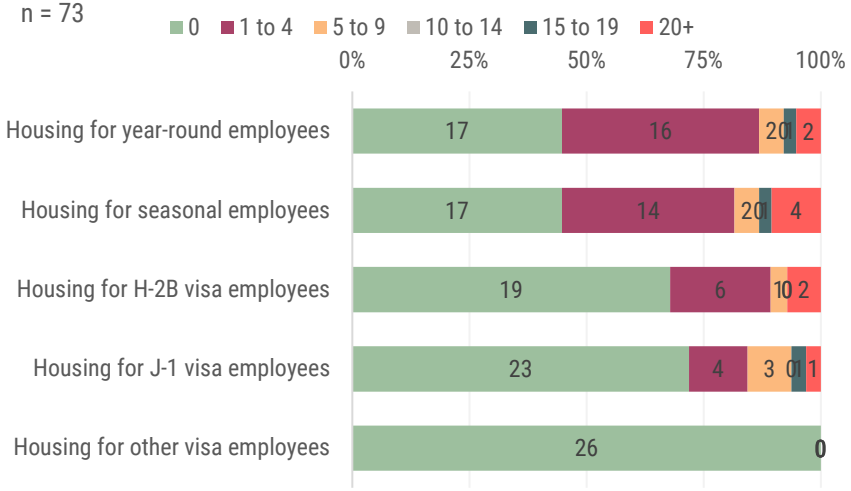
Parcel Assessment

Of Employer Survey respondents, most employers indicated that they own and operate housing for seasonal and year-round workers. In terms of unit counts, most employers indicated that they owned and operated 1 to 4 units properties, 5 to 9 and some over 20. These over 20-unit properties are typically dormitories or hotel rooms although in some instances employers have owned and operated apartment properties.

This is further substantiated by the types of properties employers indicated that they own and operate. For most it is single-, two-, and three- family properties which are the most common property type in Bar Harbor. Other employers indicated that they own multi-family rentals, dormitories and hotel/motel rooms to house seasonal employees.

If you own and operate your own employee housing, how many units do you own and operate in Bar Harbor today?

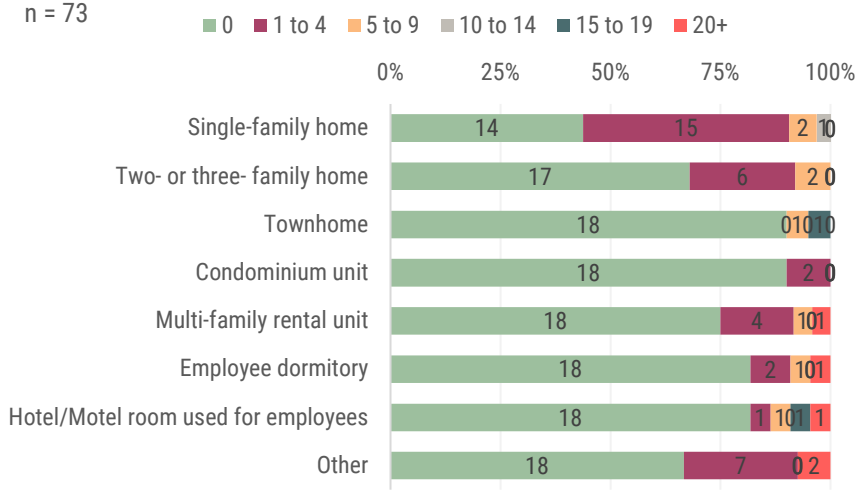
n = 73



Source: Bar Harbor Employer Survey 2022

If you own and operate your own employee housing, how many units do you own for each of the following housing types?

n = 73



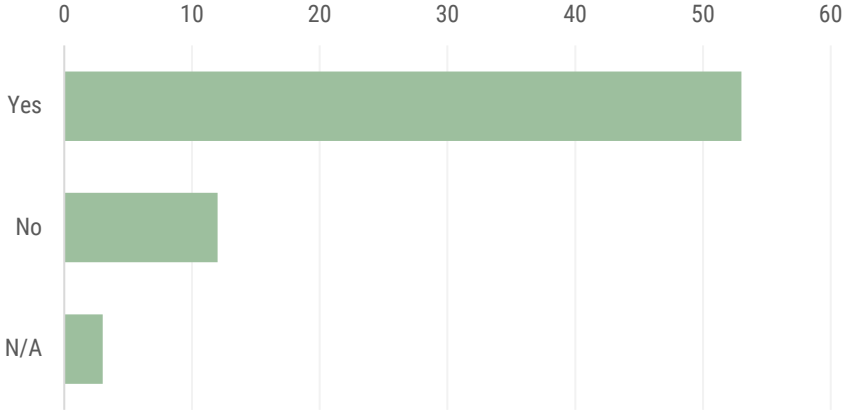
Source: Bar Harbor Employer Survey 2022

Parcel Assessment

In the Employer Survey, the majority of employers responded that they factor in whether an employee already has housing in the area at the time of hire. Employers also indicated that they have lost employees due to a lack of housing availability and affordability. In the survey they also indicated that a lack of housing supply is the most significant challenge for hiring local employees.

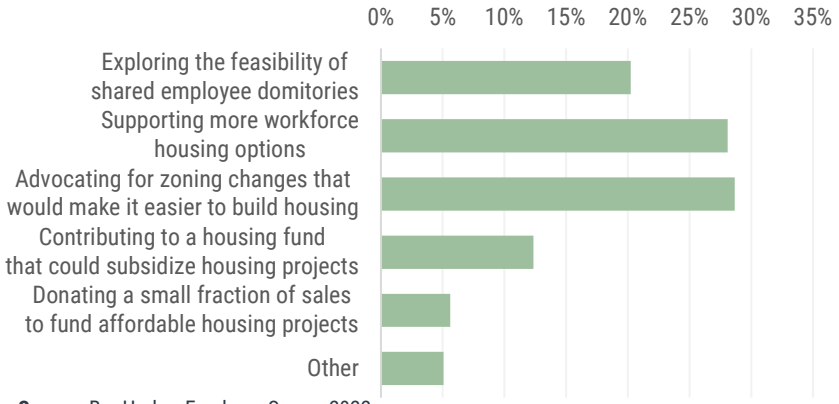
In terms of housing options and strategies, the largest consensus in the Employer Survey surrounds strategies to support more workforce housing options as well as advocating for zoning changes that would make it easier to build housing. Bar Harbor employers recognize the constraints housing affordability and availability place on attracting and supporting the local workforce and the long-term implications housing may have on economic development.

When hiring, do you factor in whether an employee already has housing in the area at the time of hire?
n = 68



Source: Bar Harbor Employer Survey 2022

Would you be interested in supporting or advocating for any of the following housing options/strategies in Bar Harbor to improve access to housing for your employees?
n = 73



Source: Bar Harbor Employer Survey 2022

Housing Demand Model Methodology

The purpose of RKG's housing demand model is to calculate the number of new housing units that could be supported in Bar Harbor between 2020 and 2033. This model takes inputs from a variety of data sources which consider projected changes in population, households, employment, and housing preferences. The model contains two modules:

- Household Model – this model is designed to forecast the total number of owner and renter households in Bar Harbor between 2020 and 2033. The inputs to this model are:
  - Population and population growth
  - Persons per household by year
  - Share of households that are owners and renters by year

- Housing Demand Model – this model calculates the annual and cumulative demand for newly constructed owner and renter units in Bar Harbor. The model is also designed to segment demand by product type (i.e., for sale townhomes, rental apartments). Demand for owner/renter units comes from two sources:
  - New renter/owner households moving to Bar Harbor
  - Existing renters/owners that move within Bar Harbor (including owners who purchase another home, renters who choose to purchase, renters who rent another unit, and owners who choose to rent)

The Household Model starts with forward-looking population projections obtained from the Maine State Economist. It also uses the 2010 to 2020 persons per household and tenure distribution change rates from the American Community Survey (ACS) 5-Year Estimates and extrapolates change through 2033.

In addition to the Maine State Economist population projections, the Household Model also considers changes in employment in the region and the percentage of future employees who may choose to live in Bar Harbor and need housing. RKG factored in future employment changes using Lightcast employment data and survey responses from the Bar Harbor Area Worker and Employer surveys.

Lastly, RKG projected induced population growth from residential construction permits from the town of Bar Harbor. The Household Model uses these inputs together to project the number of renter and owner households per year between 2020 and 2033 that serve as the basis for the Housing Demand Model.

The Housing Demand Model then calculates the projected demand for new owner-occupied and renter-occupied housing units, respectively. The Model uses Public Use Microdata Sample (PUMS) data to calculate several assumptions used in the Model. These include percent of households that move per year by tenure, percent of households that move but stay within Bar Harbor and buy or rent another unit, and percent of households that choose a newly constructed unit.

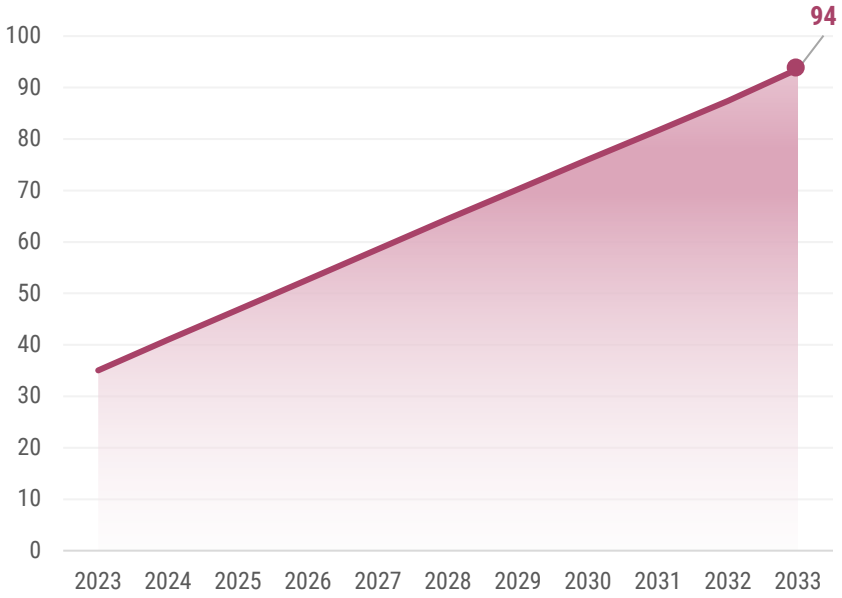
Again, demand for new housing units comes from two sources: new renter and owner households moving to Bar Harbor, and existing renters and owners that move to another unit in Bar Harbor. The total demand for new owner-occupied units and renter-occupied units are then calculated and summarized.

Parcel Assessment: Housing Demand Projections

Using population and employment projections provided by the Maine State Economist and Lightcast, as well census microdata, the housing demand projections estimate that there is a demand for **94 new** owner housing units in Bar Harbor by 2033.

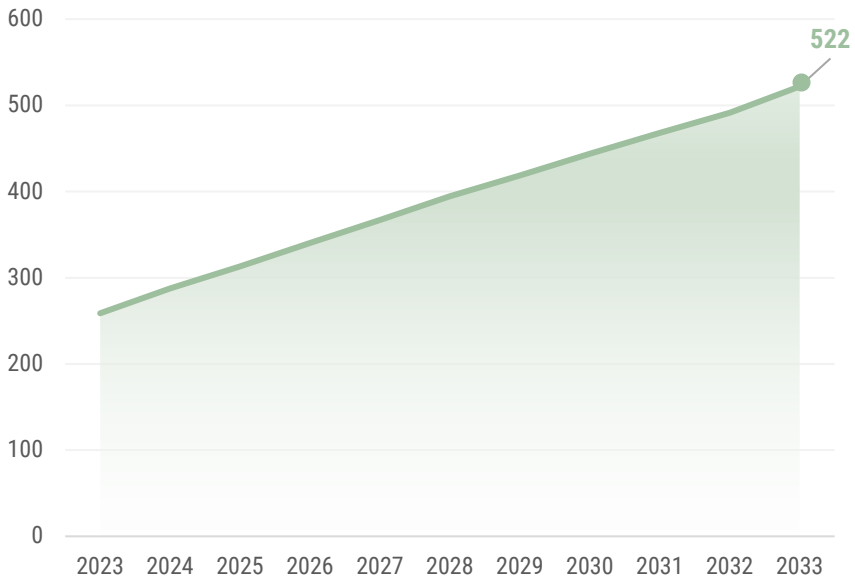
On the renter side, there is a demand for **522 new** units by 2033. In total, there is an estimated demand of **616 new** units by 2033.

Total Cumulative Owner Demand For New Units Year-over-Year



Source: Census PUMS, Maine State Economist, ACS 5-Year Estimates, RKG Associates

Total Cumulative Renter Demand For New Units Year-over-Year



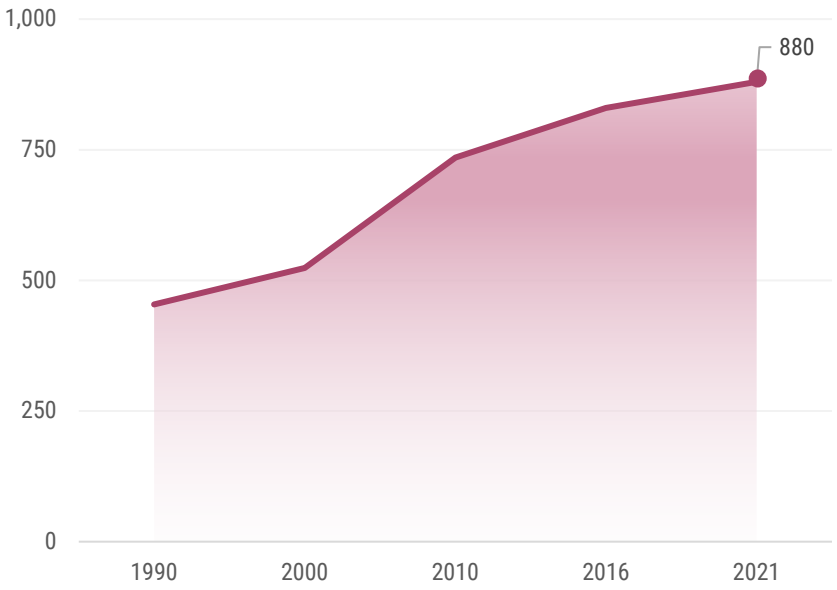
Source: Census PUMS, Maine State Economist, ACS 5-Year Estimates, RKG Associates

Parcel Assessment: Seasonal Housing

Based on Census Decennial and ACS 5-year estimates, the total number of seasonal housing units in Bar Harbor has increased from 454 in 1990 to about 880 in 2021. This is an almost 94% increase in the number of seasonal, recreational or occasionally used housing units in Bar Harbor.

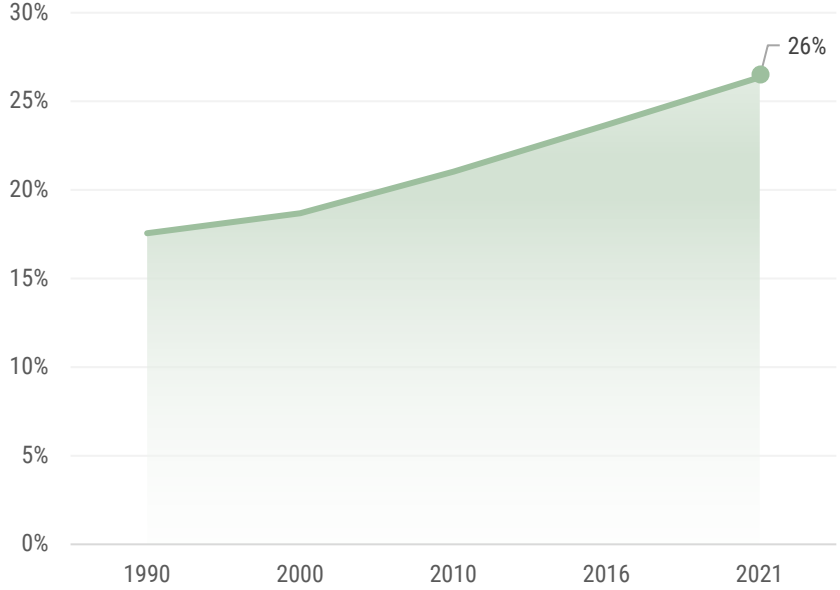
Comparing the growing number of seasonal housing units with the total housing stock of Bar Harbor, from 1990 to 2021 Bar Harbor has seen seasonal housing rise from 18% to 26% of the total housing stock. With the rate of seasonal units outpacing the total growth in housing units in town, the total available supply of year-round housing is actually decreasing.

Total Seasonal and Recreational Housing Units
Bar Harbor



Source: Decennial Census, ACS 5-Year Estimates

Percent of Total Housing Units
Classified as Seasonal In Bar Harbor



Source: Decennial Census, ACS 5-Year Estimates

SUPPLY CONSTRAINTS

Based on estimates from the Bar Harbor Assessment database, there are 2,947 occupied housing units (owner & renter) in town. Of those units, the census estimates that 62 units are actively available for sale or rent. Based on the employer survey and assessment database, there are an estimated 123 employer owned housing units *(this statistic could be understating the number of total employer housing units as the survey did not capture 100% of local employers and if any employees reside in hotel/motel rooms and other temporary housing arrangements not captured in the data)*. Lastly, there are approximately 971 residential units in Bar Harbor owned by a non-resident (this includes second homes, vacation rentals, etc.). This totals to about **1,156 units** in Bar Harbor that are not actively occupied by a year-round household.

The constraints on the town's housing stock could limit future population and employment growth due to the lack of housing availability and affordability.

2,947 Estimated Occupied Housing Units in Bar Harbor (Bar Harbor Assessor Data)

−

1,156 Total Potential Units Not Owned/Rented by a Bar Harbor Resident

- **62** *Estimated Available For-Sale and For-Rent Vacant (ACS)*
- **123** *Estimated Employer Owned (Employer Survey, Bar Harbor Assessment)*
- **971** *Estimated Units Owned by a Non-Resident of Bar Harbor*

1,791 Active Year-Round Bar Harbor Resident Housing Units

Note: These estimates are based off RKG's analysis of Bar Harbor's assessment data, ACS 5-year estimates, and the Area Worker and Employer Surveys. These estimates are intended to highlight household trends as of December 2022 and do not represent exact statistics. The intention of this analysis is to underscore current housing trends and characteristics, which should be considered within broader local policy contexts.

Key Insights

- **Between local zoning and limited developable space, Bar Harbor has many physical and regulatory constraints that limit the production of housing.**
- **Secondary homebuyers and investment property buyers are a growing share of the residential property owners in Bar Harbor.**
- **Given the lack of affordable housing, many employers have begun providing housing or supporting workers in finding housing.**
- **In the employer survey, most respondents indicated that they support strategies to provide more workforce housing options as well as advocating for zoning changes that would make it easier to build housing.**
- **Housing demand projections estimate that there is demand for roughly 616 new housing units by 2033.**
- **Bar Harbor's increasing share of units owned by non-residents is a lost opportunity in capturing year-round residents and workers and slowing the rise in housing costs.**

Photo Credits:

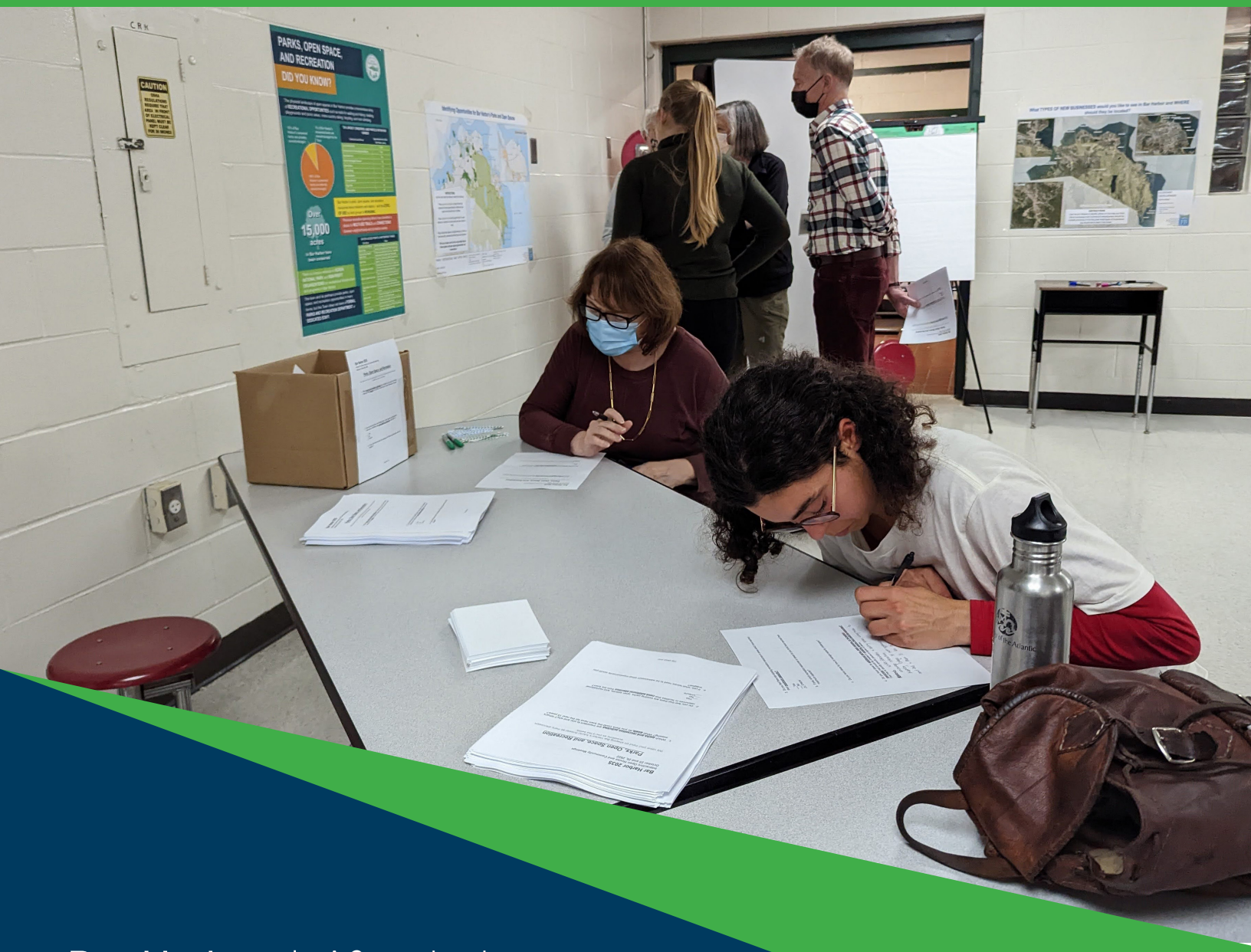
Jiawangkun, www.shutterstock.com
F11photo, www.shutterstock.com
Joseph Sohm, www.shutterstock.com
Jacob Boomsma, www.shutterstock.com
Mihai_Andritoiu, www.shutterstock.com
Alicia Dauksis, www.shutterstock.com



RKG ASSOCIATES INC

Bar Harbor Housing Analysis

December 2022



Bar Harbor 2035

A Comprehensive Plan for the Future

Community Engagement Report

June 2023

Table of Contents

Introduction 2

Polco Surveys 3

Community Forum Events and Online Tool 5

Vision and Demographics 6
Housing 10
Economic Development 14
Transportation 16
Natural Resources 20
Land Use and Zoning 23
Parks, Open Space, and Recreation 27
Historic and Cultural Resources 30
Public Facilities and Services 32
Other Note Card Comments 34

Roundtable Discussion at Lompoc Cafe 35

“Big Ideas” Activity 36

Appendix 37

Polco Survey Report #1
Polco Survey Report #2
Survey Monkey Report: Community Forum Events and Online Tool
Demographic Summary of Community Forum Event Attendees

Introduction

What We Did

Public outreach is a critical component of any comprehensive planning initiative. Community priorities, desires, and feedback on key issues that Bar Harbor is and will be facing should drive the development of an inclusive, action-oriented comprehensive plan. To effectively create a community-driven vision for Bar Harbor's future, a multi-faceted community engagement process informed by a diversity of community members has been initiated. This process has been informed by a variety of outreach techniques thus far. They include:

- Awareness building through a project website, fliers and posters, emails and social media posts, newspaper and radio communications, and a regularly published newsletter
- Digital and print Polco surveys
- Two in-person community forum events at Conners Emerson Elementary School and Mount Deser Regional High School (advertising occurred through a town-wide mailer sent to every household in Bar Harbor and a variety of other methods) and an alternative online feedback tool
- Tabling at community events and other locations to promote and increase awareness of Bar Harbor 2035 (including the Bar Harbor Farmers Market, the Jesup Library Book Fair, and a permanent display set up at the Town Offices)
- Roundtable discussion at Lompoc Cafe.
- Four visioning workshops at different locations in Bar Harbor including the Town Office, MDI Bio Lab, Atlantic Brewing Company, and Conners Emerson Elementary School
- Two in-person community meetings and one virtual meeting was held for the public to learn about the draft implementation actions developed for the comprehensive plan and to provide feedback.
- Three town-wide mailers went out to all residents of Bar Harbor advertising the community forums, the visioning workshops, and the action community meetings.

In addition, a comprehensive housing needs survey was promoted to employers and area workers to better understand housing needs. The results from this survey is also informing the comprehensive plan actions. The results from this survey are summarized in Bar Harbor's Housing Analysis Report.

This report includes a summary of all outreach activities conducted up through December 2022, and will serve as a resource for the development of Bar Harbor 2035, the town's new comprehensive plan that will guide land use change in the community over the next decade. It is important to note that additional outreach and engagement will be coordinated for the remainder of the comprehensive planning project.



Polco Surveys

What We Heard

The town has a real-time online polling system using Polco, a survey platform that collects input from citizens. This platform was used to launch two short community surveys that solicited feedback on:

- Visioning for Bar Harbor's future
- Community challenges and potential solutions

SURVEY #1 - VISIONING FOR BAR HARBOR'S FUTURE

This survey was distributed both in print and digitally through the Polco Platform in the spring of 2022. A total of 156 survey responses were collected; 138 were submitted by year-round residents. The survey included three questions:

- What do you love most about Bar Harbor?
- What makes Bar Harbor unique?
- What would make Bar Harbor a better place to live, work, and play?

Three word cloud graphics were generated to show the most common answers to each question, and each one is shown on the right hand side of this page. The full Polco report of responses is included in the Appendix of this document.

What do you love most about Bar Harbor?



What makes Bar Harbor unique?



What would make Bar Harbor a better place to live, work, and play?



SURVEY #2 - UNDERSTANDING COMMUNITY CHALLENGES

This survey was distributed both in print and digitally through the Polco Platform in the fall of 2022. A total of 290 survey responses were collected. 228 respondents indicated that they were property owners in Bar Harbor, 33 indicated they were renters, 56 indicated they were business owners, and 92 indicated they were employees in Bar Harbor. The survey included two questions:

- In your opinion, what are the top three challenges Bar Harbor will face as a community and need to overcome between now and 2035?
- Are you aware of potential solutions to any of these challenges that you think may work in Bar Harbor?

The blue boxes to the right include a summary of what respondents most commonly identified as Bar Harbor's future challenges.

What are the top three challenges Bar Harbor will face as a community and need to overcome between now and 2035?

Summary of Most Common Responses

- The need for more diverse and affordable housing options for the various populations that live in Bar Harbor (year round housing for sale and rent, housing for workers, housing for low/medium income folks, etc)
- Maintaining a year round workforce and the ability to effectively recruit and retain employees
- The loss of Bar Harbor's year-round community and the ability to retain year round residents
- Climate change
- Traffic congestion (especially downtown), parking, and pedestrian and vehicle safety issues downtown
- Managing an excess of tourism, seasonal over crowding in summer, associated impacts to the town's municipal services and infrastructure

Are you aware of potential solutions to any of these challenges that you think may work in Bar Harbor?

Sample Responses

- Address the zoning restraints that preclude in-fill and other higher density housing options
- Support and facilitate creative partnerships to create new housing opportunities
- Create a housing authority which supports local community by building and selling homes for our workforce
- Tax home sales and target those funds to subsidize housing opportunities
- Provide incentives for large employers to provide housing
- Limit short-term rentals
- Redesign downtown Bar Harbor to be pedestrian and bicycle focused
- Convert all municipal buildings to renewable energy systems and an electric vehicle fleet. Find ways to help all residents make this transition
- Set limits on the number of visitors/cars that visit Bar Harbor annually

Community Forum Events and Online Tool

An Overview

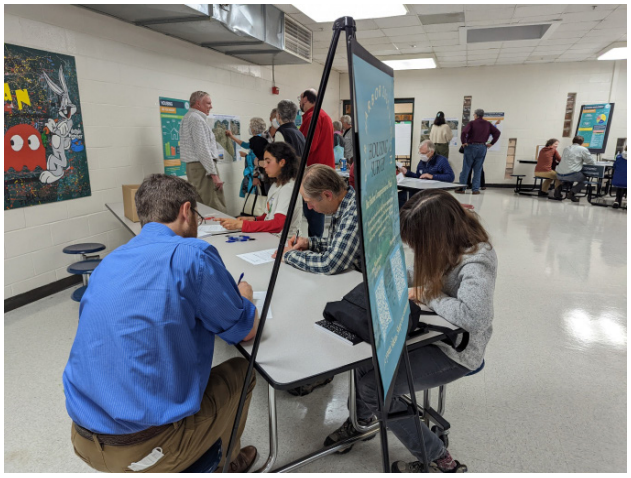
The Town of Bar Harbor held two community forum events on October 25th and October 26th, 2022 to solicit feedback from the public for Bar Harbor 2035. The events provided opportunities for neighbors to share their thoughts, ideas, and dreams for the future of Bar Harbor. The first event was held at Mount Desert Island High School from 6-8 PM, and the second event was held at Conners Emerson Elementary School from 4-6 PM. Approximately 170 community members attended these two events.

The events included a brief orientation to the project and the event, and included an interactive component where participants visited stations organized by topic to provide their thoughts on planning for Bar Harbor's future. These topics included:

- Vision
- Demographics
- Housing
- Economic Development
- Transportation
- Natural Resources
- Land Use
- Parks, Open Space, and Recreation
- Historic and Cultural Resources
- Public Facilities and Services

Additionally, an alternative online feedback tool was also made available to the wider community to increase participation, and to provide an option to those who were unable to attend the Community Forum.

The summary of results from both the online feedback tool and the in-person forums are included on the following pages of this document and a complete record of responses is included in the Appendix. The feedback is broken out by topic and includes response themes and highlights for each of the questions the public was asked to consider. The Appendix also includes a demographic report of those who attended the community forum events.





Vision and Demographics

What We Heard

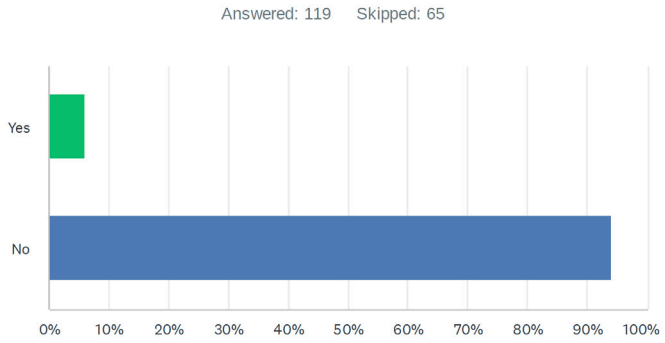
If you were walking the streets of Bar Harbor in TEN YEARS, what would you want to hear people say about our community?

- Respondents highlighted that
  - The town should be **community-centered**, where people take pride in their community and have a true sense of community.
  - The downtown has **retained its charm, is quaint and unique,** and is **not overcrowded.**
  - The town is a **year-round** community, with **friendly and welcoming** people, and fosters community-oriented businesses that are **small-scale and locally owned.**
  - The town includes year-round workers, young workers, multicultural workers, and **diversity.**
  - The town has convenient **public transportation, great walkability and bikability,** and **a pedestrian focused downtown.**
  - Downtown congestion, and particularly the parking issue, has been **solved;** no long waits for tables or buses, and residents feel that the town has everything they need for their lifestyle.
  - The town is a great place to **raise kids** and has **excellent education** and **affordable housing.**
  - The town is a place that conserves its **natural beauty and resources** and is a community that cares deeply about the natural environment.
  - Many respondents noted no tee-shirt shops.

How could the needs of all community members in Bar Harbor be better supported?

- Responses indicated an overwhelming desire for **more affordable housing** in the community particularly for young families, low to middle income workers, seniors, year-round community members, and minority populations.
- **More affordable social services for the year-round community**, including healthcare, childcare, services for kids, the elderly, and low-income adults.
- In addition, **more community events and amenities for locals** are needed, such as the now closed Glen Mary Pool, free winter activities for kids, more year-round restaurants, and more gathering places for seniors and youth that aren't churches or bars. Youth with unique needs need more services. A parks and recreation department is needed.

Do you think the needs of all community members are being met in Bar Harbor?



94% of 119 responses think that the needs of all community members in Bar Harbor are not met.

- **Year-round community needs** should be put above tourist needs. Year-round residents want to be heard.
- Many respondents want to see **increased walkability downtown for all**, including sidewalks maintained for elderly and disabled, sidewalks wide enough for a wheelchair, shops accessible for disabled (many have steps). **Improved bikability** and reducing the Bar Harbor's dependency on cars is important.
- Numerous respondents want to **close downtown streets/Main Street to cars**, or just have fewer cars downtown. Better transportation within town for residents who cannot drive or afford a car, and provide better transportation from towns like Bangor or Ellsworth should be provided. Resident parking should be available downtown.

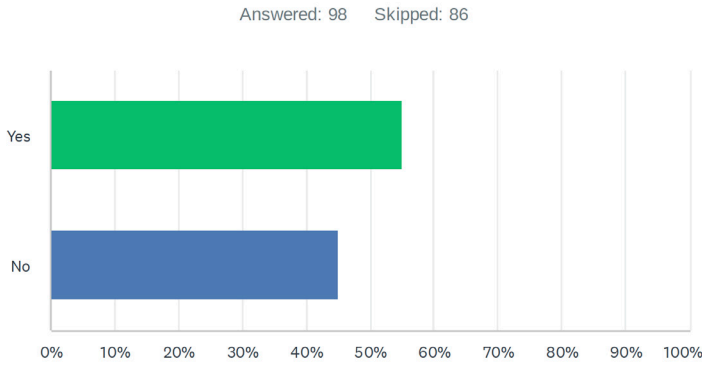
Whose needs in town do you think are currently excluded?

- Respondents identified the **following populations:**
  - Young people (the definition of young people in answers varied from 18-25, <26, <30, 25-40), college graduates, young seasonal workers, post high school/young people who return
  - Young families and young adults earning less than $100k, young people who cannot buy a house
  - Low-income people, medium income people, working class people, service workers, workers who are needed but are not paid living wages, fishermen
  - Seniors, the aging community, retirees, older citizens who need access to town services such as groceries, appointments, etc.
  - Anyone with medical needs, seniors who need access to medical care
  - Non-business owners
  - Year-round residents
  - Seasonal workers, migrant workers, employees
  - Handicapped individuals and those with disabilities

How is Bar Harbor a friendly place for all ages?

- **Bar Harbor has activities for all ages,** everyone is **welcome,** and activities and events are very **inclusive.** Some respondents noticed that **more demographics** could be reached.
- Many respondents noted the **"Island Connections" program** supports the elderly. There is an involved community for older people. There are retirement communities and a new tax program for seniors. However, some respondents noted that the Town **lacks year-round programming** for very young and elderly.
- There are many **nonprofits** such as YMCA, College of the Atlantic, and Jesup Library that offer programming, and many recreational opportunities because of Acadia National Park and the YMCA, and playgrounds.

Do you think Bar Harbor is an age-friendly town?



55% of 98 responses think that Bar Harbor is an age-friendly town, while 45% do not.

- **Bar Harbor's vibrant downtown**, which, for example, has town center band performances with a wide range of ages in attendance.
- Bar Harbor is age friendly only for those with **minimal mobility issues.**
- Respondents noted that it is good that there is a **hospital system** in town, but generally there are problems with the system, especially due to high demand.

How is Bar Harbor NOT friendly to all ages?

- **Housing is unaffordable**. Housing is needed for workers, young families, and retired people, so Bar Harbor is not affordable or sustainable for these age groups. Many responses made it clear that Bar Harbor is not friendly for the economically disadvantaged because it is unaffordable. It is also unaffordable for college students to stay and make a living.
- Many respondents noted that **sidewalks** are in poor condition or are lacking in important places. **Many buildings are not ADA accessible** and sidewalks are not able to accommodate a wheelchair or stroller. The town is not accessible for those with mobility issues (poor winter maintenance, overcrowded in summer). There is a lack of parking year-round and inconvenient locations for all residents and particularly older people.
- For **medical care,** there is a **shortage** of home healthcare services, palliative care, and nursing home care.
- Responses noted a **lack of transportation options** for elderly people and a lack of transportation for young people who do not have a car.
- For youth, there is a **lack of childcare, activities for school age children, lack of educational resources,** and **lack of family-oriented activities.**
- For adults, some responses noted a **lack of places to eat and socialize.**

Demographic data from the U.S. Census Bureau alone can only help us understand part of the picture of who is living and working in Bar Harbor year-round or seasonally. What other aspects of our demographics need to be understood and addressed? Who is missing from this data?

- Many respondents noted that **seasonal workers** and **seasonal resident demographics** are not properly understood. This includes summer workers, seasonal residents, VISA holders, migrant workers, non-registered U.S. residents. Respondents noted that seasonal workers are vital to the tourism industry and still not well understood.
- Many respondents also noted that **commuting employees** are likely not well understood. Many people must commute because they cannot afford to live in the area. Teachers can't live in the school district they work in.
- **College students, retirees, and rental households** also need to be better understood.
- It would be helpful to understand **what demographics are leaving**, such as families with children who cannot afford to live in Bar Harbor. When young families leave, the school age population drops.
- Respondents noted other missing demographic data is needed to better understand how to best **support non-white individuals who live in Bar Harbor**, particularly for the year-round community.

Are there other general issues or opportunities related to the demographics of Bar Harbor or to your specific neighborhood that we should be aware of?

- Many respondents noted that **a lack of community** is caused by the many **seasonal rentals.** Neighborhoods with many seasonal rentals were noted as "hollowed out" and a "sad waste of housing". Furthermore, there is a lack of year-round businesses (restaurants, etc.).
- Many respondents noted the **rapid loss of young people** and **working-class families.** Many of these demographics cannot afford to buy homes, and the schools do not have the needed resources to keep families either.
- Respondents noted that the rental standards are often **not fit for year-round renters** (buildings in disrepair) and that tenant protections are needed to help marginalized communities feel more welcome. In addition, **long term rentals are needed** and should be incentivized.
- The **income disparity** in the town is concerning.
- More **open dialogue** in the community is needed to voice opinions on the direction of the town.
- Many respondents noted **transportation issues.** There is a lack of transportation and help for those that live out of town. In addition, traffic patterns and safety are a concern, particularly for locals with children in busy areas. Sidewalks are often unsafe. The town infrastructure is not good enough for handicapped people. In addition, bikability is poor, especially in the Town Hill neighborhood/outside of downtown.
- **Affordable housing is a key issue** for young families, elderly, and the working class. Comments noted that an extension of sewer/water is needed for denser housing.

Housing
What We Heard

Does Bar Harbor's current housing situation impact you? Do you have a housing story or issue you can provide as a homeowner, renter, employer, employee, or from another perspective?

- Many respondents noted **workforce housing** as a top issue. Employers have trouble finding workers because they cannot live here. Many different worker types were noted – seasonal, hospital, farm workers (farm workers have additional difficulty because rooms with shared kitchen and bathroom are not allowed). It is difficult for employers to find qualified applicants. For example, the hospital loses qualified workers because of lack of housing. Multiple responses from employers noted that they purchase employee housing to rent to their employees. Many responses highlighted the lack of housing for essential workers (teachers, law enforcement personnel, medical/ hospital staff, public works personnel, caregivers).

"The search for housing and the thought of losing housing is a constant stress in my life along with everyone else I know. As a renter, being in a position of fearing that I will lose my housing is unfair and not equitable. Several people I know have been homeless due to the current housing situation."

"We had to rent ten [homes] in three years before we were able to purchase a home in 2005. My family's needs have changed but we are unable to afford the next level of housing."

- **Responses from homeowners** mostly note that they bought homes many years ago and feel lucky/fortunate. Even if they wish to move downtown to downsize/age in place, that is not an option. Some can afford homes in the current market only if the home needs another $200k of work. It is difficult to find smaller homes in good condition. Many responses noted it was difficult to find a new house if a family's housing needs change (larger house, house in town, multi generational housing needs, etc.). Many examples noted people owning good family homes for young children, but they cannot afford to move into town to downsize, so they will just stay in the large house.
- **For those with houses or land**, building is unaffordable, it is challenging to get services (plumbers, electricians, etc.), and many people noted they must live with their family/roommates beyond the desirable length of time because they cannot afford to buy new place.
- Many homeowners noted they can **only afford to live in the area by renting part of their home.** Some generational families need to rent their properties to be able to afford them. Some responses noted year-round residents should be able to rent their property as they like.
- Those who do **own homes in downtown** are surrounded by rentals and would like to see more year-round rentals. Numerous responses noted that the proliferation of short-term rentals has driven out families. As respondents noted, "It diminishes the sense of community to have so many homes unoccupied all winter, and full of visitors/ strangers all summer."

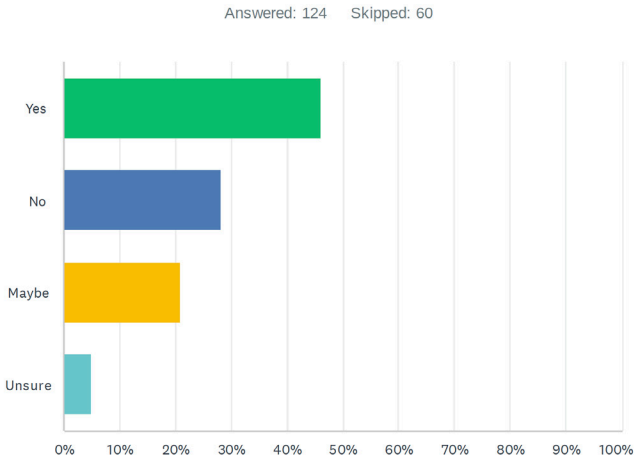
- **Students have trouble finding housing.** College of the Atlantic students noted that even on campus housing can be competitive. Some students have to live out of their car or be homeless during the off season. Meanwhile, students do see unrented, vacant houses in the off-season.
- Some responses noted the Northeast Creek Neighborhood Housing and the Island Housing Trust helped them **find places to live.**

"I would love to build a year round rental on my property but I can't afford it."

Why or why not?

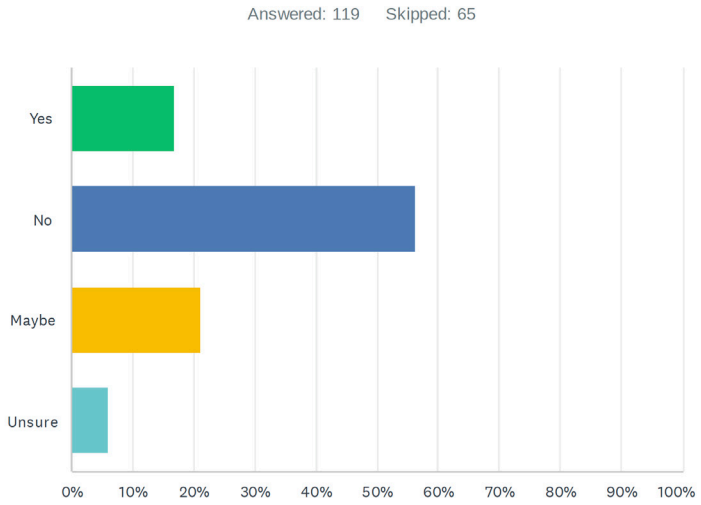
- Respondents noted multiple reasons why constructing a bonus dwelling unit in their property would be **beneficial** including to add a unit for family members, college students, those who grew up here, and long term renters; to **lower rents; to offset cost of living; and for extra income.** It was also noted that this could help seasonal workers but not young families as much.
- **Drawback responses** included: parking is an issue, lack of space on property, town subdivision restrictions or HOA/covenant restrictions, setback requirements, not aesthetic, lack/loss of privacy, too much work to care for the properties, and that their septic can't handle it. With **current building costs,** rent for that unit would not cover the costs. Responses also noted that there are not enough workers to do this type of construction. Many noted that they do not have the resources to undertake this project (though may be interested/able to if subsidies are available).
- Many noted **they would if they could**, but they could not because they do not own a home, or the costs are insurmountable, or the lot is already too small to accommodate another unit.

If you are a property owner, would you consider constructing a bonus dwelling unit for long-term rental on your property?



45% (57 respondents) said they would consider constructing a bonus dwelling unit for long-term rental on their property.

If you are a property owner, would you consider subdividing your land to allow for the construction of a housing unit(s)?



17%, or 20 respondents, said they would consider subdividing their land to allow for the construction of a housing unit(s) on their property.

Why or why not?

- The most common response to this question is that, for many property owners, **the lot and land are too small or not conducive to the construction of an extra housing unit.** Some lots are already divided, are in the shoreland zone, or are in a conservation easement.
- Many responses noted this process is not possible or too messy due to **current deed restrictions, zoning, or a cumbersome process.**
- The **costs** do not make this possible (the land is not the problem, the money is). For example, adding septic is cost prohibitive.
- There are concerns about **natural resources** and forest, water, vernal pools, wetlands, etc.
- There are already traffic problems in Bar Harbor, and some feel such consruction would make them worse.

What are your thoughts or ideas on how to create additional housing units in Bar Harbor?

- Many responses indicated that **town ordinances played an important role.** Responses suggested altering zoning regulations to allow high-density housing and on smaller minimum lot sizes, to allow taller buildings, to provide services (sewer etc.) to more areas, to reduce restrictions for tiny houses, to improve zoning for ADUs, to allow non-related people to live together, to incentivize converting short term rentals to long term rentals through tax incentives.
- Responses also suggested allowing **apartments** downtown, creating **multipurpose** buildings downtown, and **higher density housing** where infrastructure and employment exists; creating apartment buildings/villages similar to a business park that meet needs for college students, older individuals, etc., allowing **boarding style rooms** for workers for high density downtown area, and encouraging **infill development.**
- Some respondents indicated **who should be providing more housing**. Specifically, responses said the town should take more initiative in housing, or Jackson Lab and the hospital should provide more housing as they are tax exempt. However, one perspective noted that housing should not be tied to employment as having a bad job or housing situion makes an already hard situation harder.
- Many responses suggested **limiting AirBnBs,** reducing weekly rentals, restore existing buildings to year-round rentals, converting hotels to apartments, and having fewer seasonal only homes.

What types of housing should be accommodated and where?

- Participants identified three big areas for potential future housing, including single family units, multi-family units, and apartments. These include
  - Town Hill
  - Hulls Cove
  - Downtown – primarily multi-family and apartments
- Other areas include the Otter Cliff area in the southern portion of town, south of downtown near JAX, Crooked Road (specifically single family units), along Route 3 (specifically multi family units), Sand Point Road (specifically apartments or condos), Blodgett Lane (specifically single family units), Indian Point Road leading away from Town Hill (single family, multi family, and apartments).

Are there other housing issues and opportunities we should be aware of? Any specific issues related to your neighborhood?

- Many responses noted themes identified through other questions, including **an excess of short-term rentals** which makes year-round housing challenging to find and changes neighborhoods and communities. Responses also noted that landlords do not **upkeep buildings** as necessary. People are desperate for housing.
- Numerous responses noted that the **downtown should be denser,** and **sprawl should be limited.**
- Responses noted concerns over **water quality** for both private wells and needed upgrades to sewer and water infrastructure.
- Some respondents noted that the in-person forum was **not accessible** for bar/restaurant workers and industry workers.

Economic Development

What We Heard

How can Bar Harbor better integrate and meet the needs of a large seasonal workforce and foster a vibrant year-round community?

- Many responses suggested **employee housing should be provided by the employer**, and that should be encouraged and/or required. For example, require that hotels/motels/larger B&Bs have a certain percentage of employee housing offered.
- Many responses stated that **more affordable housing was needed to foster a vibrant community**, and more affordable housing was needed year-round (not just seasonally). Benefits of more affordable housing that were noted in multiple responses include a sustainable year-round community and more diversity of people that can reside in the town which would boost the community socially and economically.
- Responses suggested that **multiple avenues** of affordable housing for summer workers and year-round community could be achieved, such as through dormitory style housing, apartment complexes, or identifying a specific seasonal housing district within the town.
- **Improve transportation and extend hours** so seasonal workers can live off island and commute to work.
- Numerous responses expressed the need for **more apartment complexes and multifamily housing.**
- Some responses noted that **tourism should be capped/restricted in some way,** to concentrate on the year-round community

Are there areas of Bar Harbor that the town should focus future economic development activities in? If so, where and what types of activities?

- Many responses noted that areas future economic development should be focused in are the **downtown** and the **Town Hill area.** Town Hill has modest development and room for more.
- Many responses suggested that **year-round industry and business should be a focus**, so that islanders do not need to go off island to get clothing, linens, appliances, groceries, etc. Responses suggested new economic development should value neighborhoods, locally owned shops (vs shops that cater to visitors) and have more “real life stuff” (housing needs, food, necessities).
- Some responses suggested more year-round industry or manufacturing to **diversify away from tourism.** For example, biomedical, solar technology and installation, and heat pumps.
- Responses also suggested **year-round tourism draws**, such as winter economic development. Other activities include agriculture, marine resources, ecotourism (guided land and water tours).
- Numerous responses suggest **expanding fiber optics/high speed internet/broadband.**
- Other locations for economic development that were mentioned in only a few comments include **Knox Road, the area around Pirate’s Cove/Route 3, Otter Creek, the Head of the Island, and Hulls Cove.**
- Some responses also mentioned focusing on **infrastructure improvements.** Specifically safer/better sidewalks, better medical care, and investment in schools.

What types of new businesses would you like to see in Bar Harbor?

- **More brew pubs** especially in Town Hill and Hulls Cove
- **Places that build community** especially increase in Town Hill and Salisbury Cove including community gardens, parks, places for teenagers to gather, etc.
- **Bowling Alley**
- **Composting facility**
- **Social services** including more support/counseling services for mental health
- College of the Atlantic based **childcare options/facility**

In your opinion, what would a healthy balance between the seasonal (tourism) economy and being a year-round economy look like?

- Overall, the responses suggested that the balance should be **less seasonal, more year-round.** As in, the balance should be shifted towards year-round residents. Community should come first. The economy should rely less on commuters and guest workers, and more on people that live here.
- The most prevalent response was to have **more businesses open year-round,** including more restaurants, more shops, and more resources for year-round people. Some responses suggested incentivizing this. For example, businesses open 10 out of 12 months of the year, or 70% of businesses open at least 9 months of the year, etc.
- Some responses noted **the current level of tourism is not sustainable.** Overcrowding was mentioned in many responses, especially downtown and at resources such as Hannafords or Walgreens. Quality over quantity for visitors. The money generated by tourism does not stay within the town. Some noted that the cruise ships should be not allowed or only if smaller.
- Some options suggested to help the balance included: **using tourism related income towards infrastructure, more housing stock for year-round residents, or limiting the number of tourists coming to Bar Harbor.**

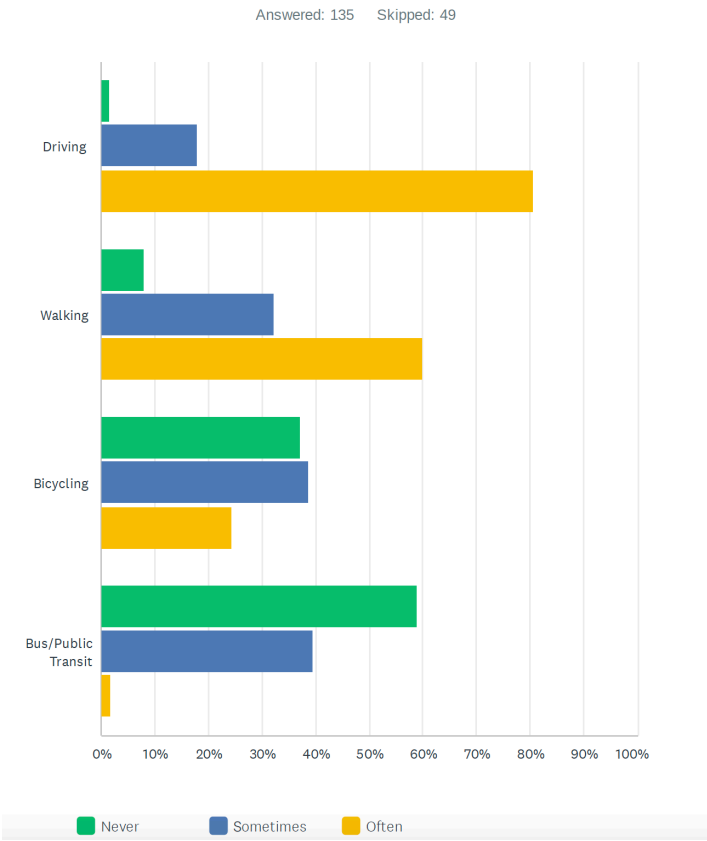
Are there barriers to development and economic growth in Bar Harbor? If so, what are they?

- Barriers identified include:
  - Lack of **housing,** particularly for year-round workforce, particularly for employees
  - Lack of **high tech infrastructure** within the town, particularly the lack of optimal internet services
  - **No ladder of success** for young people and the lack of childcare options
  - Multiple responses noted the town **caters to tourists**, there is too much emphasis on seasonal services, the town is overrun by tourism, the money from tourism does not go into the Town
  - **Zoning restrictions** prevent density, and the land use ordinance is a barrier to growth and complicates new growth
  - It is hard for businesses to survive in a **seasonal economy**
  - **Lack of transportation** and **traffic congestion**
  - Some responses noted there is a **bias** for businesses and downtown business owners in town decision making
  - The need to **protect natural resources,** such as water quality during growth is a barrier
  - Several responses noted that there are **seasonal and geographic barriers,** including the cold winters, the lack of room to expand on an island, and that Acadia National Park does take up a large area of the town

Transportation

What We Heard

What modes of transportation do you use and how frequently?

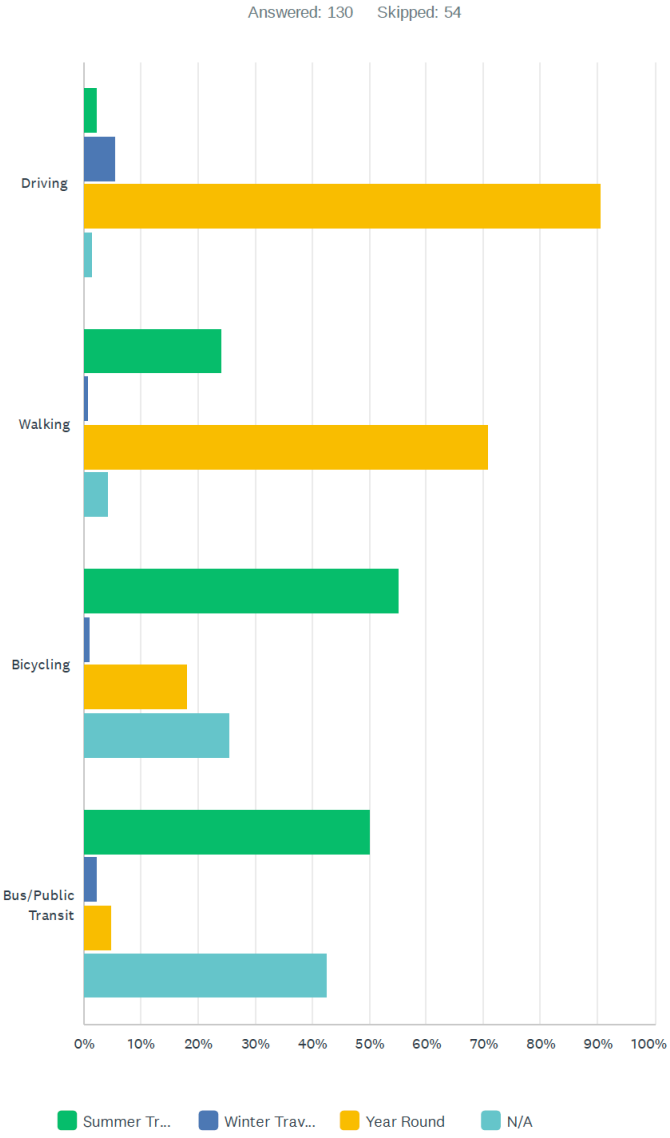


	Never	Sometimes	Often	Total
Driving	2	23	104	129
Walking	10	41	76	127
Bicycling	47	49	31	127
Bus/Public Transit	73	49	2	124

Why do you use the transportation modes you selected above?

- Many respondents said they lived **too far away** from downtown to walk or bike, or need to transport kids or gear.

When do you use the following transportation modes?



	Summer Travel	Winter Travel	Year Round	N/A	Total
Driving	3	7	11	2	127
Walking	28	1	82	5	116
Bicycling	52	1	17	24	94
Bus/Public Transit	41	2	4	35	82

- Many responses said walking and biking on roads is **not safe and is hazardous.** Noted lack of sidewalks (particularly in Town Hill). Noted bike lanes feel hazardous.
- Many noted the **lack of parking in downtown.**
- Many responses noted the **bus routes are not convenient** in terms of times/frequency, or are geared towards tourists and not residents. Many drive to work/errands as a result. The buses to Ellsworth or Bangor are not frequent enough and not year-round. The explorer is geared towards tourists.
- Many noted that they enjoy walking/biking when they can for **enjoyment or exercise,** despite the safety or distance barriers.

What barriers (excluding the weather) prevent you from completing more of your daily trips by walking, biking, or public transit?

- **Distance** was a prominent barrier for walking and biking.
- **Safety concerns** were also widely mentioned, both in regard to biking and walking. Many expressed that existing sidewalks are unsafe and not wide enough to accommodate pedestrian and bicycle traffic. A few voiced that sidewalks are especially unsafe in winter, with insufficient winter management practices being applied. Additionally, the lack of bike lanes throughout Town combined with the safety concerns of the existing ones is a strong barrier for biking in Bar Harbor. Many also mentioned the safety concerns surrounding the high-volume traffic.
- Many respondents expressed that the **current public transportation system does not suit their needs** to be able to use it. Issues mentioned include the limited daily and seasonal schedules, and that the limited routes cater more towards tourist areas rather than residential areas.
- **Time and convenience** in regard to both walking and public transport were mentioned as barriers to their use.
- Several respondents also mentioned **age and physical limitations** that serve as barriers to walking or biking.

If you could change anything about Bar Harbor's transportation system or infrastructure, what would you change and why?

- Many responses indicated a desire for **more bicycle paths, safer bicycle paths, wider bike paths, and better sidewalks, all to increase bikability and walkability.** They also identified wanting more shared uses paths, pedestrian streets, or streets without cars (suggestions include Main Street between Firefly Lane to West Street, and Main Street from Atlantic Avenue to West Street, or Main Street between Mt Desert Street and Cottage Street). The "Complete Streets" concept was noted by some resoondents. Many responses also noted better sidewalks downtown would allow for more walkability.
- For bus/public transport, numerous comments suggested **year-round bus services, better public transport between towns** (not through downtown Bar Harbor), **frequent off island buses,** and **free local public transport with fixed routes to logical places.**
- Many responses noted a better bus system and better bikability would **both allow more workers to commute in ways other than driving,** ultimately reducing congestion.
- **Collaboration** between existing transportation services for workers/members, including Jackson Labs, YMCA, College of the Atlantic, Downeast Transportation, Island Connections, school buses.

- Incentivize tourists **leaving cars** on the mainland.
- **Reduce congestion downtown**, adjust parking rules to be free for locals, parking garage downtown, or parking lot outside of town where people can walk/bike into downtown.

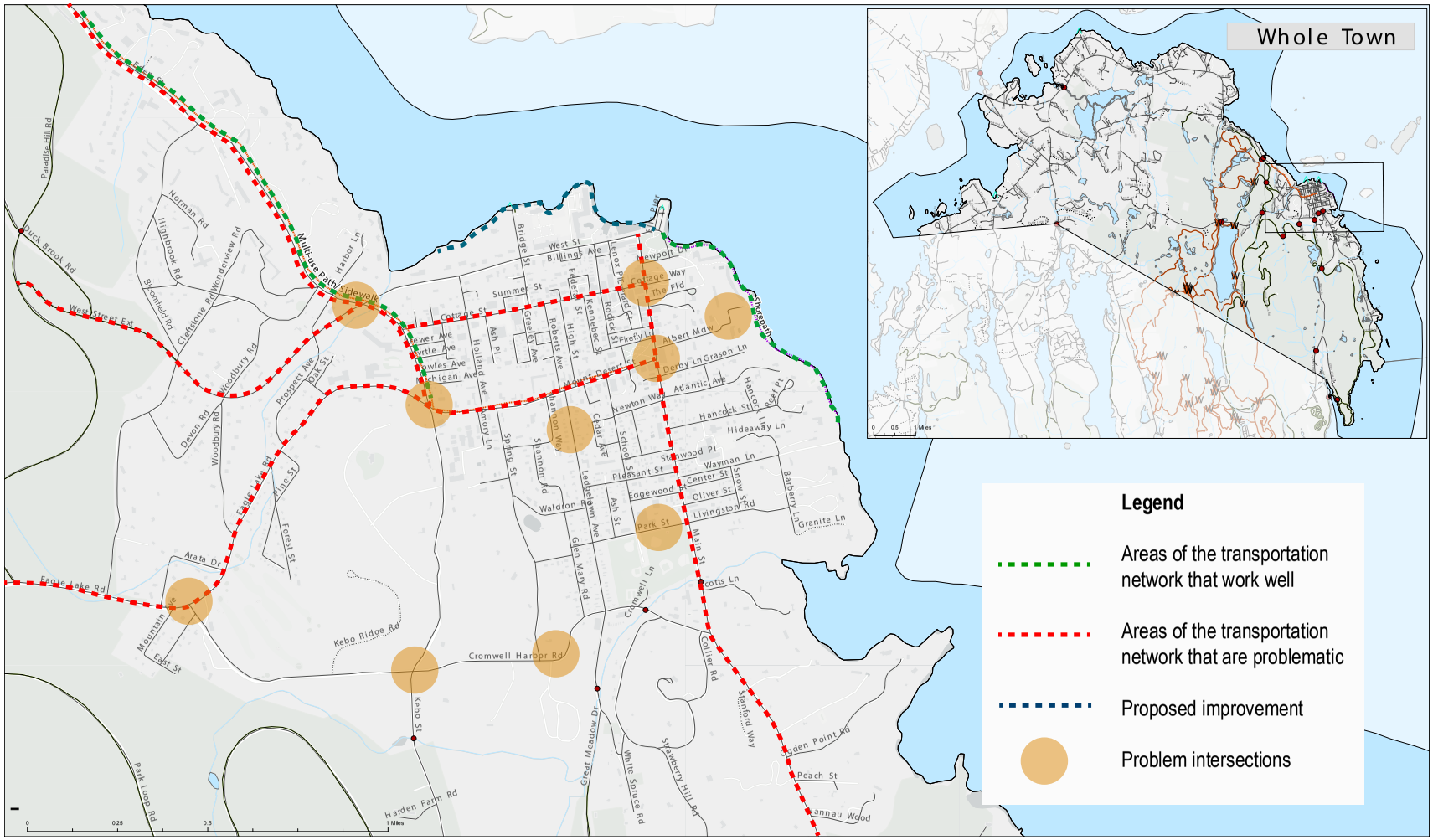
If plans were created to address transportation issues downtown, including parking, walkability, accessibility, and aesthetics, what transportation issues need further analysis in the downtown?

- Many responses noted that r**educing car traffic and downtown congestion and making the town (especially the downtown) more walkable and bikeable** is a top priority. Streets are too crowded and small. Suggestions to reduce congestion include making the downtown car free seasonally, creating a park and ride out of town, and relocating the Island Explorer hub to somewhere other than the Village Green.
- Many responses noted to make the town **more bike and walk centric, making biking safer, and considering pedestrian safety** as part of planning. Needed sidewalk repairs were noted numerous times, particularly for disabled people. More sidewalks are needed in residential areas.
- Responses noted the need to address **competition for limited space** for cars/bikes/pedestrians – such as one-way streets with bike lanes (potentially seasonally).
- Numerous responses noted parking was an issue, and suggested **additional parking,** specifically for elderly/disabled people, and locals. Reliable transportation for locals would help reduce the need for cars and downtown parking.
- Multiple responses noted **the flow of traffic should be studied,** particularly sight lines for safety and narrow side streets. For safety, improve sight lines at Ledgelawn and Cromwell Harbor, and Ledgelawn Avenue and Mt Desert Street, and Crooked Road and 102.

What transportation improvements should be prioritized downtown?

- The majority of responses mentioned improving the **parking situation** and **traffic congestion downtown.**
- Many responses noted a **pedestrian focused downtown** should be a priority. Pedestrian only streets mentioned include Cottage Street, Main Street, Rodick to Maine Street, College to Mt Desert Street.
- Incentivizing using **electric charging stations** (particularly at lodging).
- **Better bike lanes, safer intersections, and better bicycle connections** to carriage trails.
- Transportation that **reduced the need for cars** with peripheral parking outside of town, better parking spaces for summer seasons.
- **Better sidewalks** were mentioned numerous times.

Understanding Transportation Issues and Opportunities



TRANSPORTATION

BAR HARBOR

Community Forum

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental
October 2022

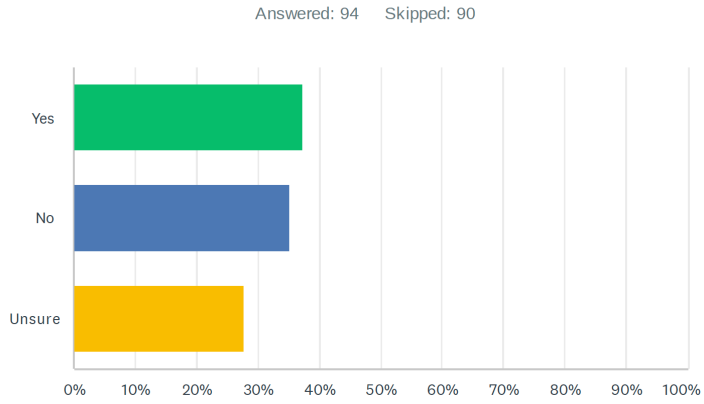
FB environmental

The map above illustrates areas of the transportation network in Bar Harbor, with a focus in the downtown, that work well and those that are problematic.

Natural Resources

What We Heard

Do you think Bar Harbor does enough to safeguard its natural resources?



37% of 94 responses think that Bar Harbor does enough to safeguard its natural resources, while 35% think that Bar Harbor does not do enough.

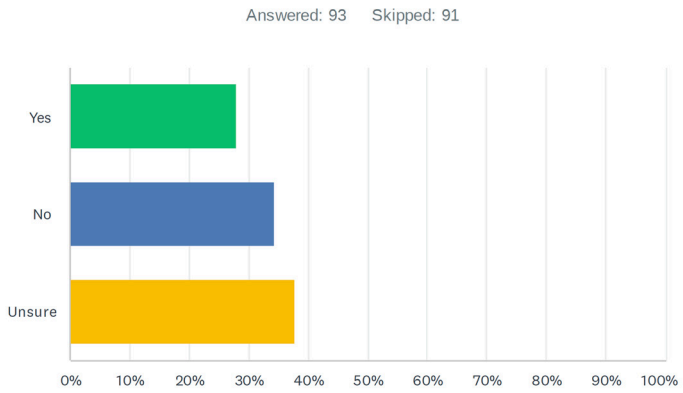
Do you think any natural resources are over protected? If so, which ones?

- The majority of respondents **did not think that natural resources were over-protected** and responded simply with 'no'.
- A handful of residents thought that natural resources **could be protected more,** specifically groundwater and the Northeast Creek.
- Two individuals noted that **deer are overprotected** and that hunting should be allowed but others disagreed.
- **Shoreland restrictions and tree growth areas** were noted as burdensome for development.

Do you think any natural resources are under protected? If so, which ones?

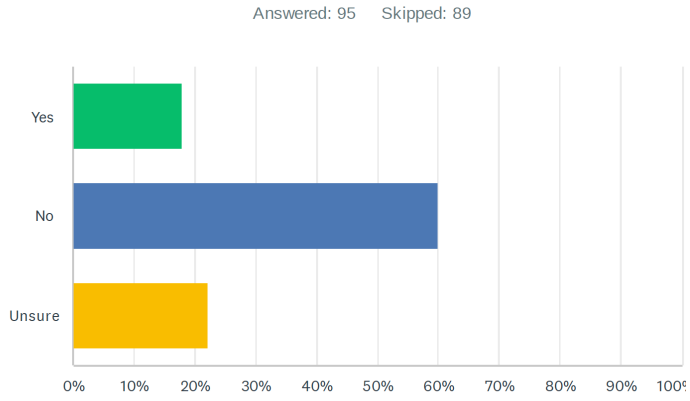
- The majority of the comments recommended **more protection for water resources**, specifically groundwater, drinking water, and inter-tidal areas. Frenchman's Bay was noted several times.
- **Air pollution was a common concern.** Respondents felt that both the air and the water were under protected from the impacts of cruise ships and vehicles.
- Multiple individuals felt that proposed solar arrays that would require **clear-cutting of forests** were inappropriate for Bar Harbor and suggested **better protections for forests** from this specific type of development. There were a few other comments about the need to maintain connected forest (no fragmentation).
- **Trash and debris** from tourists and cruise ships was noted as a concern.
- There were a few comments about **sea level rise** and the impact on the mainland bridge.
- **Aquatic resources** and **sustainable fisheries** were mentioned by numerous participants.

Do you think Bar Harbor is balancing protection of natural resources with the need for housing and other development?



34% of 93 responses think that Bar Harbor is not balancing protection of natural resources with the need for housing and other development. 37% were unsure and 28% said Bar Harbor was accomplishing this.

Are you in favor of relaxing natural resource regulations to ensure certain kinds of development take place over the coming decade?



60% of 95 responses were not in favor of relaxing natural resource regulations to accommodate specific types of future development.

Why or why not?

- A few respondents noted that Bar Harbor considers the protection of natural resources 'covered' by Acadia National Park, and therefore, these two issues are **not considered together.**
- A majority of the responses were suggestions on how to balance the protection of natural resources with the need for housing and development. Suggestions included **higher density, multi-family homes, and more development in rural areas of town.**
- There were concerns that Bar Harbor is encouraging development in areas without public utilities, but is not **monitoring the impacts of more wells and septic systems** in that rural land.
- A few individuals noted that the town is doing well and **trying to balance** protection of natural resources with the need for housing and development.

Why or why not?

- The majority of respondents noted that they are **not in favor of relaxing regulations** for development because the landscape and natural resources are the reason that people live in Bar Harbor, and once the natural resources are developed, there is no going back. Some residents also noted that the economy is dependent on the natural resources.
- Multiple respondents also suggested **building up** to accommodate year-round and affordable housing.
- Many respondents noted that the only type of development that this should be considered for is **affordable housing,** and even in that instance, most respondents suggested increasing density and reuse of existing sites instead of relaxing natural resource regulations.

- A frequent response was that the **'cultural character'** of the land use ordinances should be relaxed, but not protection of natural resources. For example, minimum setbacks from the streets.
- A minority of respondents suggested that state and federal protections were **sufficient** for natural resources and that development should be allowed more flexibly.

If you are in favor of relaxing natural resource regulations, which kinds of development do you think this would be appropriate for?

- **Housing and solar** were the most common answers submitted by respondents.
- Multiple respondents noted that solar should not be placed in existing forests but rather should be distributed solar on **existing buildings.**
- Housing was clarified by a few residents to be **year-round workforce and affordable housing.**

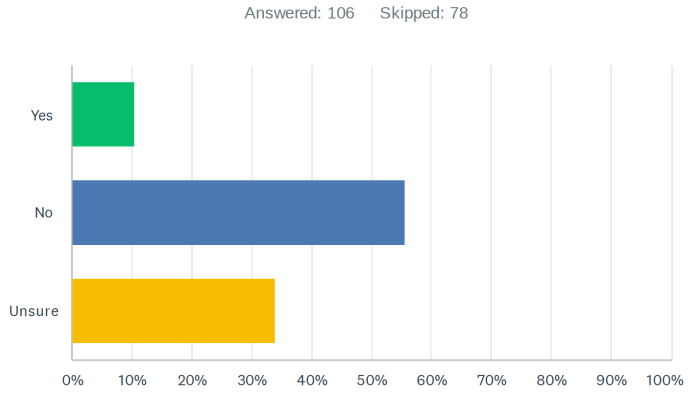
Describe the characteristics of your favorite natural area or outdoor spot in Bar Harbor in three words. A sample of these are included below:

- Stone Barn Farm Reserve – pastoral, open, protected
- Aunt Betty Pond – quiet, peaceful, breezy
- Northeast Creek Bog – four seasons of beauty
- Eagle Lake – Serene, quiet, peaceful
- Great Meadow – soothing, vista, expanse
- The Shore Path –close by, walkable, beautiful
- Schooner Head – rugged coastal cliffs
- Echo Lake – clean, peaceful, ancient
- Champlain Summit – athletic, view, calm
- Compass Harbor – spiritual, bright, beautiful
- Prays Meadow Marsh – wildlife, quiet, tucked away
- Connector trails to Kebo, Gorge, Jesup Path, Cadillac – quiet, wooded, serene
- Otter Cove – stunning, peaceful, raw

Land Use and Zoning

What We Heard

Do you feel that Bar Harbor's existing zoning is effectively guiding development activity in town?



56% of 106 respondents thought Bar Harbor's existing zoning was not effectively guiding development activity in town.

If no, what improvements would you suggest?

- The majority of respondents suggested **simplifying the zoning** and **creating zoning maps based on vision** and not reactively based on use proposals. Respondents noted that the current zoning standards allow for **loopholes for inappropriate development** and favors individuals with the money to pay for lawyers to find these loopholes and pay fines. It was also noted that **contradictory zoning** needs to be addressed.
- Multiple respondents noted that the town needs to further address the **distinctions** between hotels, Bed and Breakfasts, and AirBnBs. Some also noted there are too many hotels.
- Allow **infill and multi-unit development**, increased **density,** and lift **height restrictions.**
- Multiple respondents suggested that the distinction between **commercial and residential spaces** needs to be clearer.
- One resident noted that the last Comprehensive Plan had designated growth areas but indicated they didn't feel that the **zoning** (particularly lot size) was changed to reflect the guidance of the Plan.

Do you have thoughts on any zoning changes (permitted uses, density, etc.) for your neighborhood or other neighborhoods? Please indicate the neighborhood in your answer.

- Multiple respondents specifically mentioned the **Town Hill Rural Zone,** and recommended that more farm animals be allowed in this zone to promote agriculture and that this zone had more options for farmworker housing. Other areas that were noted for improvements were **Eagle Lake Road, Hulls Cove, and Salisbury Cove.**
- The **Bloomfield Road area** was noted as an example of a zoned residential area that is used mostly by weekly rentals and workforce housing.
- Generally, folks recommended that the zoning language be simplified **so residents can better understand the zoning requirements and restrictions.**
- **Increasing density** was mentioned numerous times **(e.g., Village Residential 2, areas with sewer and water)**, although there was some concern that the water and sewer not could support this increase in density.

- Multiple residents mentioned including **open and green space** into the zoning language moving forward.
- Many residents specifically noted that changes to zoning should **encourage year-round workforce housing.** Suggested ideas included higher taxes on secondary homes, allowing accessory dwelling units, decreasing campgrounds/hotels/other lodging.

Bar Harbor has a great deal of conserved land, but also has experienced remarkably little infill development on developable parcels. What do you think are the pros and cons of further developing existing lots to have a higher overall building density? Infill development refers to the building and construction of structures on vacant land within an already developed area of the community.

- Respondents primarily felt that **increasing density via infill** is important, but that it should be focused on **smaller dwelling units and affordable housing.** However, most respondents also noted that there are cons to living in density like this and there was some concern that buyers are looking to move to Bar Harbor for space and privacy and would not be interested in these spaces.
- Many respondents noted that they agreed with the concept, but recognized that they value where they live because of the **space and privacy.**
- **PROS included:** Density allows for a more walkable, bikeable community; increases year-round affordable housing; does not fragment existing habitat; more economic opportunities and options for young professionals; expanded tax base.
- **CONS included:** No space and privacy; loss of character; maintaining healthy groundwater/water supplies with increased density; loss of green space in town; possibility of exploitation with short term rentals and hospitality industry; poor aesthetics if done improperly.

What areas of the community do you feel are least appropriate for an increase in building density?

- **Environmental concerns** were prominent, respondents indicated areas bordering Acadia National Park or other conserved lands would be inappropriate, areas along the waterfront, in shoreland zones, wetlands, and in areas predicted to have sea level rise.
- Considering the strain it would put on the environment and the town's resources, many felt that expanding into areas where infrastructure or public utilities do not currently exist would **not be appropriate.**
- Many respondents indicated **a desire for rural zones to stay rural.** This includes areas of existing and historic farmland (Route 102, Norway Drive, Crooked Road, Otter Creek Road), the Town Hill section of Bar Harbor and boundaries of the town.
- Conversely, many also felt that downtown Bar Harbor is also **unsuitable for increased density** including areas such as Salisbury Cove, Cottage Street, Carriage Street, Mt Desert Street, and historic streets like West Street.

How do you think Bar Harbor's zoning regulations impact the town's fiscal health, especially given the importance of property taxes to the town's revenue stream? How could the town make improvements?

- The majority of respondents indicated that **zoning is very important to the town's fiscal health.**
- Several respondents felt that Bar Harbor's zoning is **complicated or too strict,** both of which create barriers to development. A desire for more opportunities for year-round housing was expressed by many.
- A common suggestion to improve the revenue stream was to **place higher taxes on certain uses or lots** (including non-working waterfront homes, weekly rental properties, properties worth over $1 million, second homes, and businesses), to pass the taxes to tourists via lodging, restaurants, and/or parking, and to tax land that is currently non-taxable.
- Additionally, many respondents felt that improvements could be made by allowing **higher density zoning, smaller lot sizes, and removing height-restrictive zoning from downtown.**

Do you think Bar Harbor has too many zoning districts?

- The majority of the attendees of the community forum events thought Bar Harbor had **too many zoning districts.**

How should the downtown, Hulls Cove, and Town Hill develop over time? Tell us what additional uses desirable and what infrastructure investments may be needed.

- **Downtown**
  - Community spaces for town planning that brings people together over individualizing them
  - Intentionally created spaces that serve residents not tourists
  - Spaces and public transport for seasonal hospitality workers
  - A bar that is open past 1:00 am, electronic support supplies (e.g. wires, transformers, etc.), late night coffee shop
  - Dog park on edge of downtown
  - Consider a senior center in walking distance
  - Pedestrian infrastructure - sidewalk improvements, lighting on Eden Path from the College of the Atlantic to West Street, pedestrian only streets in summer, pedestrian bridge at JAX
  - Bicycle infrastructure – bike lanes, drains at street level, bike racks next to banks, Shermans, Walgreens, etc.
  - Yield signs on West Street
  - Safer crosswalks
  - Parking garage, people and bikes only on streets in summer
- **Hulls Cove**
  - Multi-family housing
  - Safe crosswalks
  - Limiting commercial growth
  - Bike lanes

- **Town Hill**
  - Housing
  - Attractive, affordable middle income housing
  - Infrastructure – reliable, fast internet
  - A dog park okay in rural areas
  - Smaller lot sizes for denser housing
  - A grocery store
  - Pedestrian infrastructure
  - Traffic improvements near Town Hill Market
  - Water and sewer

Parks, Open Space, and Recreation
What We Heard

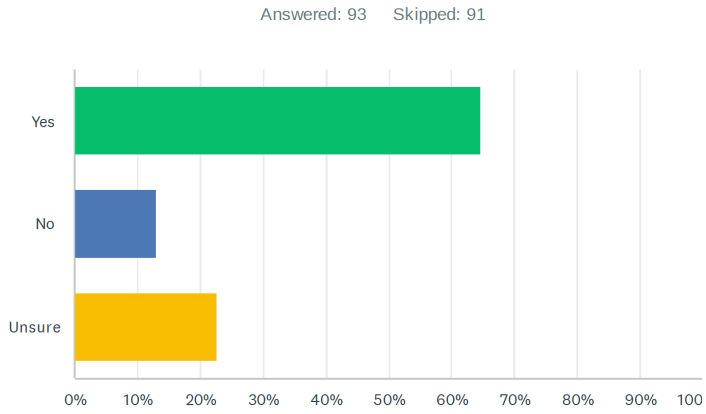
Which parks and recreation activities are important to you and why? What's missing in town? What goals do you think could the town have for the next 15 years for Bar Harbor's parks and recreation offerings?

- Important activities that respondents identified include **walking, hiking, biking, cross country skiing, snowshoeing, swimming, and rock climbing.** They also enjoy the 4th of July fireworks and parade and the youth sport opportunities.
- Important recreational spaces that were identified include **Acadia National Park, Village Green, Agamont Park, Grant Park, Baxter Park, Stone Barn, Blue Horizon, the Shore Path, Great Meadow Loop, Sand Beach, Bar Island, the local balls fields, the skate park, and the YMCA.**
- Goals for park and recreation offerings are to **maintain the existing parks** and **preserve the natural resources of the town.**
- Many respondents voiced their fond memories of **Glen Mary Park** and hopes for improving it in the future with restored pool and ice rink access, or the replacement of existing facilities with an improved public pool or splash pad.
- Residents also stated their desire for **streets and sidewalks that are more pedestrian and cyclist friendly,** as well as for additional bike lanes and parking throughout town. Car parking resources could also be improved at existing areas.
- **Missing resources** that respondents identified include:
    - A dog park and the addition of poop bag receptacles in dog walking areas
    - An indoor meeting space. This may also serve as a senior and/or teen center
    - A marina, boat launch, and kayak launch to improve waterfront access
    - Creation of a formal Parks and Recreation Department with programming for residents
    - A larger gazebo for Village Green
    - Outdoor exercise equipment
    - More pocket parks in downtown
    - Rooftop/community gardens and public composting areas
    - More park seating
    - Better trail signage

What areas of town represent the best opportunities for additional open space and recreation land/facilities?

- Hulls Cove
- Along coastline northwest of downtown
- South of downtown north of Dorr Point (Cromwell cove)
- Norway/Crooked Rd intersection near Stone Barn
- Norway drive south of Sweet Fern Road
- Town landing at Indian Point
- Continuation of the Shore Path (north)

Do you feel that there are existing parks, open spaces, and recreational resources or facilities that need additional attention from the town?

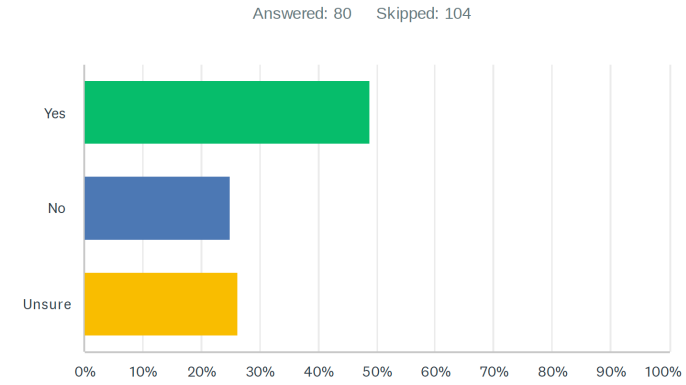


65% of 93 respondents thought that there are parks, open space, and recreation resources that need additional attention from the town.

If yes, what issues need to be addressed? What improvements would you suggest?

- **The restoration of Glen Mary** was the top response. Residents would like to see the pool and skating area restored or replaced with similar amenities.
- **The creation of a dog park** was also a high priority for many respondents, though a limited few felt this was not an appropriate allocation of town funds.
- Many respondents would also like the town to **build a marina and improve water access** for residents.
- Respondents would also like to see some **improvements at existing parks and amenities,** such as the ballfields and outdoor basketball court. They also would like additional trash receptacles and parking (especially Eagle Lake, Bridge Street/Bar, and Town Landing Road).
- Residents would like to see more **outreach and information on available resources** and more opportunities for art in the parks.
- Several respondents would also like to see **additional support** provided for the YMCA as a prominent provider of recreational opportunities.

Do you feel there are existing recreation resources or areas which have reached their maximum capacity?



48% of 80 respondents thought that there are recreation resources or areas in town that have reached their maximum capacity.

If yes, which recreation resources or areas do you think have reached their maximum capacity?

- The top response was **Acadia National Park** and many of the trails and areas within it including:
  - Jordan Pond
  - Cadillac Mountain
  - Sand Beach
  - Park Loop Road
- Several areas were indicated to be at **capacity** due to limited parking including Grant and Eagle Lake.
- Other spots within Bar Harbor that were identified include:
  - The Shore Path
  - Downtown
  - Hadley Point

- Village Green
- Agamont Park
- The pier
- Ballparks
- Bar Island Trails
- Area near the YMCA

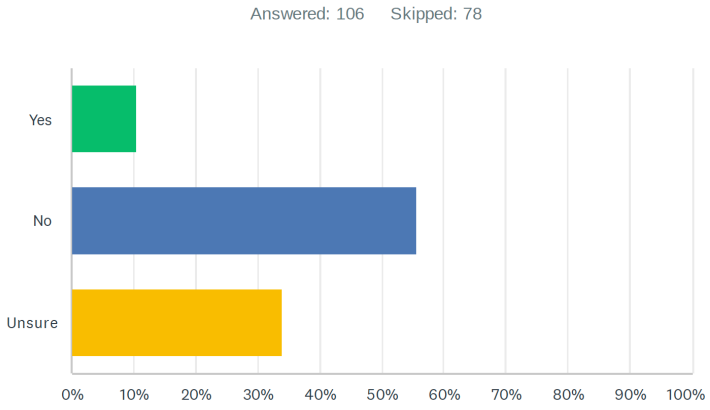
Do you have ideas for how to manage capacity challenges?

- Respondents would like to see **signage** added at popular parks or trails to divert visitors to less popular areas.
- Many suggestions revolved around **limiting tourists** through various methods such as requiring reservations for more areas, imposing and enforcing car/hiker limits, reducing or prohibiting cruise ships from docking, and increasing tourism taxes or restricting tourist lodging.
- Respondents would also like to see **more options for public transportation** (such as electric buses) to limit car traffic. Satellite parking outside of the village could be provided to support this.
- There was a desire to **improve communication** with those who manage other conserved spaces to better coordinate efforts.

Historic and Cultural Resources

What We Heard

Are you aware of cultural or historic resources or issues in Bar Harbor that are not adequately recognized or protected?



25% of 106 respondents reported that they are aware of cultural or historic resources or issues that are not adequately protected or recognized.

If yes, can you describe these resources?

- Many respondents indicated a desire for **better representation and acknowledgment of the Native American tribes** (Wabanaki) that first occupied Bar Harbor and the history of their use of the land and culture.
- Some respondents would like to see **more signs** that describe the historic use of land or buildings.
- **Cultural and historic resources** that were identified include:
  - Dorr homesite
  - Jesup Memorial Library
  - View of the ocean from Route 3
  - Cemeteries
  - Woodbury Park (Charles House)
  - Abbe Museum/Sieur de Monts
  - Historic Carriage Road
  - Acadia National Park area
  - The Parish House at 27 Kennebec Street

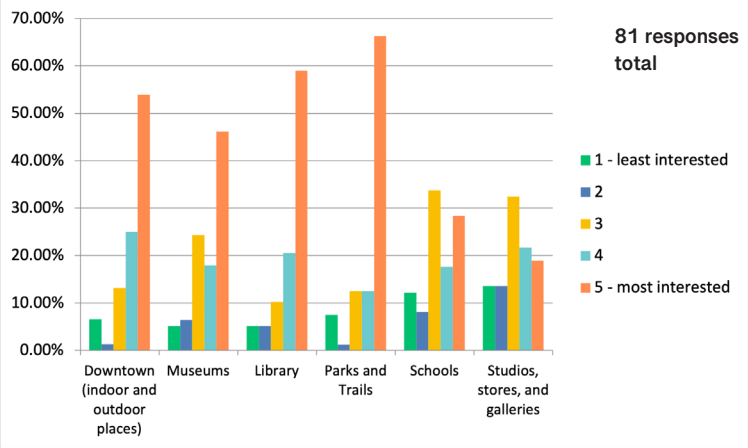
How do you think Bar Harbor's historic and cultural resources contribute to its identity, character, and sense of place?

- The majority of respondents indicated that the historical and cultural resources within Bar Harbor, in addition to the natural resources, are a **vital part of its character** as a quaint New England village. They note that it provides many educational opportunities and is a draw for tourists.
- Many emphasized the need to involve and recognize **Wabanaki people** to a much greater extent and to acknowledge their history.
- Several commend the **signage** acknowledging historic resources and would like to see more of this, along with other celebrations or festivals highlighting important historic or cultural events.
- A few expressed concern that these **resources are being lost.**

What are your biggest concerns about the future of Bar Harbor's cultural and historic resources?

- Many of the respondents felt that the **tourism industry** was detrimental to these resources, either through overuse or increasing costs becoming prohibitive for locals to enjoy them. They also noted that many of these resources have limited funding to maintain them and worry that this funding may not always be available.
- Respondents also felt that the **town's history, particularly indigenous history, is not properly recognized.**
- Fear of a loss of the town's character through **new development** that doesn't align with historic buildings, uses, and aesthetics. There was also a fear of historic resources being displaced by new development such as hotels, Airbnbs, and chain retail stores.

On a scale of 1-5, with 1 being the least interested and 5 being the most interested, how interested are you in experiencing arts, cultural, and heritage programs and offerings in the following locations?



Parks and trails, downtown, and museums were ranked, in total, the highest selected choices for additional programing and offerings related to arts, culture, and heritage.

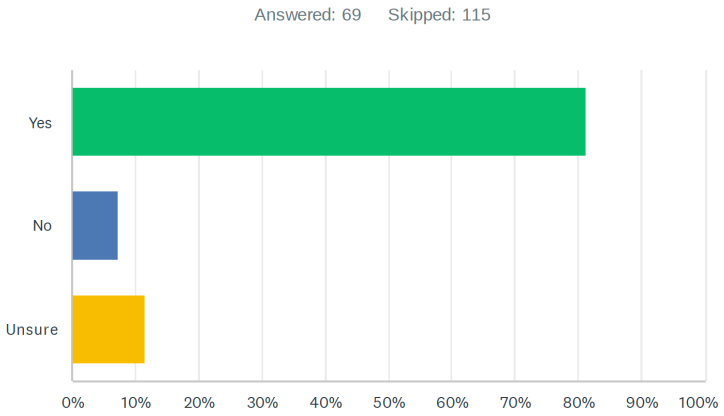
If you have any additional comments, please include them below:

- One commenter suggested more should be done to **acknowledge** public land that belonged to the Wabanaki while another proposed displaying the English and Abenaki names of locations/objects on signs.
- Work with the **Cultural Alliance of Maine, the Maine Downtown Center, and Main Street America** to improve the year-round community. Another commenter suggests that residents should have free or discounted access to sites they pay taxes to maintain.
- For **additional location suggestions,** one responder recommends Red Pizza in downtown and Otter Cliff trail for climbing.
- One respondent wants to ensure that Bar Harbor keep their **dark skies designation.**
- Another commenter suggested showing a movie on the fire of 1947 continuously in a **kiosk.**
- Some respondents shared organizations in the community or nearby ones, such as the **College of the Atlantic and the Granite Industry Museum,** that provide cultural opportunities in town.

Public Facilities and Services

What We Heard

Are there municipal infrastructure or service areas where residents are carrying too much of the impacts of tourism or other economic activities?



81% said responded yes, there are municipal infrastructure/services where residents are carrying too much of the impacts of tourism.

If yes, what ideas do you have for creating a balance or mitigating the impact to the town and/or residential taxes?

- Many respondents would like to see a **lodging tax** imposed or greater taxes on hotels to mitigate the road and utility uses from tourists. Others recommended more broadly that high utility users in town should have to pay more towards those utilities or that parking fees should be used for maintaining these resources.
- Several respondents recommended **increasing fees for cruise ships** or their passengers while others would like to limit the number of cruise ships.
- Many would like to see a **local tax option** and **"pay as you throw" trash fees.**

How do you feel about partnering with other island communities for infrastructure or service needs? Examples of infrastructure or service partnerships include schools, police, fire, and ambulance services. Other partnership opportunities on and off island could be formed to address housing, transportation, or workforce issues.

- The majority of respondents indicated **strong support for exploring partnership opportunities** with other communities. They felt this approach would make sense to pool limited resources among the small communities and increase efficiency. Opinions on cost sharing benefits differed, but most indicated that sharing resources would benefit all communities.
- Many respondents indicated that **increased collaboration on schools** would be beneficial to the communities, suggesting that one middle school be created for the island and that the existing elementary schools could be combined.
- Other service areas which respondents saw as promising areas for partnerships were **housing, emergency services (police, fire, dispatch), public works, and transportation.** Several responses

voiced the need for p**ublic transportation for workers** to the island from nearby communities.
- A few respondents are **hesitant about partnerships or opposed to them altogether,** with worries that it could change the town's character and increase response times for emergency services.

Do you have other ideas where related to the town collaborating with other municipalities and/or entities for greater efficiency or other benefits?

- **School partnership** and consolidation across the island was a top response.
- Respondents would also like to see **shared public transportation** across island communities along with an expansion of shared emergency services.
- Several respondents also voiced a desire for **shared recycling and composting programs** across the island.
- A few respondents would also like to explore options for collaboration on **municipal operations.**

Public Facilities & Services Mad Lib Activity at in-person forums (65 responses)

- Many respondents would like to see **recycling and composting programs** implemented in Bar Harbor to improve sustainability and produce less waste for landfills. They would also like to see improved sustainability in municipal buildings and vehicles.
- Numerous respondents are also in favor of **expanding the existing public water and wastewater/sewer utilities to other areas in town such as Hulls Cove, Salisbury Cove, and Otter Creek** to provide additional housing opportunities and protect natural resources.
- **Transportation improvements** were also suggested, including improving public transportation options, bike paths, and sidewalks in order to improve sustainability, safety, and increase recreational opportunities.
- **Internet infrastructure expansions and improvements** are also needed to support year-round residents, those who work remotely, and students.
- A few respondents would like to see **improved waterfront access.**
- A few respondents also suggested other **potential recreational opportunities** including the creation of a dog park and expansions or improvements at Glen Mary Park, the YMCA, and the Jesup Memorial Library.

Other Note Card Comments

What We Heard

(collected at the in-person forum events)

Participants were also encouraged to share any comments, questions, or ideas they has on a note card at teach of the in-person forums. A summary of these comments are included below.

Community Facilities (4 responses)

- Respondents would like to see more sustainable facilities to reduce the carbon footprint and electrify public buildings. They would also like municipally provided recycling and composting programs.
- One respondent would like to see additional fees and taxes imposed on hotels to cover their increased utility usage.
- One respondent would like to see a rehabilitation of the Conners-Emerson school.

Parks, Open Space, and Recreation (3 responses)

- All respondents would like to see increased accessibility in Bar Harbor. Two of these responses focused on increased pedestrian access, suggesting pedestrian-only zones in downtown areas and golf carts available for handicap use.
- Another respondent would like to increase resident accessibility to the boat ramp and waterfront.

Transportation (5 responses)

- Several respondents would like to see bike access and safety increase, particularly on Eagle Lake Road, Mt Desert Street, Great Meadow Drive, and Kebo Street.
- Others suggested traffic improvements include traffic circles at the intersections of West Street and West Street Extension and at the intersection of Route 3 and Mt. Desert Street. Another respondent suggests that improvements on School Street are needed to enforce the one-way access.
- One respondent would like to see expansion of the Great Meadow Loop Path to Glen Mary Park and surrounding streets.

Economic Development (4 responses)

- One respondent suggests more clarity and information on the planning process be shared with residents.
- Creation of a composting program in town.
- Affordable housing options should be explored.
- Explore options to combine schools across the island.

Housing (4 responses)

- Several suggestions were offered to make housing more affordable in Bar Harbor including requiring businesses to contribute a share of their profit to housing, addition of a local-options tax to the hospitality industry, revenue-sharing with the state, and exploration of town-owned housing.
- Another respondent suggested that the town should look at the Island Housing Trust model to improve year-round housing.

Land Use (1 response)

- Zoning road frontage requirements are limiting development opportunities.

Natural Resources (1 response)

- Bar Harbor should proactively protect its land and explore options to monitor air and water quality.

Roundtable Discussion at Lompoc Cafe
What We Heard

Representatives of the Comprehensive Plan Committee coordinated a small round table discussion with community members in their mid-20s to early 30s at Lompoc Cafe. Approximately 11 individuals attended. During these conversations, the following takeaways were noted:

Year Round Housing Needs

- Available, year-round housing that is safe and healthy is a huge issue. Many shared stories of unsafe housing situations they have or are facing, and that they didn't feel safe reporting building issues because they might lose their housing situation.
- There's a sense that housing stock is owned by "white men" who discriminate against renters based on gender, age and race. One woman talked about not feeling safe looking at rentals alone. Some respondents heard stories of different rents being offered to different groups.
- Opportunities to rent rooms or houses seasonally (VR-1) is key to affordability for buying a house in Bar Harbor for young folks.
- Lack of parking for downtown housing is an issue.
- More housing is needed downtown specifically. Many agreed that they wanted to live in downtown and that transportation/parking in and out of town was an issue.
- Affordability for young people, renting or buying, is a challenge. Graduate students have low incomes and some are supporting family back home, making affordable housing a specific need for this population.
- One person wanted to see the town do more to incentivize year-round housing/ rentals through tax breaks and/or disincentivize short term housing through fees/ impact taxes.

Racism and Bar Harbor

- The group talked about seasonal employee's housing situations being unsafe (especially for women), overcrowded, unhealthy, and that many employees are not white. This brought up concerns regarding racism in Bar Harbor.
- One person brought up policing in Bar Harbor, including the right level of policing in Bar Harbor, and the town/ police force understanding of race and policing.

Other

- There was a sense that the businesses in town are not prioritizing the year-round community. Summer is busy with tourists, then everything shuts down for winter.
- A business that was suggested was a gaming/ hobby/ electronics store.
- One respondent would like to see additional fees and taxes imposed on hotels to cover their increased utility usage.
- One respondent would like to see a rehabilitation of the Conners-Emerson School.

“Big Ideas” for Bar Harbor

What We Hear

A poster activity was included in the Bar Harbor 2035 display at the Town Offices. The activity solicited input from community members on their “big ideas” for the future of Bar Harbor. These are summarized below:

- **Cruise ship management**
  - Responses ranged from allowing cruise ships to reducing cruise ships coming to Bar Harbor
- **Sidewalks**
  - Need sidewalk at the end of Albert Meadow before Grant Park parking area
  - Redo sidewalk on Lower Main Street
  - Fix sidewalk and curb on Glen Mary
  - Wider sidewalks
  - Become more pedestrian friendly
- **Housing**
  - More housing for hospital staff
  - Housing for all
  - Incentivize year round housing development on underused lots
- **Local Government**
  - Promote transparency, ethics, and good conduct
- **Recreation**
  - Maintained outdoor ice rink
  - Heated outdoor community pool
  - Running and walking paths around ball fields
  - Consider a senior center
- **Marine Resources and Agriculture**
  - No industrial salmon/fish farms
  - Support fishermen and farmers
  - Community dock/marina
  - Some responses included wanting a dog park, others specified not wanting a dog park
- **Parking**
  - Free parking for seniors in downtown business area (parking meters or lots)
  - Parking garage and return on-street parking to bicyclists and pedestrians
  - Overnight winter parking
  - Parking area during summer at schoolyard
- **Sustainability**
  - Make restaurants and hotels recycle
  - City composting
- **Other**
  - Place electric utilities underground, especially on Mt. Desert Street
  - Work with an arborist to check on all town trees at least once a year
  - Consider a regional middle school
  - Preserve character of downtown neighborhoods and historically important buildings not on the Historic Register
  - Turn ferry terminal into park with benches, picnic tables, boat ramps for residents only

Appendix

The Appendix includes the following items:

- **Polco Survey Report #1:** includes all public comments related to future visioning for Bar Harbor
- **Polco Survey Report #2:** includes all public comments related to community challenges in Bar Harbor
- **Survey Monkey Report:** including all public comments submitted at the community forum events and through the online engagement tool.
- **Demographic summary:** includes demographic information from the October community forum events
- **May 2023 Visioning Workshop Series and Online Tool Summary:** includes a summary of feedback collected on the draft vision and future land use strategy from four in-person community workshops and an alternative online survey
- **March 2024 Community Meetings Focused on Draft Implementation Actions:** includes a summary of feedback collected during three meetings centered on the draft implementation actions for Bar Harbor 2035.

Polco

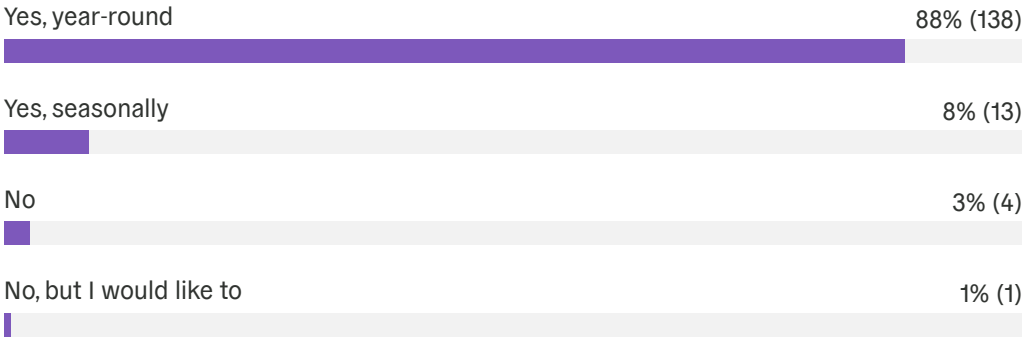


Bar Harbor Comprehensive Plan_April 2022

Survey Results
FINAL

07/06/2022

Do you live in Bar Harbor?



What do you love most about Bar Harbor?

Test - scenic beauty and access to recreation

Small town outside of tourist season

The small town nature of it. Knowing everyone in Hannaford (in the winter anyway). The schools and the support they get from the community.

Village life accessible to trails, lakes, ocean and mountains

the sense of community

Proximity to Acadia, quantity of nice eateries/bars, quality of life is good, nice summer weather.

live work and play in a walkable downtown!

Having Acadia in my back yard. Being able to walk or bike to the places I go in town. The shore path. The Jesup Memorial Library.

Too many things to list, but it is my home town, I was born here, and it just feels comfortable to me.

it use to be a nice small town and now it all about the summer people and less about the year round tax payer

Its people and community

Proximity to National Park: ocean and mountains

my close knit neighborhood

The proximity to the park and the outdoor lifestyle: mountains, lakes, ocean, wildlife.

My friends and extended family, it's close by to the resources of Acadia National Park and the ocean, so I can sail, bicycle, ski and hike.

history, people, my birth place

The village itself, the community, the energy, the landscape.

I dont know if its one thing. Honestly I am not sure how to answer this.

Fun place to live and work

Sense of community and, of course, easy access to the Park.

cruise ship visitors,, I enjoy talking to cruise ship passengers and telling them about our town and to learn about their town

The busy summers and quiet off seasons .

It is a small town in Maine that I was born and raised in.

Acadia National Park

Small engaged community, Acadia National Park

The beauty of the island

Small and quiet in the off-tourist time.

Access to Acadia and the small town feel of downtown. Also the warmth and acceptance of all people.

Change of seasons and natural beauty

Acadia

Hiking

The summer tourists season, Acadia National Park, Keeping the look of the downtown a constant.

Times when tourists are not here.

Downtown charm, caring community (Bar Harbor Food Pantry, Island Connections, YWCA, Open Table MDI), nearness to Acadia National Park

Well - I'm not sure, I used to love the quiet winters. However, with the Chamber of Commerce pushing commerce year round, the quiet atmosphere I loved in winter is now gone.

Access to Acadia National Park

It's beauty and it's safety

Natural beauty of the area, Proximity to Acadia and ocean, opportunities for outdoor recreation.

The people.

being in a small town

community

The people who live there.

The village, the National Park carriage roads, YMCA, Jesup, etc.

Its a small town close to the park

Location

Everything but the town government

Walkable downtown with ocean views and restaurants, shops and community facilities for such a small town!

access to Acadia National Park

Access to ANP

Proximity to nature; specifically, Acadia National Park and the ocean.

Last summer with no cruise ships. I love the restaurants and shops.

Southwest

The ocean and people who are connected to it

Right now nothing, taxes high over crowded no benifit for year round residents and government with misaligned spending priorities

The community

involvement and closeness to Acadia National Park

access to the ocean and Acadia National Park

not much any more

Environment

Sense of community and safety

Lately, not much. I used to love it, but now its a mess.

My family and friends

The community...what's left of it

It’s the way life should be as long as it is managed correctly

location

the beauty and it's my family's ancestral home

natural beauty, good people, quality of life

natural beauty, progressive community combined with long tradition, small town feel

the community, the natural world, the park

The community, the schools, the park.

the location and the sense of community

Small enough so that I know most people, environment and natural beauty

Proximity to a lots of outdoor activities

Living near the ocean and Acadia NP

Acadia National Park

National park, ocean, Vibrant downtown

Our small town feel.

A mix of village offerings and broad forested areas make for a beautiful community where people love to be.

location

Acadia and it’s location near the ocean.

The rapidly disappearing notion that we are a small town where everyone knows everyone and cares about their neighbors

Community

Small town with lots of services (library, grocery, hardware, theater, restaurants) and close to nature

Winter time community

Acadia National Park and the wonderful oceanside setting of Bar Harbor

Proximity to Acadia national park, the ocean and Jax labs. I love the events outdoors in agamont park during the summer, and the fun chamber of commerce events like the Bed races

Acadia

It is my home, I have children and grandchildren and friends here... people are generous with their time and money trying to make things better

In addition to the natural beauty that surrounds, I love how inclusive and progressive our community is.

Being close to Acadia Nat'l Park

Scenery, close to Acadia, walkable

It's closeness to Acadia

Every I need is close buy

ACADIA NATIONAL PARK

ANP and the sense of community

Acadia National Park, small community with library, movie theater, grocery store, friends and lots of community events

I've lived here all my life. I'm thankful to live in a caring community where we all know each other. We are fortunate to have a local library, a great community school, a hospital that provides us with kind and healthy services, the YMCA & YWCA, a variety of year-round businesses that serve our community as well as visitors, And I love to be able to walk everywhere. And having Acadia National Park available for hiking, kayaking, swimming, etc. is amazing!

Certainly the natural beauty is a draw but the small town feeling amongst year-round locals make it a community which is a great place to raise a family

access to mountains, lakes and ocean

Best if two worlds; busy and active in the summer, quiet in the winter.

There isn’t a lot to love at the moment. I am a 4th generation. Only one of my 5 children have a home on MDI. Chances are none of my 8 grandkids will live here either. Trenton and Lamoine will be their hometowns

Community and the balance between business and recreation

Small town atmosphere

The location. The outdoor spaces, which seem to not be a priority for the town (playground, Glen Mary, etc.)

its. physical characteristics

Being able to see the beauty of nature.

Its my home town

living in a small town, being able to walk to obtain most services

The sense of community. That the towns people rally around each other when someone is in need.

Opportunities for a variety of outdoor activities, such as hiking, biking, and kayaking.

Visiting the library and walking around to see the cruise ships and meet their passengers and crew

top notch school, vibrant downtown (but tired-looking and overcrowded at times), safe place to live, most services you need are right here, for the most part walkable sidewalks, access to the ocean, small town family feel for there most part

Glen Mary swimming pool

Acadia, ocean, small town community (especially outside downtown)

Lots of people

Acadia National Park and all it provides (ocean views, hiking, running in carriage roads)

Community, Location, weather

The ocean and ocean views.

The small town feel

Location

The Park trails & Carriage Roads.

The whole place, when it is not overcrowded and you can find parking

The pier and shore path

The fluctuation of in population from season to season. I really enjoy the quiet months but I also love the months when the town is bustling with visitors from all over the world.

Everything seems hyperlocal. I LOVE that there are very few chains, or at least visibly so. No Applebees. No Dunkin.

Fabulous location, surrounded with great natural beauty, exciting downtown area

Proximity to Acadia National Park, the year round community.

Small town - people helping each other, Acadia National Park

The dichotomy of our summer and year round community

Natural beauty and progressive well educated community

Beauty and access to natural resources

the community, walking to access services, the beauty

The absolute diversity of residents and guests. It makes it thrive. I own a business so I count on it.

The rich history of the gilded age combined with the beauty of the national park.

Good, local food!

walkable access to restaurants, stores, shore path; winter access to park and closed section of park loop road; reservation system for Cadillac Mountain in season; quiet neighborhood off Main street; beauty everywhere; wonderful summer weather;

sense of community, many opportunities to do many things, natural beauty

The natural beauty and active community

Quaintness of the village and proximately to Acadia National Park.

Proximity to outdoor activities

The community who have been here for years and years.

Beauty

The people, nature and not being in the city.

It's my home town

Sense of community, seasonal way of life (glad to be busy in summer and not busy in winter). Proximity to ANP and the ocean.

Working

Conners Emerson and the library

MDI, Jesus Library, Acadia, Bike friendly, local small businesses, Downeast commuter bus, Island Explorer

There's very little left to love about Bar Harbor these days. It is very beautiful here, too bad its too crowded to enjoy it anymore.

Its a small town that still operates that way in the winter.

Ocean, College of the Atlantic, Acadia National Park

I love the community and all of its resources such as open table MDI, serendipity, and the food pantry

Small town safety with amazing outdoor activities

What makes Bar Harbor unique?

Test - Its distance from major metro areas, and its physical landscape

Geography and diverse natural resources

The mix of people who live here from the Bio Lab, Jax, COA, fishing families, Park folks, hospital folks. Locals and those from away.

Acadia National Park

highly educated citizens in a glorious physical setting

Acadia, more services for a small community available than compared to towns of a similar size, close to water. The tourist visitation allows Bar Harbor to have more options for things to do/eat.

mix of competing interests

For me there is a true sense of community and caring. Friendliness. Resident's concerns

and actions for maintaining the good quality of life here.

It is pretty resilient. It once was a fishing community, then a summer colony for the wealthy, then survived the fire, then recreated itself as a world class tourist destination, then attracted world class scientists and researchers to its labs, then established a college, then became a terminus for an international ferry, then, who knows?

to many people and cars in the summer.

The mountains and ocean in the same place

Close to both mountains and ocean

the beauty of the place

The number of people trying to make it work here for 12 months with 6 months worth of income. High cost of living. Housing difficulties. Seasonal work, seasonal offerings (businesses, activities, accessibility). And increasingly, the lack of services as this area becomes too expensive for vital workers (healthcare, teaching/education, firefighters, EMS & first responders).

Well, it's a tourist town on the ocean next to a National Park, with two scientific research institutions and one college, and access to a very good high school. For tourists it is a place to visit/drive around a park and buy something from a gift shop, for some locals it's a potential economic gold mine, for other locals it's a very interesting community/extended family.

people

Location, mix of communities, relative safety, eccentricity

ummm.. i have no idea this is an odd question to be honest.

Blend of village and natural areas, sense of authenticity with fishing farming village college and sconces. It’s like amity island from “Jaws”

Environmental beauty, history, hiking opportunities, cultural activities (libraries, COA, Acadia Senior College) and for me, as a retiree, a community of like-minded retirees.

The many opportunities to speak to tourists

It’s a destination with much to offer .

There is access to the ocean, Mountains, and rural country setting.

It's an island

Its proximity to Acadia National Park and its small vibrant local community

The geography and Acadia NP.

Acadia National Park is adjacent.

Proximity to Acadia and retaining the small town feel despite being a tourist destination.

Its history and the Park

Acadia

Acadia

Other towns that serve National Parks have become 5 mile strip malls for all the fast foods and hotel chains; Bar Harbor has kept its character and look!!!!!!

All of the tourists

How caring the communtiy is and the massive volunteer outreach (Bar Harbor Food Pantry, Island Connections, YWCA, Open Table MDI).

How many people love to visit the town and surrounding areas

Acadia, beauty of MDI, small town feel, walkability in town

The same thing - the people I've met in the 6 years I've lived here. That's the reason I've stayed -- everything else about the town itself is pretty middling because the quality of "unique" experiences has gone down over time as tourist populations have increased. Acadia National Park is of course wonderful -- but when the only time of year you can really access it without getting up at 5am to avoid tourists is winter, it certainly makes it less special.

Its rather cosmopolitan intellectual environment, plus the park

surrounded by a national park

Close to Acadia

The continual effort the citizens of Bar Harbor need to express to convince the town council/planning board of the need to maintain a small town identity, vs empty winter houses downtown.

I don't think Bar Harbor is unique

Location

Location

Neighbors with Acadia National Park

Acadia National Park

It’s history!

Bar Harbor is losing its uniqueness with loss of affordable housing, construction in the business district that does not reflect our coastal heritage (think West Street Hotel and Atlantic Brewing Co. as two examples), and too many cruise ships marring the horizon and intruding on our soundscape.

The small town feel. I grew up here and while I have no problems with change and updated buildings, I love that it’s appealing to the eye.

Mount desert island

Land and seascape - mountains on am island by the sea - deep Héritage connected to the land and seascape

Over crowded

Gorgeous location with a small town but hugely vibrant intellectual, engaged, artistic, and active community.

Acadia National Park

Acadia NP

ability to earn a living and maintain quality of life

no thing much any more

Surrounded by Acadia National Park

Proximity to Acadia National Park, many family-owned businesses, few chain stores

The slowly dwindling number of local owner owned shops. Sadly those are being replaced by corporate owned shops that every other town in Maine has.

an island with a beautiful national park

The natural area, history, local people, hard winters

The great community that it is

the park

Acadia, the ocean.

1 national park, 2 world class research labs, 1 liberal arts college, and many unique small businesses and non profits in one compact area.

intersection of Acadia, COA, science community = diversity. fishing & other local industries = continuity

all of the above

It's Dynamic economy and seasons

adjacent to a national park and the ocean

Its island location and beauty

Small village atmosphere

Having both the mountains and ocean available.

Acadia national park. The combination of Acadia, a walkable downtown and a reasonable year round mix of businesses

The uniqueness isn't a positive thing. All around are closed and shuttered buildings. Some of the downtown businesses cannot be open year round because the year round population has decreased. That decrease is due to the lack of affordable year round housing.

Location and size on the coast and relationship with Acadia National Park make it an ideal gateway community.

Acadia

The sense of history, the natural beauty of the Maine Coast and Acadia National Park

Community

More services than many small Maine towns and proximity to the park

Acadia National Park

The surrounding beauty of the Park and the water

The fact that it is a remote Maine town with world-class research facilities!! And a national park with mountains AND ocean

The community

We have access to the ocean and to Acadia National Park

The beautiful landscape that surrounds us.

Acadia

Scenery, close to Acadia, walkable

the community

National Park and surrounded by water

IT WAS A PLACE WITH A LOCAL FLAVOR, now disappearing with more and more short term rental houses used by business owners, and using each house as a one off hotel, detrimental to keeping the town feel and flavor in tack, and destroying the ability of locals to live and work in BH. If has become unaffordable to purchase or rent, simply because businesses are allowed to operate in residential districts. Kids are not outdoors playing in neighborhoods, and their safety is not assured with houses occupied with strangers.

Its location, natural resources and community

Acadia National Park, coast line, Jackson Lab, MDI Biolab,

What makes Bar Harbor unique is that it is a lively and healthy year-round community with seasonal visitors in the summer months. And, the tourist industry has always been an important part of our community and Maine. The beauty of our community and Acadia National Park makes it very special and more attractive. I feel very fortunate to have grown up here.

Hiking, sailing, great food, and community all within short travel.

acadia- unfortunately we are loosing the sense of community that existed 10-20 years ago due to lack of affordable housing and the poor planning around vacation rental legislation

Acadia National Park.

The clean waters of Frenchman Bay allowing shellfish and seaweed cultivation to supply local customers. The good school. The Park

Acadia park and ocean

Location. Plethora of nonprofits.

its physical characteristics

The mountains and the sea. The small community feel, even in summer.

The Island

accessibility of the National Park and being surrounded by nature

It’s beauty.

Outstanding quality of life, from great outdoor activities, to wonderful restaurants, and social activities.

Having so few chain stores - just for groceries and pharmacy

our downtown is filled with small businesses owned by local people (not the norm other places) we have public transportation most of the year (on-island) and year-round (off-island), we have year round access to outdoor recreation with Acadia in our backdoor

what i find unique about Bar Harbor is the large number of year round, life long residents who find how absurdly managed and counciled the town has been, most usually in favor of the larger, seasonal commercial presence, over the last many decades.

Acadia, ocean, small town community (especially outside downtown)

On a island so no room for growth

Certainly the location and natural beauty. Many in the community share a live for the environment and sustainable living.

community, location

Acadia National Park

Small town with a world class national park in a gorgeous setting

Balance of life and nature

The landscape and Acadia National Park

The park, restaurants

Many things

Its proximity to Acadia National Park and the people who choose to live here.

Chocolatte! MDI Ice Cream. BH Tea Company. The creative small businesses are wonderful. Somehow, and barely, it is a gateway community to a National Park that has not been overwhelmed or "corrupted" by tourism.

Diversity of businesses

Knowing your neighbors, ANP, year round activities.

ANP, location

Acadia National Park

Also the dichotomy of our summer and year round community

We're an island of the coast of Maine. 'nuff said.

Vibrant community and downtown

the community that works for our well being considering demographics, livelihood, housing, services

We are the #1 small town destination. We have so many great restaurants and shops, and of course it's gorgeous

Bar Harbor is unique because of its history and heritage. Unlike many sea side communities, Bar Harbor's transition during the industrial revolution created a unique mix of culture and nature found almost nowhere else.

College of the Atlantic

Anachronistic small town environment made possible by tourism and Acadia NP.

The seasonal boom-quiet cycle; the presence of Acadia

The variety of activities with the ocean, mountains and hiking trails in the forest. The size of Bar Harbor is small and comfortable. Allowing cruise ships provides the ability to show off the town and all of its many attributes. This also can pique interest in the town and bring retuning visitors, which as a "resort" town is an important piece of the economic wellbeing.

A small walkable community next to ANP

Combination of proximity to national park with a number of non-seasonal employers (i.e. work not related to tourism associated with a national park.

Mountains and Ocean all together

Progressive

Small town charm.

Being the host town for a busy national park

ANP, cruise ships, abundance of money and dollars coming here thankfully regardless of

pandemic or recessions; yet so much of it is not used to give back to the residents via services, tax savings, amenities.

Community

Small town feel for year round resident even with all the visitors

What is unique? Relative to what?

Acadia National Park but its made too touristy around here.

It turns into an overpopulated small town in the summer. That does not have the resources to operate at that capacity.

Small town, people care about each other, its easy city to fi to have better place to live

Bar Harbor's location on MDI is very unique, has history that's endured over time and influenced the accessibility to ANP that it has today. In short, proximity to ANP.

Mountains meet the ocean, beauty and outdoor activities, ANP

What would make Bar Harbor a better place to live, work, and play?

Test - Affordable housing and safe bike/ped infrastructure

Opportunities for year-round housing and employment

Affordable housing; better bike/walking lanes, public transportation; better/easier recycling and community composting; fewer cars by way of more incentives for tourists/commuters to leave cars at Trenton facility and bus into town; more locally owned shops that provide services and products for everyday people instead of just t-shirts and trinkets.

More affordable housing

more year-round housing and services; less of a concentration on summer tourism

Better coordination with the Park Service on things, local options tax to help pay for the services provided due to the visitation numbers, more affordable housing options, less cruise ships, more 'real' shops for locals rather than souvenir places.

more housing options and more places open year round

I have lived here 36 years and seen many changes. I wish there was more affordable year round housing (to rent or own). Seniors on fixed incomes and young people have few or no options to live in Bar Harbor.

Affordable housing. A bit fewer tourists in the summer. A regional junior high. Island-wide consolidated police and fire. A marina at the Ferry Terminal. A parking garage.

less people during the summer.

Affordable year round housing - so our community can remain

Housing that is affordable for workforce and young families

Place limits on short term rentals in order to help support stable neighborhoods and a year

round economy, improve coastal access and expand the state and national park system in Maine (Cutler Bold Coast, Donnell Pond PRL, Moosehead Lake) to spread out the tourists. limit cruise ship visits, expand public transportation options to reduce traffic and parking issues (close the park loop to private vehicles year round) , reduce energy costs and accountability through public ownership of the power companies, to name but a few.

Adopting a focus on year-round business, employment, housing and events/opportunities. Everything feels so "high-season tourist" focused. If we could expand our options and attractions for year-round tourism, and our viability for employment outside of the tourism sector, we may see more year-round income, residents, workers, and financial viability.

If we can continue to improve public transportation, provide off street parking for intown visitors, successfully limit the number of cruise ship visitors coming ashore, and provide housing for people that work on the island, whether they be summer or permanent residents, we might save this town from becoming a mess like so many other tourist towns.

less cruise ship visits

Less transiency, less focus on monetizing tourism.

more options for year round housing for folks who live and work here... including modernized apartments.

More housing, less crowding and a return of year round services/goods/eateries. I enjoy the visitors but it is too much and makes town inaccessible to run basic errands on a busy schedule.

No news here: Affordable housing, fewer cruise ships. Practically every t-shirt shop used to be a restaurant or useful retail. The town has become junky. Those who work here, even those who are well paid, can't afford to live here. The recent, huge tax hike was a blow. We have crowded out many of the folks who grew up here. We need to keep them and also try to build a more diverse community. Almost seems too late to turn back the tide.

there are too many negative people who live here and will not let any progress occur and our taxes will continue to rise because of them

Lower taxes, better services and a local government that is not quick to say no .

Find other ways to fund the infrastructure needed to serve the exploding tourism industry, Cruise ship visitation, and Non Profit entities other than on the backs of the tax payers.

Fewer tourists

NO cruise ships! More control over traffic in downtown area, less seasonal congestion

Remove/reduce STR restrictions for lots 5 acres or larger and houses valued at over 5x the median value. Allow for increased housing unit density in town. Any lot should allow for a duplex. Switch as many municipal vehicles as possible to EVs.

No cruise ships, more housing available for year round residents.

Sustaining the way it is now.

More year-round businesses, and affordable housing to support a vibrant and young community. Also an affordable nursing facility.

More housing for families. More housing for people that intend to live here and own a single house. Less cruise ships.

Understand how lucky we are and protect what's special

We need more all year residents. This would make Bar Harbor more alive all year long and also hopefully encourage our downtown to remain open all year.

Fewer tourists. No vacation rentals.

Less us-versus-them divisiveness regarding year-round versus seasonal versus tourists. It is, at heart, a tourism town.

More year round housing, fewer tourists.

More of a focus on exactly that. There needs to be a balance between work, living and playing. I feel there is too much emphasis on the living and not enough on the fact that a large number of residents need to be able to earn a living as well.

Better management of out-of-control tourism, (cruises and land-based)

Actually affordable housing (both to rent and to buy), physical infrastructure that would let residents walk, bike, eBike, or ride a scooter to work safely, more year round events, fewer tourists and no cruise ships, and more concerted efforts from the Town of Bar Harbor, the Chamber of Commerce, and business owners to actually encourage the development of thriving year-round economy.

A better balance of tourism and year round industry. Streets and sidewalks are overwhelmed and the influence of summer generated income business usually have little incentive to support a sustainable year economy. Also, greater coordination with the other communities might result in shared development.

Fewer people in the summer and more open shops in the winter.

Get rid of the cruise ships!!!

More housing for year round residents and their families!!!! Less a sense of CORPORATE takeover! Less cruise ships, but not necessary to eliminate them all. More small business. More funding for the YMCA and the Jesup. We do need a larger winter carryover population / and a larger local work force = Get whatever funding and state support is available. Our school system will appreciate the extra students. !! Support of solar power, etc, help for the low income individuals who live here yearround. You get the idea?? Thanks for listening.

1. better public transportation that is year-round and reliable. 2. if more people lived here year-round but there isn't enough affordable (not low income) housing options

Less intrusive local government. Lower property tax.

Have government stop spending money on studies and stop getting sued with bad oversight. Start taxing Jackson lab

More pedestrian and bike friendly, less car congestion, less seasonal overcrowding and not so many cruise ships! All of these conditions are diminishing the quality of life in our community. Encourage more year round housing in scale with existing neighborhoods.

less tourists

Affordable housing, fewer weekly rentals, enough people to fill vacant jobs.

To live: affordable housing and policies that encourage year-round residents, especially those with children. To work: year-round jobs paying living wages. To play: policies that encourage access to shoreline, including working toward an a buffer around the entire island shoreline with walking trails.

Keeping the cruise ships out!!! They destroy any type of hometown feel with hoards of passengers, the entire pier blocked off losing your view and parking, as parking is next to

impossible already. Bar Harbor is in desperate need of more parking. Sticking meters everywhere, including the ball field doesn't help the situation. It's time now to put a parking garage in, which should have been done years ago. It would be nice to be able to enjoy downtown in the summer but to be truthful, I don't go anywhere near downtown in the summer anymore. If we go out to eat, we go to Ellsworth. Not because we want to, but because there is no parking anywhere. I've circled the town multiple times and get completely frustrated finding no parking even though we have a parking permit. Likewise we visiting relatives come, they complain about the same thing.

Los palapas

Quality of life, access to outdoors, ocean, park, community

Stop spending money on tourism, that's what chamber of commerce is for. Invest in the year round infrastructure, promote and provide more services for the year round residences not the tourist. Stop investing in transportation that has no benefits for the year round resident. Junk the most complex LUZO in the nation and redo from ground up with emphasis on the year round business and resident. Simplify it so one doesn't need a lawyer to figure out. This town is turning into a horrible place because of greed and mis use of resources and lack of investment in the year round population. Town government over regulates things they should have no business in!

If people could afford to live here on the incomes they make here.

bike access into and out of town

more year-round affordable housing, fewer tourists, no cruise ships, less congestion, a large central parking lot, core downtown area that is pedestrian only, more free outdoor music,

more bicycle friendly and pedestrian friendly. Close part of downtown to vehicles.

no cruise ships, no tour buses, fewer tourists, far less vacation rentals, more affordable housing, better sense of community .... like it was 15 or 20 years ago or further back ,,,,,,,,, before the internet screwed things up.

Fewer large cruise ships

Better recycling (including glass) and more rooftop solar electric generation.

Cruise ships should be eliminated and fishermen should be supported in the harbor in order to bring back a real working harbor to town instead of catering to the tourist/cruise ship industry. Cottage street should be closed to traffic and made into an open space for pedestrians, the town should hire and pay people well for keeping the public bathrooms clean, (they get too much use for once a day cleaning). There needs to be a parking garage within walking distance to the shops to make up for the loss of cruise ship traffic and to replace the lost parking spaces off Cottage street when that is closed to traffic. Something the Parking meter income could support. Cap the number of new Airbnb's to allow for more housing options but allow existing Airbnb's to rent for any number of nights, therefore increasing turnover and brining more revenue into town during the slower months rather than having those houses sit empty in the Spring and Fall months when people only want to come for a couple nights.

Parking garages, less street parking

More places to walk safely, fewer people crammed in the summer so us locals can enjoy it too, a dog park, better housing for locals, more open in the winter that doesn't include alcohol

Try to keep the community as it is while allowing some growth and changes that is good for the area

Less car traffic in the summer

embrace the tourist industry as a way for everyone to make a decent living and stop fighting it. Remove corruption from local government

Infrastructure that can better accommodate or establish caps on the current tourism industry. There is an obvious and growing imbalance in the number of visitors, cars, ships, and buses, and the capacity of this town including housing, parking, and road capacity. Wear and tear on public resources including park and public facilities is unsustainable.

more housing of course. more town-wide efforts to strengthen community. more education so that everyone can feel part of our efforts to get ahead of problems already on us & still to come. in other words, we need to GROW our Community in every sense.

housing affordable for a wider variety of residents, like more year-round apartments, housing for young people just starting their careers, housing for families

Better management of tourism and growth

more year-round people and less tourists/AirBnB's

Fewer people in the summer

1. more year round housing opportunity 2. abandonment of the traditional definition of progress...ie: if some tourism is good more must be better ...in favor of refining what we already do. 3. stop trying to get more and more people to visit here. We have plenty of tourism...we really don't need to try and attract more.

Fewer tourists

Bike lanes

More year round and affordable housing at densities compatible with existing neighborhoods. Less overcrowding. Infrastructure built out to support peak season demand. More bike friendly streets.

Affordable housing. We need affordable homes and/ or apartment complexes. Our neighborhoods are no longer compromised of year round residents.

Affordable housing for all that work nearby that is focused on density near village centers while maintaining open spaces and opportunity for natural, cultural (including Wabanaki), recreational, and historical values.

simpler summer without traffic and congestion, ending the rising greed for properties so local kids can stay and raise families, and putting an end to the liberal values being foisted on the community intruding on how one should live their life

1.Limit the number of cruise ships to one a day. 2. Build a parking garage big enough to end the parking hassle once and for all.

If normal people could afford to live and work here

Affordable housing

No cruise ships, more land based tourism focus, restaurants and bakeries open year round! More bike lanes, like along Cottage and Main streets. make Main St pedestrian from West st to Mt Desert

Less/Fewer short term rentals or Air BnBs. More housing (affordable) for year round

families. Some way to attract families with children so that our base population remains healthy.

A parking garage like the one Tom Walsh was willing to pay for half of but the citizens of Bar Harbor foolishly voted it down so now we have traffic constantly circling around trying to find parking spaces in the summer, despite putting in parking meters. Traffic in the summer is still terrible, it's just that the town is getting paid more via the parking meters for the privilege of breathing in all the auto fumes. Parking meters did NOT increase the number of parking spaces as the garage would have.

Bar harbor should be more pedestrian and bike friendly. Simple things like increasing the # of trash cans, bike racks, town maps, and safe sidewalk/car free areas would be great. The dog park is a great idea. I also would love to see a "Fit Park" - a simple playground -like area for people to work out with simple machines. I thought having the parklets 2 years ago was a big improvement on the walkibility and people/business-friendly infrastructure so i was disappointed that they did not return in coming years. It is also very challenging to get around without a car especially for limited mobility or elderly folks : some sidewalks are not plowed in the winter, some sidewalks just flood when it rains. There should Definitely be bike lanes on all streets. I also would love to see more year -round public transit! And of course there are the eternal HUGE livability issues: hard to find housing, housing too expensive, impossible to find childcare, nowhere to park in the winter with the parking ban. Bar Harbor needs to prioritize the actual residents and not just tourists and snowbirds! Thanks for sending this survey and let me know if I can join any teams/groups to help make improvements happen ! ehartig91@gmail.com

Fewer tourists

we need fast, creative action to provide more affordable workforce housing... without it, our community will continue to get hollowed out by economic forces

More affordable workforce housing to help support a vibrant year round community. Fewer cruise ships.

More racially and age diversified population

Give it more of a European feel and make the downtown pedestrian only, have more things stay open year-round, have tourists / cruisers pay a greater share to keep town infrastructure up to date, have more winter events for locals, allow locals to skip the park reservation system.

No ships, fewer tourists, affordable housing

Stop allowing companies from buying up housing for employees who are here 5 months then leave while the housed can't be used by people who live and work here

MORE YEAR ROUND RESIDENTS, NO SHORT TERM RENTALS, and that RESIDENTS KNOW WHO IS IN THE HOUSE NEXT DOOR.

better public transportation system and more affordable housing

Affordable housing for working families!

It is challenging to enjoy our community in the summer months. I wish parking, in the summer months, was more available for our local year-round residents. And, when cruise ships are in, it is more difficult to visit the shops and businesses we love to patronize and support. It's difficult for us to enjoy the experience (to live, work, & play) when the areas become so overcrowded, there's no room. I just wouldn't want it to be forgotten that we do

welcome visitors, but we are the year-round residents that call Bar Harbor our home. Sometimes, I feel it is so crowded, that I'm not so sure if even the visitors are having a great experience. I do believe year-round affordable housing (either rents or ownership) is very important and would make Bar Harbor a better place to live. In order to encourage and invite more families to live here, we need to offer housing that is affordable and available. There are people who have decided to move here because of a job, and they can't find a home for their family, here in Bar Harbor. That's embarrassing. Hopefully, we can find a balance. Hopefully, we can put a hold on buying houses for seasonal rents, and have year-round neighborhoods once again.

Stability in year round economy reducing reliance on tourism industry to maintain "community" . Continued focus on maximizing revenue from seasonal economy and seasonal vacation rentals will be the death of this town.

if we could have planned better 10-20 years ago and limited or not allowed cruise ships into our harbor

More available parking downtown. Parking garage could be tastefully added.

In order to have a weekly rental you should have to live here year round. One weekly rental per homeowner. Changes to make decent affordable rentals so that a renter can save for a down payment on a home

A reasonable limit on number of seasonal visitors

Cap on cruise ships and on rental homes

Less rules about building in the downtown compound. High-speed internet. Care for outdoor spaces that residents use such as playground, Glen Mary, more holistic thinking rather than stop-gap/reactionary actions.

less people enjoying the physical characteristics

More housing availability, the protection of our land..ie...not deforestation by for profit companies.

Fine the way it is. Stop trying to change it. Your making it worse.

more people living here year round

More year round housing for everyone.

A bike lane. Riding on the public roads is a frightening experience. Also, though typical of Maine, the private road system is a mess. New homeowners have to hope they just get lucky with an organized road association with like minded people that want it maintained. There seems to be no oversight and that developers throw together bylaws and covenants just to tick off a box without any real consideration for those who will live there. It also feels profoundly unfair to pay such high taxes to not have water, sewer, garbage pickup, road plowing, or road maintenance. Finally, I work from home and it can sometimes be a challenge with our low-speed internet.

Stop arguing about the one thing that brings in money to the town - cruise ships!

Fix our school. Fix our pool. Fix our soccer fields. Fix our sidewalks and beautify our streetscapes, ticket people who speed up and down streets (kind petty I know) ensure our public access to water/ recreation at the ferry terminal as promised, incentivize developers to build affordable multi-unit apartments in places where they want to but currently can't (out by the log cabin/BH campground area, for instance) make downtown more walkable by using cruise ship funds to have a shuttle running every 20 minutes from the ferry terminal

to the edge of town in season, (building housing units for drivers at the Gateway Center) don't focus so much on taking away individual people's rights to rent their houses to pay for college or pay their taxes to fix our sidewalks and fix our school...focus on correcting out of downtown-zoning to regain the loss of the multi-unit apartment buildings we used to have: the town missed the boat when two hoteliers bought up every apartment building in this town and kicked folks out of their apartments so their employees could live their 5 months out of the year. Also, PILOT payments are not enough:create a revenue stream from larger $ non-profits to fund our school.

Glen Mary swimming pool being a priority, not a has been.

More focus on people and year-round living (housing, affordability, sustainability), less emphasis on tourism (sometimes it seems like everything else comes after tourism)

I think its pretty good now.

I understand the need for people to make a living when it comes to tourists and summer guests, but for my family, we would prefer fewer tourists and more of a year-round community. I enjoy the small, coastal, community feel of BH in the shoulder seasons. On a different note, I wish there was a humane way to control the number of deer on the island.

Less tourists, more permanent families living in neighborhoods year round

More places open year round and get rid of the cruise ships and tour busses. Also, year round residents should be able to park anywhere for free. More community, fewer t-shirt stores. Promote art community.

A better balance between residents and tourism, more residents actually living in the town

Less commercial exploitation

Less tourist congestion

More year round nature to tourism to even it out. People want to come, but there is nothing open. More employee parking for people who work in town. Less cruise boats. Boston does a local tax on food and beverage sales in restaurants, this could be done to fund development activities.

Less construction at every opportunity.

More businesses open year-round. Community members who appreciate the positive impact that tourism has on the town.

Although mainline services (e.g, banking, postal, grocery) are available and obvious, less-common services (e.g., plumbing, electrical, health-aides, custodial) are very hard to identify, and seem to rely on personal connections. Some kind of clearinghouse for this work might be helpful. We MASSIVELY need a competitor to Spectrum for internet. Having community solar and agriculture (CSA) would be nice.

Infrastructure improvements are needed to deal with the number of guests we have every year. Currently the most activity is packed into a roughly 2 square block area. I would like to see something done to attract more individuals away from the downtown waterfront and spread the crowds more evenly, also serving to help businesses that are not on the waterfront.

Affordable for all to live and play here. It is an expensive place to live.

Achieving a better balance between commercial and residential interests, respecting the history and natural resources and charm of our Downeast community as we consider the

type of growth and visitation we desire, recognizing that we live on an island with limited resources and carrying capacity and working as an island community to ensure that we preserve and protect what makes us so unique by limiting overdevelopment and over-visitation, ensuring that our year round residents and essential workforce can afford to live here, that our medical options extend beyond the Island, that retirees can afford to downsize and stay here, retire and comfortable end their lives here. Just to name a few.....

Housing availability

For people to stop pretending we have ever been anything but a tourism based community. Since the 1800s we have been tourism based, people need yo stop pretending that we are not, and start working towards managing our one industry.

More inexpensive family housing to be able to support more families who can live and work here.

More balance between visitors and year round families

favoring year round residents with benefits to enable us to financially live here such as using our parking permit to park at meters to run errands in the summer, sidewalks safe for walking, in town transportation to encourage reduced driving, signing Main, Cottage and Mount Desert as shared roads with cyclists

Affordable housing. If not the diversity and awesomeness will die and we will find ourselves with a whole bunch of wealthy out of towners here for the summer and dark houses the rest of the year. Small business will dry up and our uniqness will be lost. We need to manage our popularity, while trying to keep working people here.

1) Grow and re-invest Bar Harbor needs to continue to grow as one of the best resort towns in America. Following the national park's lead, we need to expand the season later into the year and capture all of the benefits of the beautiful New England fall weather we enjoy. We then should turn those increased revenues into tangible benefits to the community. Based on our tax revenue, there is no reason why Bar Harbor should not be leading the state in teacher salary and public works projects. Yet we continue to struggle to pay our teachers a decent wage or repair the streets throughout our community. Bar Harbor should be an example for other communities to follow especially in terms of environmentally friendly initiatives. Instead, we struggle to keep our sewage treatment plant in compliance with the minimum state standards. 2) Pursue policies that unite the community We also need more community events to bring neighbors together. More events like the bed races and Ledgelawn trick or treating get people together and increase the town's sense of community. There's more that can be done such as a holiday walk, bike race, or winter carnival. COVID and the divisive short term rental regulations have drawn a wedge between this community. As well intentioned as some of our council members may be, it is undeniable that the recent warrant measures have divided our community more than any other political issue in the town's recent history. Indeed, many members of the community are weary of this comprehensive plan and believe it is yet another attempt to destroy home owner's ability to participate in the short term rental market. We need to move on from the contentious debates surrounding short term rentals and focus on land use policies that unit the community not divide it. I implore the board to avoid focusing their attention on short term rentals and further dividing the community. Instead, focus on policies that unite os and strengthen our community. 3) Maintain the gilded age charm of our community Bar Harbor is unique because of its place in history and the architecture from a forgotten age. From the Criterion Theater to the Reading Room, Bar Harbor stands

apart from the suburban sprawl dominating the country. We do not need another bank with drive up window or chain restaurants and fast food deteriorating the charm of this unique community. Keep Bar Harbor unique and beautiful. Also, keep downtown Bar Harbor walkable. If you want strip malls, parking lots, and Walmarts, Ellsworth has you covered. Don't turn Bar Harbor into a want-to-be Ellsworth.

Native plant landscaping

More affordable year-round housing; longer season for Island Explorer type transportation

housing of varied types at affordable rates

A dedicated and clear vision for sustaining the year-round community

The addition of a second large grocery store. Before the town council moves forward on any issue, they need to consider all pros and cons and unintended consequences.

More housing for year round staff

better housing options for year round work force

Investment in the people who have grown up here and want to stay, not investment in people who want to rent out only during the summer or want to move here from the city and change it.

Less crowds

More parking, affordable housing.

More year round businesses

Fixing the land use ordinance, making things easier for year round taxpayers and business owners. Cleaning up the land use to allow for intelligent development for today's needs. More transparency with local government. Lowering taxes, balancing the budget. More options for year round people with kids (glen Mary for example). More police presence and better traffic management. More age friendly options for housing. Consolidated middle schools and cutting waste from all budgets. Incentivize people to be involved in town government on all levels. Not mandating climate initiatives and driving costs up for tax payers.

Affordable housing

Food trucks

Affordable year round housing (rentals and purchase), fewer businesses geared to low end tourism (no more crappy t shirt shops - none would be best), fewer cruise ships, town council and chamber of commerce geared less to short term profits and more to sustainable businesses

I'm not sure you can really truly fix the problems with your Comprehensive Plan. I wish we could afford to live here (taxes keep going up) and go into town, find a place to park to go out to eat. Take a hike in the park. But none of these things will change with a Comprehensive Plan.

If it could go back to being an affordable place to live.

Better biking infrastructure, walking, car free street, year round public transportation

Bar Harbor would be a better place with year-round public transportation, less cruise chips and tourists (due to heavy congestion that affects locals) and better businesses that are not just t shirt shops (basically year round business support) and more affordable place or

else we'll be next to NYC

I feel folks visit Bar Harbor fall in love with the town, move here, and want to change it to where they just left...Bar Harbor/MDI only has so much land. Let's preserve that! Partner with reputable developers for affordable rental and year round housing. Thank you all for your work - this is a daunting task!

Polco

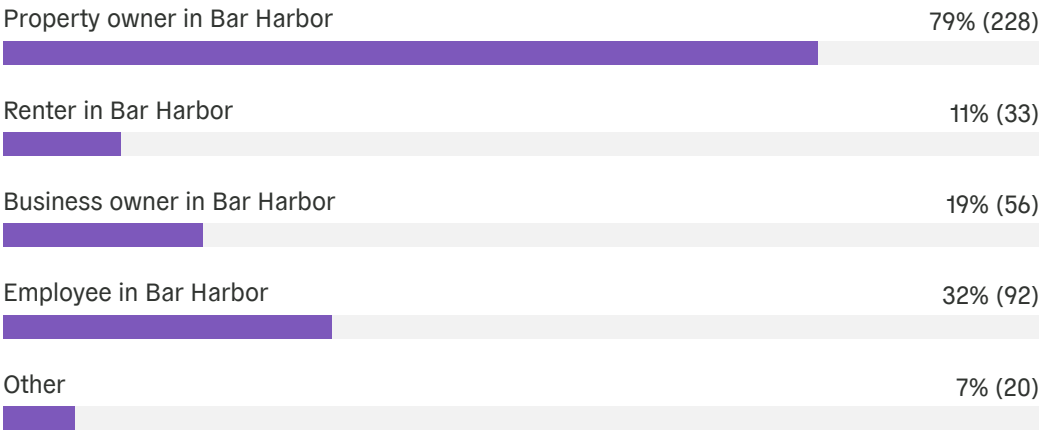


Understanding Community Challenges

Survey Results
INTERIM

10/05/2022

Which of the following option(s) below are true for you:



In your opinion, what are the top three challenges Bar Harbor will face as a community and need to overcome between now and 2035?

housing, Conners emerson School (infrastructure and programming) and carbon footprint

affordable housing, climate change, excessive property taxes

Housing, year-round workforce, sustainable transportation systems

1) Year-round housing stock, both for sale and for rent. 2) Increasing traffic on secondary roads. 3) Sustainable yearround employment

1. Need more parking, making it easier for residents to park. 2. Slow down traffic on Bar Harbor Road. 3. Lobby state of Maine to allow local taxes on items like food and beverage. Boston is a good example. It spreads the cost of tourism without raising local property taxes.

Damaging levels of tourism, lack of affordable housing, a board that doesn't have the "regular" citizens best interest

worker housing, traffic flow, over saturation of tourists

Year round, Affordable housing Overcrowding in summer Summer workforce shortages

Employee housing, property tax relief for elderly homeowners, tourist congestion in the downtown

summer congestion, high homeowner property tax burden, high cost of housing

Affordable housing, Tourism Volume Increases, Property Taxes

Seasonal overcrowding, poor condition and expense of housing stock, downtown parking and pedestrian access.

lack of affordable housing, overcrowding/congestion, climate change

Limiting seasonal crowding

1. providing opportunities for workforce to rent or buy homes without breaking their bank accounts; 2. reducing the number of visitors so that they, and we who live here; have a better quality of experience; 3. encouraging civility in public discourse so that democracy thrives with the voices of a diverse citizenry.

Accepting and embracing our role as a tourist "town" and work toward improvements in this area. We ALL benefit from the prosperity that comes with being a desirable tourist destination.

Cruise ship visits, affordable housing, infrastructure

Affordable housing Climate change Need to establish limits to growth in tourism: increasing numbers of visitors must be curtailed.

Overcrowding and affordable housing

Workforce housing, year-round services and robust infrastructures to support live/work community, managing tourism

Affordable year-round housing for low and middle-income families and workers. I can't think of anything more urgent than that.

Housing, parking, affordable elder care

infrastructure and climate change impacting infrastructure; livable wage employment opportunities; distrust in local government

1. Lack of affordable/reliable/up-to-date internet access, 2. affordable housing / available housing for workers 3. crowding

Housing Affordability, Housing Availability, Community Cohesion

Employee shortage/lack of housing Limit # of cruise ships allowed More diversity in town council/administration

1. Sustainable tourism (both in terms of environmental sustainability and ensuring that the growing tourism industry doesn't push out a vibrant, year-round community); 2. affordable housing; 3. childcare access and other resources to support year-round families

1. affordable year-round housing

Housing for year round employees, housing for seasonal employees, improving Bar Harbor's side walks and parks

Lack of housing options, increased property taxes, lack of the town paying their employees enough to allow them to live in and be a part of the community they represent.

Traffic/parking violations during season, keeping nature nature (too many visitors do not respect the place & leave trash everywhere and trod off trails and through our front lawn!!!!), And of course... we need workers!

housing, transportation/parking and too many cruise ship people

Housing, business attraction (especially year-round businesses), high speed internet availability

increasing/maintaining year-round housing, reducing traffic/congestion, land-use changes

1) Too many cars/not enough room for any more cars in Downtown. 2) housing variety: Affordable Apartments/Condos for people who don’t want single family homes or want to downsize but stay in this community. 3) Consolidation of resources school/fire/police

1.Parking/ traffic control 2.Easing of planning restrictions/ permit process for housing 3. Tax base ie...amount of Non profits removing properties from tax base

balancing tourism and business with authentic feel of community. cruise boat tourism overwhelming town and make traveling to the park and town less attractive to other travelers/residents. housing costs for seasonal employees

controlling out-of-control levels of visitation, affordable housing, corporate overbuilding

Managing tourism vs residents; infrastructure; housing

Congestion, high property taxes, sea level rise

1. Affordable housing

Housing, including weekly rentals, getting a more diversified economy other than tourism, cruise ship visitation

Employee housing - Town has way too much control over seasonal rentals and what you can do if you own property - what you just passed has made the housing market even worse. It did the exact opposite of what you tried to control - See Aspen Colorado and Steamboat springs and follow their incentive plans to rent to locals. Aspen owns over 2000 Units for low-income housing.

Affordable long term housing, seasonal worker housing and parking

Need to put in a local food and beverage tax to broaden tax base. More parking, a paid garage would be super helpful. Turn cottage street in a pedestrian only street. Like church street in Burlington vt.

Parking, Affordable Housing, Tourist Season

HOUSING

car traffic, sprawl, and environmental degradation due to the combined impacts of too many visitors, development, and climate change

Year Round Housing, Overcrowded with tourists each summer with the cost of maintaining the infrastructure for tourism being borne by residents. Transportation. Rt 3 is a Highway being tested like a side street, making side streets turn into highways.

Tourism management, affordable housing, planning for the effects from climate change

Excessive property taxes, a lack of better-paying non-seasonal jobs, better control of the number of cruise ships

1) year round Housing availability, housing rental prices, housing purchase prices. 2) More reliable and inexpensive transportation services to jobs in Bar Harbor forto those employees living off island but working in Bar Harbor--JAX/ Downeast Transportation buses may be an example to start with.

Traffic/Parking, Employee housing, Year round housing

Housing, housing, and housing.

Housing, housing and the resources to support their money driven tourist industry such as plumbing, water, hospital care, EMS!!

More pedestrian friendly, attract more diverse businesses to eliminate empty store fronts, housing issues if you dont allow people to do what they want with their property and they can't pass on rentals to family - hotels prices are insane and people need other options.

Climate Change. We need investment in community ie schools, parks, arts, libraries, YMCAs, family housing

Affordable, year-round workforce housing; maintaining village character in the face of rising tourism; and protecting the water quality of Frenchman Bay by stopping large-scale industrial development in the region.

over crowding, sustainability, housing

Overcrowding from tourism, affordable housing, preserving natural resources

Responsible growth, housing issues and impact of climate change.

Parking, Affordable Housing, Traffic Congestion

housing, adapting to climate change, preserving a year-round community

Maintaining our community vs being a summer bedroom.

Climate Crisis, Affordable Year-round housing, Affordable Seasonal worker housing

Getting the Town Council to actually listen and act on the citizens desire to minimize cruise ships.

Housing crisis, Property Tax increase from revenue shortages., Employee shortage

employee retention inflation growth

1) Lack of affordable housing to allow for year-round families to live and work in BH 2) Excess of tourism (including cruise ship) that is beyond our town's capacity - land space, ANP burden, infrastructure burden (water, sewer, roads, power grid) 3) Loss of community due to #1 and #2, which results in consolidation & closure of schools, loss of year-round employers, loss of non-tourist stores that support a year-round community, weakened health care options, and more.

1. Year round jobs that provide health care, days off, and a living wage. So many seasonal jobs do not help with a purpose for young families to move here. And year round jobs means a healthier winter community of year round residents. Commercial real estate on MDI is not affordable for most people and those starting a new business. It is too bad the town didn't own some of the store fronts and were able to offer pop up store opportunities for local people. Our encourage restaurant and shop owners to stay open longer in the season and year round. 2. Expanding the focus and responsibilities away from downtown commercial Bar Harbor (you have all done a great job with marketing and making the town attractive to million of visitors). A lot of the tax payers live in villages that do not see the same attention, validation, and resources as down town. As an example, Town Hill should have side walks and landscaping that represent us as part of Bar Harbor. And I have read that sidewalks lesson crime, promote healthier life styles, and attract families to live in neighborhoods. And have you seen how many people in Town Hill and beyond have been playing baseball and playing on the playground! Be great if local families could walk on the side way to the village center. Our community LOVES and supports our business's, and now many of us are asking...what about us? We should be in a mutually respectful partnership. In the summer it is near impossible to get a hair, doctor, or vet appointment. Our human resources are tapped. 3. Our ecological resources and habitat protection. I worry about whales, sea grass, seaweed, cod fish, bees, and health of our oceans. We are starting to look like an all inclusive resort for cruise ships and it without debate affects and puts at risk in some way, our Island culture and ecological resources. I think about the idea of a safe crossing animal highway at high impact deer crossing spots. Or how every year the eggs of snapping turtles get run over daily and

caring citizens put out signs.

Cruise ships. Jackson Lab. Housing/Tax issues.

lack of affordable housing; insufficient labor force to staff seasonal businesses; traffic congestion in downtown/business district

1. Too many summer visitors 2. year round housing. 3. Summer traffic control

Neighbors that run a business in a residential zone so they don't pay taxes. Code enforcement not doing their job.

Housing, better zoning, year round parking garage

Overcrowding, housing, year round employment

Housing, too much tourism (the Circus), parking

Infrastructure. Jackson lab is overburdening and not paying their fair share. Big projects need to be funded. The lab needs to help.

Tourist overcrowding, unwanted polluting cruise ships, skyrocketing property taxes.

1)Way too much vacation rental and airbnb, resulting in nowhere near enough affordable housing, and therefore no young families able to afford to live here. 2)Not enough limitation on cruise ships. 3)Infrastructure old and in dire need of updating.

1) Affordable housing and declining year-round population, especially families with school-age children. 2) Tourism growth that outpaces our capacity to handle it while still providing a quality experience. 3) A preponderance of tourist businesses selling low-quality, high margin items, such as t-shirts, which is driven, at least in part, by exorbitant rents.

Housing, infrastructure, aging population

Creating a business friendly community, finding an adequate labor pool and developing affordable housing for the needed workforce

Too many visitors, crowded Affluent people are owning and buying property. Local environmental health.

1) Affordable housing for all levels of income, 2) Overcrowding on sidewalks/streets and parking during the tourist season, 3) Maintaining a clean environment with aging infrastructure prone to leakage (sewers) and air pollution issues (ozone, smoke from old wood-burning furnaces, for example).

Affordable housing to help sustain and grow our year-round community. Climate change issues and environments health.

Housing, housing, and housing.

cruise ships over booked, too many visitors, too many summer rentals with dwindling year round population, and many more!

crowds, sewer/water issues, year round quality shops

Lack of affordable housing. Lack of space for locals on roads and in town

Lack of affordable housing, managing cruise ships, protecting the environment ye

1) Affordable housing for full-time residents and seasonal workforce; 2) Free-loading tax-evading "non-profit" companies 3) Wealthy litigious residents;

Taxes, roads and schools

taking better care of our environment, decreasing tourist impact, building a new school

Affordable year round housing, parking, poor roads

Top challenge is that some very vocal residents seem to abhor the tourism business. We are located next to a national park. Tourism and the businesses complimenting tourism should be welcomed not shunned.

available housing for workers, reducing cruise ship traffic, fixing storm drain and runoff issues

Housing, age of community, proliferation of non-profits

Parking (June -October), deteriorating sidewalks and roads, and traffic.

Housing Cruise Ships Infrastructure/sustainable energy

Cruise Ship Visits, Parking, Overloading Utility Services

Shared use of resources, waste and people trying to live everyday like it is a party.

1. Highly restrictive land use zoning thwarting housing. 2. Narrow citizens economic views restricting business enterprise. 3. Imbalance of high non-profit land ownership burdening taxpayer contribution to the cost of local government.

1. A variety of types of housing for residents and workforce; 2. Take care to maintain open space

1. Having too many homes closed up during the winter. 2. Spending too much money on project studies that go nowhere 3. Not having a town that can support businesses during the winter season.

Destruction of Residential zones due to vacation rentals

updating land use zoning ordinance, housing stock, town infrastructure updates and expansion

Affordable family housing for year round residents Employee housing Sidewalks and roads

Maintaining community integrity, limiting rentals, limiting tourism

1. Lack of a sense of community and small year round population due in part to the housing crisis and tourist rental market. 2. Climate related risks to environmental and human health, infrastructure, and local economy. 3. Rising costs of living and availability of year round jobs.

Absentee ownership of housing units for short term summer rental, shortage of affordable housing for local workers, traffic....all related

1. Restoring "small village identity " in the context of crowding, residential housing, support of library, YMCA, and food bank: while controlling/ containing any small interest group(s) from thwarting the wish of public opinion (the popular votes on any and all issues). 2. Continue to limit and expand the influence of cruise ships and the truly overcrowding of downtown area == we have enough visitors who day trip and/or use our hotels, motels, and B & Bs etc. They pollute, they are abusive to their workers, and are overall a symbol of excess in the search of exploitation of people and the environment. This is not a simple issue to be " trimmed" at the edges. How many times does the voting of the residents of Bar Harbor need to be ignored and subverted before this change happens! 3. The need to invest infrastructure support for year round residents: eg. the YMCA, the Jesup, the pool on Spring St, and more support family care / child care for residents and single and two worker families and retirees.

1. balancing tourism and population growth with the year-round population's quality of life 2. not enough affordable housing to provide for the people and families who want to live here year-round 3. finding methods to balance all the populations who want housing on MDI

housing, tourist management

Housing, Public Transportation, Climate Change

Affordable year-round housing; well paid and long term educational staff for community schools; reduction of traffic congestion/parking congestion

Housing, managing tourism flow to create a calm and not circus like atmosphere more fitting in other locations. People come to Get Away from city life and bustle. Better management of cruise ship numbers, and numbers in general, to enhance Everyone's experience here. Please understand, the parking problems have been worsened by the allowance of house stays under 4 days along with the current trend of Thurs thru Sunday visits. Traffic in and out heightens this situation. Hard factual look at real visitor numbers should tell you when we get overwhelmed,

Housing, managing tourism flow to create a calm and not circus like atmosphere more fitting in other locations. People come to Get Away from city life and bustle. Better management of cruise ship numbers, and numbers in general, to enhance Everyone's experience here. Please understand, the parking problems have been worsened by the allowance of house stays under 4 days along with the current trend of Thurs thru Sunday visits. Traffic in and out heightens this situation. Hard factual look at real visitor numbers should tell you when we get overwhelmed,

Keeping Bar Harbor a desirable place to live. Maintain a viable mix of business activity. Support housing options for young families and local workforce.

Affordable housing, aquaculture of fin fish, limiting single use plastic

Affordable housing, aquaculture of fin fish, limiting single use plastic

Affordable housing, summertime congestion (need for better parking solutions), reconstruction of the middle school.

climate change, affordable year-round housing, energy independence

1. OVER CRIWDE; 2. NOT ENOUGH EMPLOYEES; 3. NOT ENOUGH AFFORDABLE HOUSEING

1. OVER CRIWDE; 2. NOT ENOUGH EMPLOYEES; 3. NOT ENOUGH AFFORDABLE HOUSEING

Property tax- housing to many people

housing, traffic, climate change

Housing, housing, housing

property taxes and housing

Housing for seasonal workforce, affordable housing for year round people, new elementary school.

cruise ships cap, Salmond farm permit, lack of affordable housing

Too many new expenses and not enough revenue which will raise taxes

Parking and admitting that Bar Harbor is a tourist town.

lack of year round housing, over crowding / over promotion of tourism, housing prices out of reach for local workers

1) Establishing a sustainable financial plan that minimizes the cost to property owners. Find better ways to leverage tourism to fund the town budget like other tourist towns. Much of the town's costs relate to "hosting" tourists...so make them pay their fair share. 2) Resolve this

vacation rental permit thing before there is a class action lawsuit. There is a huge undercurrent of bad feeling there...that town is purposely driving down property values at homeowners expense without compensating them. 3) Find better ways to capture the voice of "all" in decision making versus voices from the few; and do a better job exposing bias and recusing people from key votes when there is a clear conflict of interest.

Housing shortage. Essential worker shortage. Year-round community shrinkage.

Affordable housing, traffic (on and off the island as those who can't afford to live here have to commute, as well as increased tourism), reduction in services for locals (fewer year round residents means fewer students in schools, fewer patients in hospitals and clinics, fewer local tradespeople etc)

Housing, cruise ships, crowds

create more affordable housing in Bar Harbor; anticipate and plan for impact of warming climate particularly when expanded seasonal population is here; protect and maintain existing parks and community buildings/spaces (like YMCA, Jesup, Glen Mary, DeGregoire Park, the Green

1. Continued decline in year round residents, creating issues with municipal services and changing the fundamental way the town operates. 2. Overcrowding during the peak tourist times and the ability for the towns infrastructure to continue to handle it. Roads, public utilities, green spaces etc. 3. Long term viability of good paying, non seasonal jobs. Very hard to live here with the majority of jobs are tied to seasonal tourism based business. This also links back to my first concern. I hope the town will be receptive to larger employers moving in.

Housing, cruise ships, parking

The lack of affordable housing for the employees needed to sustain the businesses in town, adequate parking, sustainable renewable forms of energy.

Traffic, parking, cruise ships.

Overpopulation, gentrification, trying to solve both problems with rules and regulations

Over-crowding, housing costs and availability, transportation

traffic and parking

Over-development, affordable housing, affordable services and taxes

Parking, big buses trying to navigate on Main Street, and big bus parking by Agmont Park. Big buses cause traffic nightmares.

Affordable housing, year round employment, too much tourism

Housing Availability at all prices points, workforce shortages, rising school costs and school renovation needs

Development pressures, Developers taking over the Town boards, Lack of vision

rentals, fish farming, cruise ship reduction to help with crowding tourist problem

Lack of transparency within Town Government and it's officials. Lack of realistic planning (infrastructure, housing, commerce). Polarizing citizens against each other versus working together for common sense solutions.

Permanent housing, community activities for year round residents, dog leash enforcement

Continued loss of year round housing opportunities Excessive tourism

Affordable Housing for Summer Employees, Limiting the number of Cruise Ship Visitors, Upgrading infrastructure.

Cruise ship reduction of visits of big ships: large hotels overburdening our water, sewers and trash; affordable housing

1. Cruise ship crowds chase others stay away from Bar Harbor. 2. Unavailability of housing for employed public work people has hurt "community feel" for local residents. Create incentives for housing for your public employees and teachers. Maybe denser housing allowed on sewer system houses? 3. Fix the sewer overflow issues. Stop polluting the ocean when there are storms. I still cannot believe that has not been addressed.

Lack of Affordable housing , too many weekly rentals, lack of rental apartments for young and older residents

The town's carrying capacity to support tourism, lack of year round and seasonal employee housing to support businesses, housing affordability

Controlling the number of tour boat passenger Affordable housing for employees both year round and seasonal Climate change accommodation

Taxes, Roads,

Year round housing, seasonal overcrowding, loss of sense of place (neighborhoods, aesthetics, skyrocketing home prices, etc.)

The continued major increases in property taxes every year. The pressure to do away with some of the income streams, i.e., as Cruise ship and parking fees. Year around affordable (not such what the definition of affordable is) housing. Weekly rentals must stop.

Housing for summer employees, year round housing for families & employees that want to work year round, figuring out how to be a year round community and not a summer community. We seem to be moving too quickly to only summer residents and losing the year round community.

Affordable, year round housing for the dwindling workforce Balancing business and income/revenue with overcrowding and current overuse of our limited infrastructure Recruiting staff for important jobs with massively less applicants (TEACHERS/school staff, doctors/hospital staff, firefighters, police, etc)

Transitioning to a renewable energy grid and public transportation, balancing affordable housing with limited growth, adapting to a changing marine environment (sea-level rise, fisheries).

Taxes that are fairly assessed and too high which may make it so I cannot live here any more, overcrowding from too much tourism and overcrowding in downtown Bar Harbor, and the ability to help families with young children, single parents, or older people on fixed incomes be able to afford to live in Bar Harbor to keep our sense of community because of high taxes and people renting out their houses to be able to afford to live here. The Glenn Mary Pool should also be fixed so that the residents and visitors can use and enjoy it. That is awful that we pay so much, but money was not budgeted to allow this to be fixed. Ps. I do not use it anymore as my son is older, but just think it is awful that young families cannot use it this year.

Housing, year-round employment opportunities, tourism/overcrowding management (transportation, resource allocation, environmental impact, etc...)

Affects of climate change due, adverse impact of unsustainable tourism on the environment,

and population growth resulting in increased stress on the natural resources of the island.

Limiting Cruise Ships, Vacation Rental Regulations, affordable housing

Pedestrian and vehicle safety downtown , year round housing, preservation of residential neighborhoods

Provide public transportation and decrease automobile traffic. Affordable housing for local workers. Fewer cruise ship passengers debarking on a a given day.

housing, infrastructure, tourist management

Not increasing taxes, we had a major increase/assessment recently, not ok. Stop corporations from buying up real estate, leaving town empty after the main tourist season. Perhaps look at the mid coast towns and see how they greatly improved their towns to become desirable places to live.

1) Affordable housing with responsible development; 2) Using already developed space more efficiently (keep wooded tracts intact); and 3) Rising taxes relative to services for those outside downtown.

Reducing carbon emissions, affordable housing, managing impact of tourism

Affordable housing; maintaining a safe community for pedestrians and cyclists; helping elderly residents

1 Loss of year round residents 2 Over use of town and Park infrastructure including access to parking in town 3 Cost of living on MDI

Over taxation, bloating budgets, tourism

Housing, overcrowding, infrastructure

Housing for year round community, shortage of workers due to housing shortage, tourist traffic management.

too much visitation - we lose our town in the summer (and the fall) and it's overstressing the environment too much development exacerbating the visitation problem affordable housing

Cruise ships, traffic, employee housing

1. Put community needs before tourism needs. 2. Keep tax rates down to keep our middle class here. 3. Slow down the creep of regulations that are affecting every aspect of social, property ownership, and business life; it is getting out of hand.

1. Environmental preservation of land and water and human culture. . 2. Housing for year round residents. 3. Energy sustainability

Housing, attracting year round residents, climate change.

Tourism Overcrowding, year round housing, health and home care services

Outside influences - American Aquafarms ruining our waters, Cruise ships taking over town so locals can't shop at the grocery or go out to dinner peacefully, Cost of Living is too high.

Housing, difficulties small businesses face getting started in Bar Harbor, creating a compromise on the cruise ship issue

housing and infrastructure

Housing, over tourism, cruise ships

Housing Attitudes - divisiveness, willingness to compromise Increasing Budget & cost to operate

Housing shortage, worker shortage, tourism management.

affordable housing, marine infrastructure (fuel access, sewage pumpout, waste bilge water collection site, etc.), and ability to communicate well and effectively with one another to solve town issues

Affordable housing, traffic congestion, keeping it's year round residents.

Climate change; school infrastructure renovations; affordable housing

Housing, Employee Shortage and Quality Medical Services

remaining a year-round community (affordable housing, sufficient restaurants/stores/etc to support year-round residents), internet connectivity/broadband, climate change

First the continued waste of taxpayers money studying ventures prime example the Ferry Terminal, Second the town needs to get out of the tourist business, the town government needs to support the year round people with services, examples money given to Island Explorer, the Chamber needs to be redirected to expanding year round services and not focus all efforts on visitors. The rebuilding of infrastructure concerning public services, as year round residence we need to expand and build on this for year round use not just for the visitors.

Overcrowding of tourism, affordable housing, property tax hikes

visitor population is overwhelming, water supply, to many residential home owners renting homes and therefore disturbing neighbors with vacation activities 7 days a week, fire dangers etc.

Housing, long term and year round employment and public transport

My street explodes with traffic from the weekly rentals its a dead end. they will have 6 cars at each house . its just too many people

Year round housing

Parking, Traffic, Road degradation

People can't afford to live here because of all the Airbnbs. This town will be a ghost town after November 1st each year. Just sit at the head of the island 4 am till 9am and 3 pm till 5:30. You can see all the cars of people that work on the island that can't afford to live here come and go. The grade schools classes are getting smaller because young families can't live here. I was away for five years and came back and shocked on how Airbnb's have taken over this wonderful island.

Affordable housing. The ridiculous cruise ship initiative that will result in the town being sued, where is that money going to come from? Infastruture: Particularly high speed Internet, the electric grid which is already having issues. Water and sewer

Code enforcement please. Living in a residential zoned neighborhood and code enforcement let's my neighbors run an auto repair business. Not helping our environment.

Housing, resources such as childcare, wages

Housing, employee retention, parking

Property tax Woke council Unnecessary spending

Need more affordable housing. Reduce cruise ship passengers/crew coming ashore to 1000 per day. Buy more parking lots

Lack of affordable housing, Lack of year round transportation. Better phone and internet

service.

1-Parking 2-Cruise ships 3-Non-residents buying up property for Airbnb and rentals

Housing crisis, lack of childcare and children's activities, becoming over-saturated with tourists

Housing - Parking - Cruise Ships

1-improving very poor streets and roads. 2-Affordable year round housing. 3-curbing anti-business mentality.

Affordable housing, setting sustainable visitation goals, creating climate-resilient infrastructure.

Affordable housing, balancing economy with quality of life, climate change

Housing, parking

1. Runaway rent costs (driven by short-term rentals). 2. Mooring of too many cruise ships (pollution). 3. Maintaining the public schools' physical plant and high high educational standards.

Affordable year round housing and infrastructure improvements (sewer, water and roads).

Traffic and parking

Parking is the biggest issue I can think of. I used to rent there, and the apartment didn't have parking spaces, so we had to park in community lots. Now those lots are metered. I guess if we still lived there we could get a pass, but that doesn't help the problem of all the parking lots being full. Housing is the second - there's not much available, and what is, is expensive. Traffic is the third - separate from parking, there always seems to be a traffic jam at the head of the island in the summer. Ever since they added the left/straight lane, people try to use it to pass, and then other people don't want to let them merge back in, because they've essentially cut the line. There's plenty of other places downtown that are problematic as well, since the streets are so narrow, and people park on the sides.

affordability for a year-round population; traffic congestion; infrastructure

Affordable housing, traffic congestion, recycling

Traffic, space, cost of everything

Housing, traffic congestion, climate change

Parking and traffic

Affordable housing for year round residents

Traffic...speed at which people drive....property bought up developers...no affordable housing for families

#1.... employee housing #2... affordable housing #3... parking

Housing, parking, taxes

Affordable housing and town needs to stop controlling what property owners can do with their property.

Public School for all children, including unvaccinated. Housing crisis. Staffing crisis.

Overdevelopment, affordable housing for those who work in the area, traffic issues

Permanent housing, trash disposal

Available, affordable year-round housing for individuals who hold jobs on the island, upkeep of infrastructure and roads and improving communication in regards to available resources to the community at large

aging facilities, especially the elementary school; seasonal overcrowding and over use of resources; lack of housing-particularly apartment.

aging facilities, especially the elementary school; seasonal overcrowding and over use of resources; lack of housing-particularly apartment.

Seasonal economy, traffic, cost of living.

1. Lack of affordable housing for the working-class people of our town. 2. Little sense of community among the residents of our town. Bar Harbor has become a commodity not a community. 3. Bar Harbor is over-run with cruise ship visitors that contribute little to the well-being of our town. Bar Harbor panders to cruise ships. The town survived very nicely without the cruise ships during the pandemic.

-housing for year round people of all economic levels -the community working together to compromise on issues that arise, working to get input from all sectors of the community, working to eradicate the us versus them attitudes

Affordable housing, year round rentals, traffic and pedestrian congestion in the summer

The town council needs to start listening to the citizens going to town meetings. and stop forcing through their personal agendas or voters will stop participating in the meetings. They listen to the public speak and then vote against the wishes of the town people attending the meetings. Then the ballots are worded to get what they want. Instead of listening they are setting up an us against them attitude in town just like the mess in the federal government! The 8-16 meeting is a perfect example of the people speaking being ignored.

Affordable housing, housing for teachers, our parks

Affordable housing, stable year-round economy, summer overcrowding

Housing, community commitment, needing creative solutions to park our in Maine workers.. we've a good start, but need a bit more fine tuning. And I sincerely hope lack of water does not become our issue. The rising need for electricity support. Oops, that's 5.

Overcrowding during tourist season especially when huge cruise ships are visiting. Additionally, cruise ships should tender to the ferry terminal with busses available to bring those wishing to into Bar Harbor.

Available Housing, affordable housing, year round rentals

Cruise ships and the environmental impact, housing, and commercialism of the town

Affordable year round housing; tourism economy destroying year-round livability (eg. businesses that stay open year-round, neighborhoods with year-round families)

Overcrowding in tourist season / out of state property owners using for vacation rentals / cruise ships polluting the harbor

Better town government; more housing for middle and lower income people, better jobs for year round people

Better town government; more housing for middle and lower income people, better jobs for year round people

Anti business sentiment, anti cruise ship sentiment, anti tourism sentiment

1. What is the right balance/size of businesses and visitors to the town? Perhaps it is already too big with too many visitors and too many businesses 2. Resolving the number and size of cruise ship visits once and for all 3. Affordable Housing for those that are able to find jobs

Parking/traffic, climate change, housing

The dominance of an elite class; housing; reconciliation of the need of recent immigrants (e.g., from any other state) to close the door behind them and the the needs of the long-term resident, economic investment, and the recognition of Bar Harbor for what it is...primarily a tourist destination.

Forest Fragmentation and Ocean destruction, Parking Issues, Cruise Ship Pollution (people and air)

Parking

Housing, access to year-round work/opportunities (broadband, WiFi and education), managing cost of living (property taxes, heating, utility costs).

Housing housing housing

Cost of living.

Paid parking is horrible. Woke culture is detrimental to the history and welcoming nature of the people. Gow many decades will it be before you actually fix the roads properly?

People Housing Traffic

Lack of affordable housing. High taxes. Over-crowding.no.

1. AirBNB: it boggles my mind that you allow so many homeowners to operate hotels in unzoned area's in an unregulated way. AirBNB is the core problem to your affordable housing issue, it prevents property from turning over - which is preventing new families from moving in, it is the major reason that the streets are clogged (cruise ships are the wrong target, AirBNB should be your focus). 2. Zoning: allow more building on smaller parcels. 3. The island population needs to get younger. More families are needed. There are plenty of good paying jobs, there just is no place for families to live.

housing, aging demographics, balancing tourism with year-round community

Too many cars, not enough parking. Affordable housing options that are not single family homes. Expanding our town infrastructure so more housing options can be built all over not just in the downtown area.

1. Housing for year round employees. 2. A total lack of repair service availability for heat/plumbing/electricity/house & driveway maintenance because services only take on big projects (house construction) or are on retainers for vacation rentals. 3. Town infrastructure deterioration (schools, roads, septic, water)

Year-round vs summer visitor infrastructure needs, over development of non-residential property, less options for year-round shoppers/restaurant goers/etc.

1. Traffic issues in Bar Harbor during the summer. 2. Affordable on-island housing for both year-round and seasonal workforce folks. 3. Limiting both the number and size of cruise ships.

1. Traffic issues in Bar Harbor during the summer. 2. Affordable on-island housing for both year-round and seasonal workforce folks. 3. Limiting both the number and size of cruise ships.

Limited affordable housing, year round employment, parking

Lack of housing, too many visitors with not enough space and services to accommodate them during the day, and overload due to usage and environmental stresses on our public works systems. I no longer enjoy my own town for anything other than using the rec areas, library, grocery store and gas stations, because I don't have any use for any of the shops (save a few local ones when its time to buy gifts for people). The restaurants are too crowded for me to want to dine out, and I just don't enjoy the vibe of the town any more. This shift of enjoyment for me really began and ramped up between the years of 2018 and 2022. I feel the same about many parts of Acadia. There are just too many people, period, and I believe there has to be a happy medium. If we could just get visitation numbers back down to 2015, 2016 numbers, that felt about as maxed out as I personally could take while still wanting to spend time down town, and occasionally still tolerate visiting places like Sand Beach or Jordan between the months of May and October.

Housing for year-round and seasonal workers, VRBO and AirBnB are taking too much housing from year-round use, there is too much retail space devoted to t-shirt shops and not enough to the needs of residents, too may cruise ships.

overcrowding, affordable housing, climate change

uncontrolled development, rising taxes, out of control Air B and B rentals, too much strain from "over tourism"

affordable year round housing, big cruise ships which are harmful to air and water, health care/safe hospital, repair Holland Avenue sidewalk since its in terrible shape and it's the main thoroughfare for elderly, disabled to get to Hanford from Malvern Belmont (they end up walking in the narrow two way road which is dangerous...its the most important sidewalk in Bar Harbor)

over population during tourist season and housing for workforce

over crowding, cruise ships, lack of affordable housing, too much seasonal development

cruise ships, too much focus on tourism

Housing capacity (affordability to sustain year round population), real estate taxes (maintain low mill rate), town staff (maintain appropriate level of service)

More affordable housing that is year round; reduce cruise ships (too crowded, go to 1000 passengers and crew disembarking per day); reduce traffic congestion (use the parking meter money to buy more parking and then increase island explorer bus routes)

seasonal housing of workers encroaching on towns housing supply, big businesses bullying and taking over city council and town manager positions, taking large businesses properties for fair value

Sustaining and improving the quality of life for TOWN residents, responsible and sustainable business growth and development, need for more housing, limiting non profit development in town (non profits that don't pay taxes take up usable land and do not employ town residents...need to be limited, what purpose do they serve in town?)

We need to understand that the more visitors come, the more there needs to be more bathrooms, benches, water and sewer, etc. Year round residents should have tax breaks on their property values like your studies show. A resident in Bar Harbor can afford a 180k home, so how can they pay for inflated prices of 450 k per home or so? Without renting a portion of their home out. Its called survival - not just for the rich, motel, and bed and breakfast owners.

Are you aware of potential solutions to any of these challenges that you think may work in Bar Harbor?

Yes, only allow one short term rental per person, fund the school to support it's ability to fix the building and provide better programing (arts, music, programming in line with other AOS schools)

A local use tax would go a long way to alleviating all three

Lang use planning, economic development, beneficial electrification.

Continuing to limit short-term rentals and absentee owners who profit off the community and give nothing back. Taxing JAX to fix Cromwell Harbor Rd.

Need to get Maine to allow local tax on food and beverage so money spent here has a direct impact here to support the community

Yes

building more housing units, restricting vehicle access to downtown, restricting density of people during summer season

More affordable, year round housing projects like those in town hill/head of island

Employee dormitory style housing off island on the bus route either in Trenton or Hancock might help with the seasonal labor shortage. Make the weekly rental permits a lottery style program.

local option sales tax

Citizen’s initiative to restrict cruise ship disembarkation, Island Housing Trust developments and Jax workforce housing project.

require developers to include affordable housing in new developments, limit cruise ship visits, make downtown only available to pedestrians, build centralized parking outside of downtown, replace undersized culverts, provide economic incentives to businesses and homeowners to reduce carbon footprint

Some cities have closed central areas to auto traffic, making the city center a pedestrian zone.

1. taxing home sales and targeting those funds to subsidize housing opportunities; 2. the second problem is probably not solvable, so how do we manage things better to reduce the negative impacts of too many people trying to live and recreate in a very small, desirable space; 3. let's continue to offer opportunities for citizens to engage with the issues and with local policy makers in neutral settings, creating relationships (social capital) that will see us through when there are disagreements about policy choices, and helping new citizens understand the ways that our community works, so they see outlets for their concerns.

yes.

Limit or eliminate cruise ship visits, Limit conversion of year round housing to seasonal rentals

1. Support and facilitate creative partnerships to create new housing opportunities 2. Stand firm on limiting non-hosted vacation rentals 3. Moratorium on new transient accommodations (including campgrounds) until impact fees can be assessed to provide seed funding for #1 above 4. Collaboration with all other MDI towns on #1 through #3 above.

Identifying and encouraging development in meaningful zones that provide a balance of tourism, residential and other uses, collaborating with the tourism industry to provide a better visitor and residential experience through infrastructure enhancement, build out services for employees even if they don't live in town, eg magnet school, child care, etc.

Yes, more support of initiatives by Island Housing Trust and more incentives to property owners to rent their house year-round instead of seasonally. Also, deed restrictions like what some western ski towns like Vail are doing: https://www.outsideonline.com/culture/essays-culture/how-to-save-a-ski-town-west-tourism-economy/

grants, forward thinking, inclusive thinking, proactive studies on other countries (The Netherlands) and their work toward sustainable solutions for both climate change, agriculture, and infrastructure; encouragement toward technical skills/education; allowing denser housing in downtown proper; allowing more commercial and retail uses out of homes in the downtown proper.

1. Community provided broadband, 2. More complexes like the one that Jax is building 3. traffic/parking studies to improve flow, multi-level parking garage

Yes, the park is planning on building housing, JAX is building housing, Island Housing Trust and MD365 are working on affordable housing solutions.

Use cruise ship revenue or charge an additional fee to cruise ships for an affordable housing fund Hire/find more diverse candidates

Focused investment of town resources and dollars; further restrictions/caps on the number of rental properties; further investment in on-island affordable housing; limits to the number of vehicles allowed on-island/other strategies to incentivize and promote use of public transit

Limit weekly rentals

Island Housing Trust is working on behalf of the year round employees

Give the town employees an incentive to live in the town, increase property density to allow for more housing to be built, focus tax money on the town residents and not the tourists.

Dont allow weekly rentals in residential areas, create some parking close to but out of downtown that has buses and limit cruise ship passengers to 1000 a day. People on smaller ships spend more money anyway.

Address the zoning restraints that preclude in-fill and other higher density housing options

limiting or eliminating weekly rentals, a bed tax, redesigning downtown Bar Harbor to be pedestrian and bicycle focused and building bike paths for e-bikes and active transport options, installing sewer capacity for Town Hill so that it can be developed more like an actual village, changing the LUO to allow for more compact village=like development instead of sprawling suburban type of development.

Expanding town water and sewer to the head of the island could help develop housing complexes.

No

some sort of tax break or incentive for large employers to provide housing or the town

supplementing housing costs for employees. limit cruise boat traffic. limit chain hotels and restaurants from having too large of a presence in the community.

regulate nightly/weekly rentals more strictly; prevent non-community stakeholders from owning and operating properties solely for short-term rentals, make downtown Bar Harbor parking only for locals and free year-round (ha, just kidding, but we can dream).

Set aside areas for affordable year round housing

Severely limit cruise ships, make Main Street and lower Cottage St a walking mall, stop catering to downtown merchants, convert to green energy in all municipal buildings and cars and find ways to help all residents do so.

Yes, limit cruise visitation to a manageable number, (not eliminate), limit (and enforce) vacation rentals. The massive previously unregulated and unenforced rental issue that was kicked down the road has made it almost impossible to find local housing. No housing, no residents and no way to live where you work.

Yes - Town needs developers to pay more for tap fees and they need to make them provide low-income housing or they don't get to build or remodel. Why has it taken so long for Jackson lab to build low-income housing - They also should be paying taxes - Ridiculous - What nonprofit can pay their CEO 4 million but not pay taxes

Changing zoning. Bar Harbor zoning is way too restrictive to make building affordable housing possible. Approaching the State for grants for seasonal employee housing. The state gets 10% on every hotel room and air b&b stay. As a 10% partner in those business if they kicked in $$ for employee housing they would probably get more tax revenue than they expend.

Local food and beverage tax

Narp

Set limits on number of visitors/cars, ban cars in all or select parts of Bar Harbor, build up instead of out, to reduce reliance on cars and so we don't end up paving over the entire island to make room for more cars. I predict that these won't be popular ideas, but they need to be seriously considered if we are to have any chance of preserving anything on MDI.

Define Downtown as a separate entity with taxes adjusted to reflect the undue burden placed on the rest of the town to support 3 blocks.

provide incentives and funding for subsidized/nonprofit affordable housing

Create a training facility for the building trades (we certainly need carpenters, plumbers, electricians, etc.) and health care industries, improve web connectivity on MDI, work with the State to promote (and help subsidize?) alternative energy sources (like solar).

Building more and the appropriate housing should keep prices from increasing as fast as they have been fro renters and buyers.

employee housing sites combined with satellite parking and shuttles

No

No . People, are to concerned with money they make

Sure. Make a paved bike lane on eagle lake road and crooked road. Allow for property tax reductions to starting businesses. Put a cap on what hotels can charge for a night, allow people to rent their homes for as little or as long as they want and allow them to pass down rental permits but give them a deal if they turn their rental into cheap local housing from

November to May. That will give people moving here a place to stay as they look to buy since most homes come on market in spring time.

Focus on sustainability, investment in education, more pedestrian streets- focus on urban planning, elimination of cruise ships, encourage eco tourism, bike lanes, and pedestrian friendly streets,

I know that many are focussing on these issues. I think the town should financially support the efforts of Island Housing Trust, the planning department and town counselors need to find ways to preserve the character of the town, and we need to stop American Aquaculture and others like it that could destroy our beautiful vistas and the water quality our traditional fisheries require.

Some small efforts but nothing large enough to make a difference

More effective control over vacation rentals and hotel expansion, smaller cruise ships, park visitation controls

I believe the town leaders are trying to address the first two. Overall I believe they are doing a good job trying to balance considerations of year round residents and summer only property owners. I believe continuing to hear and consider all points of view will lead to good compromises on these tough issues. Re. impact of climate change that one is a tougher nut to crack. Here I also include the impact of (god forbid) more pandemics and viruses which will demand community intervention to control spread. These are yet TBD issues and a policy solution will be harder to find. However, awareness of their potential and planning flexibility in various policies may be warranted.

Parking Garage, No new construction for hotels/motels/AirB&Bs, limit traffic to local only downtown

Cooperatively-owned housing/climate solutions such as wind and solar

I'm not sure there is a solution. We are becoming like Nantucket and the Cape.

Continued emphasis on reduced/recycled food waste. More electric cars and chargers, reduced number of cruise ships, and electric lobster boat engines. Publicly owned and operated supervised dorms for seasonal workers with electric buses to work areas. Public/private financed apartment buildings.

restrict cruise ship visits both seasonally and daily

Local Option Tax

purchase land and build employee housing outside town but within a reasonable commute

Strategies like live/work subsidies, inclusionary zoning and increases in density may help. Limit new hotel and inn development. Limit new short-term rentals. A higher property tax bracket for non-primary residences which are not being used as long-term rentals.

Maybe we can broaden this conversation of protection and restoration, and most of all, prevention and have that help us as we live in this beautiful place. Starting with systems and conversations with intent. As I have been attending the National Geographic sponsored College of the Atlantic Summer Institute on the Ocean, I keep wishing that the audience was filled with more local people who hold policy and power. This sort of model for learning and discourse is a powerful one. We have a resource like the Abbe Museum in our community. We have very little reference to the people who were living on this land before us woven into our town presence. Do they have a voice in conversations about land rights and fishing etc? Our town gives a lot of money to the YMCA and many of us do not use it due to the cost to join to

offerings to location and hours. With that being said. Why can't they have an outdoor pool for locals. Or build a splash park in the eyesore dirt parking lot? If the YMCA wants money...how can they serve the community in needed ways? The pressure is on Glen Mary and the YMCA collects money from us for services they charge for? What are we paying for exactly when we give money to them? What about the LL Bean buses and the short season and not going near any local neighborhoods. Having more public transportation options helps many people and the environment.

Towns too busy without the cruise ships. The Jackson lab would account for approximately 20% of the towns revenue if they paid taxes on their over growing blueprint on the island. 60 mil profit and 100+ in tax payer funds does not justify the measly 50k it donates to the town. You can't fix the housing issue on the island when the towns own extreme property tax hikes, during a pandemic, are forcing locals off the island.

no

2. Apartments. 3. Mandatory parking outside the city and bus visitors into downtown.

Code enforcement will work with small buisness owners. Follow the codes. Code enforcement needs to understand there's many reasons land is zoned business and residential.

Building heights for more apartments, remove set backs to allow more housing, build a garage

More rigid Airbnb laws, fair housing costs and limits to rent charges for year round residents, encouraging year round residents vs seasonal ones

Get rid of weekly rentals, no cruise ships, more parking for local homeowners

Far too much untaxed property.

Requiring that gas and diesel cars park at the head of the island and rent electric vehicles from there. Banning all cruise ships until that point that they are clean. As they are they pollute the air, dump their sewage in the ocean which washes up here, and are noisy. Lower property taxes on the smaller houses and properties: make up the dollars by enforcement of ignored stop signs and speeding.

Declare airbnb's illegal. Many other communities have done this. Do not allow any further vacation rentals - no waiting list - and when a house is sold, the right to rent as a vacation rental ceases. Set a firm limit on cruise ships. Seek bonds, grants, state and federal money to help update our falling apart infrastructure. Push the legislature to adopt a local option tax.

All three of my top three challenges are inextricably linked. Affordable housing means housing for well under $200,000, maybe even $150,000. Workforce housing initiatives are a start, but they fall far short of the need. Of course, for these to be successful, they need proper funding and an acceptance that there is a level of subsidy of workforce housing. Concerning tourism growth, we build more accommodations without consideration of the carrying capacity of Acadia National Park, our roads, our water, and our sewers. The legislation to limit weekly rentals was a start, but we need to quickly reduce that load. Also, we should consider that maybe there is already a surfeit of rooms in Bar Harbor. Business rents are unsustainable in Bar Harbor. They are so high as to force businesses to sell low-cost, high margin items, such as t-shirts. My own store-front closed at the end of 2016 due to rent increases outpacing my projected growth. Maybe we need an MDI business trust whose mission is, at least in part, to help with rents. We need more diversity in our businesses.

1. A housing authority which supports local community by building and selling homes for our

workforce. 2. Water, sewer treatment, will need upgrades. Is lower ledge lawn a good place for waste water treatment? Internet needs to be faster and more reliable. People can work from anywhere, why not here? 3. Our community is aging and most young ppl cannot afford to live in Bar Harbor. Having a seasonal workforce is not a path to sustainability. Bar Harbor needs to attract young year round families.

The Town will need to invest its resources to help attract labor and make sure there is adequate housing

As a resident, 60 years, born and raised here, I have watched many Changes. Changes have happened fast here. I don't think a lot of them can be undone. Maybe some limitations. Maybe help for lower income working families.

1) Limit cruise ships/disembarking passengers, 2) build the parking garage that Tom Walsh was willing to pay 1/2 of several years ago. There is not enough parking for locals even with permits. The side streets are often full. We need more local permit parking.

Implementing a carbon tax for tourists. Incentive programs to get folks to move here year-round. Funding for public housing.

I love Hawaii's 90 day minimum on airbnbs, encouraging tourists to stay in Hotels.

local govn't boards working together for the good of what community is left instead of their own pocketbooks.

it seems town puts off all decisions

Honestly it seems like the cruise ship issue was pushed to the back burner for this year. I am not sure of the plans for next year but I hope it is adressed rather than ignored again. I know restrictions for rentals have been put in place but I'm hoping more proactive measures are also added. Perhaps tax breaks for year round rentals or other incentives to help provide housing.

1) Changes to allow and incentivize property owners to build to a higher density. NPS to build workforce housing in ANP. 2) Restructure property taxes along with a progressive PiLoT for all property owners 3) Pistols at dawn

1. We can't fall prey to the economic desires of the few people who own businesses here who would like to continue earning enough money seasonally so as to enjoy a long winter vacation. 2. We could decide to become a model community who uses public funds for our library, a rec center, and community building for the 40% who live out of town. 3. We could cooperate more fully with the rest of the communities on MDI (capitalizing on our current relationship with MD police) and extend shared services to other areas including and most importantly, a regional school system. 4. Bar Harbor needs a trash collection service. That would decrease downtown traffic and likely change many people's need to own a gas guzzling truck or an suv. 5. Cars and cruise ships are seriously impacting the quality of our lives. We can ban cruise ships. We can increase public transportation.

Less stringent zoning, acquire existing vacant land in close proximity to downtown (such as Emera property off Woodbury Rd). as well as parking garage in town.

Elect a new town council that actually understands business.

sure.. but I am not sure this space is a place to detail them.. though at least with the cruise ships, I think its pretty clear what needs to be done.

yes

The town should build a parking deck behind the criterion and behind Dog and Pony tavern.

purchase land for affordable housing, limit rental properties limit cruise ships take cruise ship money, parking money or levy a local option tax like every other vacation town and fix water system, roads etc

yes

For years there were signs at the pier saying no dumping of trash now there is a bug infested rancid dumpster. Foolish they are adults who lobster who can take care of there own trash without a trash can or dumpster in front of every sign or a dumpster in the middle of every public area in the Town of Bar Harbor.

1. Lessen onerous land use rules, i.e. lot coverage, set back, lot size. 2. Restrict easy referendum process. 3. Request higher contribution from non-profits to Payment in Lue of Taxes.

Allow tiny houses/apartments for year-round residents, smaller than LUO currently allows: gives young workers & entrepreneurs housing they can afford. Look at current minimum lot sizes in the smaller villages & rural areas: consider decreasing lot sizes for housing in these districts. This would help conserve open space by placing houses closer together.

Yes, stop spending money on studying a problem and creating administrative jobs that are meaningless. Brainstorm ideas that would bring people to Bar Harbor in the winter. Brainstorm a way to stop the town Bar Harbor into a town of just summer rentals.

outlaw vacation rentals in residential zones.

yes

Money to the YMCA and Glen Mary, enforce rental restrictions, get rid of cruise ships

Continue to manage and diminish the percentage of short-term rentals. Consider capping the percentage of trees that can be cut on lots when developing sites for homes and businesses. Solar/Sustainable energy systems required for new business construction over a certain square footage or for hotel remodels. Local tourist tax/accommodation taxes to defray costs that burden local taxpayers to maintain services and infrastructure used by tourist industry.

Yes but none have local political support.

This question is so "old". Good ideas have been proposed for YEARS. TOO MUCH TALK... not enough ACTION. No More " kick the can down the road". Too much obfuscation and deliberate foot dragging. It's seems to me that this question should not have to be asked. It is an embarrassment.!!

public and private partnerships with housing nonprofits/developers and the town to help build and fund workforce housing projects for individuals and families

increase density on land, especially out of town. reduce cruise ships and stop advertising - people will still come, just not as many

I think there should be more dense housing options, apartment buildings, townhouses, etc. There could be a location for all the employees housing in an apartment building anywhere on the island. If you had better, year-round, public transportation, that housing could be utilized all the time, the transportation could also help people who live and work in different communities, with increased costs to own and operate a vehicle. etc. Climate change requires a well-thought-out plan that people adhere to, for example, if there is going to be no idling in cars, the police cars are not excused from that, etc. Local partnerships for all three issues and getting help or bringing these to the state government's attention will help to call attention to this and action. It does require that the Town Council not hold this up and keep

kicking the can every damn week.

Re-organizing how weekly rentals/vacation rentals are controlled (this would help the second problem as well), create more out of twon parking and a shuttle system, create pedestrian sections of downtown streets

Completing promises made re: parking at Ferry Terminal for businesses(esp small businesses) employees. We'd get more drive in employees if there was a lot they could rely on. Less shortages for everyone. 3 15/20 passenger vans that just loop from edge of town..let's say hulls cove to otter creek every 20 minutes..you'd know you could park farther out but still make it to work on time. AGAIN. ..EMPLOYEES ONLY. paid for by Parking revenue. This chips away at the need for onsite housing. Remember, our small and midsize business suffer the most..some have up to 60 employees! That's midsize.! Housing. Good idea on affordable housing going up at the islands head. ADU's seem to be working. Shrinking the setbacks which is/ has been worked on to allow units is good direction in town. We are finite, after all, in our available space. Check out the tiny house world! We've Mainers who can build small..do a town gown exploration of small housing. Start controlling the message. We look like an overwhelmed oversold train wreck at times. Stop selling ..let the good reviews social media do it's free and helpful job; and stop staggering towards volume volume volume when you need quality quality quality. Places that remain tourist destinations for hundreds of years know this. That means not having commercial sales on the Shorepath! No dollar a bottle water. Embarrassing. The History of the town has gotten a lovely boost of late, let's keep going there! Finishing the cottage street lighting please..this too adds charm of a more dignified setting. ie perhaps more respected? One can hope. Get more stringent, not less on the building of hotel/ motel rooms. We probably have more than enough as is, and require parking for all. The upsurge in home rentals is made clear by the unsold rooms and vacancy signs up and down Rte. 3 during high season. Enforce the law. Meaning we need proper fines for illegal parking and noise. Can we raise police pay? Return the bike cops! We need em! Thanks for listening, hope this helps.

Completing promises made re: parking at Ferry Terminal for businesses(esp small businesses) employees. We'd get more drive in employees if there was a lot they could rely on. Less shortages for everyone. 3 15/20 passenger vans that just loop from edge of town..let's say hulls cove to otter creek every 20 minutes..you'd know you could park farther out but still make it to work on time. AGAIN. ..EMPLOYEES ONLY. paid for by Parking revenue. This chips away at the need for onsite housing. Remember, our small and midsize business suffer the most..some have up to 60 employees! That's midsize.! Housing. Good idea on affordable housing going up at the islands head. ADU's seem to be working. Shrinking the setbacks which is/ has been worked on to allow units is good direction in town. We are finite, after all, in our available space. Check out the tiny house world! We've Mainers who can build small..do a town gown exploration of small housing. Start controlling the message. We look like an overwhelmed oversold train wreck at times. Stop selling ..let the good reviews social media do it's free and helpful job; and stop staggering towards volume volume volume when you need quality quality quality. Places that remain tourist destinations for hundreds of years know this. That means not having commercial sales on the Shorepath! No dollar a bottle water. Embarrassing. The History of the town has gotten a lovely boost of late, let's keep going there! Finishing the cottage street lighting please..this too adds charm of a more dignified setting. ie perhaps more respected? One can hope. Get more stringent, not less on the building of hotel/ motel rooms. We probably have more than enough as is, and require parking for all. The upsurge in home rentals is made clear by the unsold rooms and vacancy signs up and down Rte. 3 during high season. Enforce the law. Meaning we need proper fines

for illegal parking and noise. Can we raise police pay? Return the bike cops! We need em! Thanks for listening, hope this helps.

Utilize visitor center and bus service to reduce vehicular traffic to Bar Harbor. Consider pedestrian only downtown areas similar to that in place in Burlington Vermont and other areas. Limit cruise ship visitation. Or reconsider a parking garage. Explore housing options on island for younger families and employees.

Support rewrite of limits on use of coastal waters

Support rewrite of limits on use of coastal waters

Guesses would be - zoning changes could help for affordable housing, parking garage (behind west st hotel??), I can't remember why the school plans stalled - probably Covid.

YES

YES

has to be a way to lower taxes for year round people, if not this will be come a summer town.

Increase housing density in areas already served by town water and sewer. Provide more variety of housing types, especially apartments, and work with property owners to make year-round rentals feasible [I tried to keep a house owned by our family as a year-round rental, but keeping the rates affordable, we lost money on it, and we can't afford to subsidize tenants.] No solutions to the traffic issues. Climate change - the task force has some good ideas. We should be thinking and planning more about water - sea level rise is going to contaminate wells and septic systems along the shore, greater swings in the cycles of drought/downpours are going to affect water levels in the lakes, as is the decreasing ice/snow pack. There's a limit to how much water we will be able to provide, and no limit to the number of people living/visiting here.

use parking meter money to offset property taxes

Changing antiquated land use ordinances to allow for higher density housing. Perhaps a zoning requirement that only allows for long term rentals (like for garage apts or in-law suites), or tax incentives if you provide year round housing on your property. Build a new elementary school by the Y and make the old location a parking garage (it would be nicely hidden up there).

denie the Salmond farm permit and prevent future companies from applying. Restrict short term rentals more and build more affordable housing. find a legal way to cap the cruise ship passenger drop off.

Continue to allow cruise ships to boost our revenue and allow businesses to remain here

Parking Garage behind old police station.. Do not further restrict the ability for businesses to operate in downtown Bar Harbor.

more restriction on short term rentals than what is already implemented, moratorium on construction of new hotels and inns

Bar Harbor should establish relationships with leaders from other tourist towns across the US and learn from them. The costs of travel and Zoom meetings is cheap.

Incentivize/attract more builders/building, specifically multi-unit homes/apartments. Find ways to transform empty & underutilized lots into functional housing. Wake up residents' sense of community & get more involved in problem-solving.

Year round housing that provides rentals as well as homes for sale need to be built and

controlled by the town or IHT. Perhaps incentives to year round businesses to stay in town. Mandates that any new hotels provide employee housing. Increase in public transportation as well as better bike lanes and village connector trails, with increased awareness of their presence.

Parking garage

Encourage investors to purchase homes for long term seasonal rentals and year-round rentals, attract developer to build affordable housing on route 3 in wide open spaces

1. Further restrict the ability of town properties becoming short term seasonal rentals. This I know is a difficult ask, and it seems the town has a need for the tourism and tax dollars, but I think too much of a good thing is eventually going to ruin the town. 2. Need to continue to invest in the town infrastructure, we have a young family and the fact that we have currently don't have the ability to for our children have a pre-k program is tough. Also think developing more parks and family oriented activities in town and in the villages such as Town Hill, and Hulls Cove. We live in Town Hill and love the playground, but we live only a mile a way and have no safe way to get there without driving. Looking at adding sidewalks to connect neighborhoods. All of these things I believe will go a long way to bringing families and year round residents back. 3. Creation of affordable housing would also be a huge plus, I am encouraged by the bill to take some of Acadias land and develop it for housing. I think the town should also require developers, like in the hotel industry to pay into a housing fund as part of their development costs. That way whenever a developer comes in they will be helping further the goals of the town along with benefiting from their development. 4. Increased bus service in non summer times. Having the island explorer is a huge advantage that Bar Harbor has that most towns its size wouldn't dream of being able to afford, but if the services could be extended and expanded longer into the spring and fall I think that would again encourage more year round residential growth. Thank you for giving me an opportunity to provide input. I would be more than happy to discuss any of these topics further. My family and I are very invested in staying in Bar Harbor and hope to enjoy a thriving local community for years to come.

not aware but I recommend the town offer large tax breaks and reach out to the state for assistance in building affordable housing or make it easier for a private developer to do so. The parking is easy. Build a 3 floor parking garage behind the west street hotel. Period.

I think the cruise ship committee should be immediately disbanded and fees associated with cruise ships be tripled. The public floats should be made accessible to cruise ship tenders as part of the increased fee. I think the proposed limits on passengers should be instated now. I think all shore excursion operators including busses should pay fees greater that what the National Park charges.

Quit trying to “attract” more tourism, business, affordable housing, etc. It’s analogous to oversteering when driving and actually makes matters worse.

find a balance in the community with regards to cruise ships, limit airBnB-type properties / allow increased density, not sure on transportation

yes

Not really. All involve community discussion and compromises in decision making.

Build a parking garage, and ban large bus on Main, Cottage, and Mt. Dessert streets.

Providing incentives to build apartments, homes (look at Ellsworth!) and senior living facilities

Zoning changes to allow for high density housing such as apartments, condos, and townhouses. Possible tax incentives to builders of high density housing.

A community wide design process

Since rentals are a business they should be charged more in property taxes than a resident who is not renting their property. Maybe higher taxes on those non resident folks who own property here as second homes. . I would like to see the cruise ships eliminated as they pollute our beautiful bay and expose residents to air and noise pollution. Add higher room taxes that benefit the residents(like reduced taxes) ,not just make it all nicer for the tourists. Stricter fish farming regulations. We need to keep Mother Nature in the forefront on all of our decisions.

Host more public forums (year round so ALL taxpayers can voice their concerns), Offer more input from ALL points of views. Simple, common sense policy, back to the basics.

No

I wish I was...

Yes. Allow ANP to build in Town Hill. Relax codes to allow seasonal residences. Pass an ordinance to limit Cruise Ship visitors. Spend the 44M bond on infrastructure and increase yearly budgets to maintain and periodically upgrade town facilities.

Pass the citizens initiative and codify a limit of 1000 persons disembarking per day year round; tax the big hotels who abuse our small town services-pay a fair rate. Not less/volume! Incentivize builders of affordable housing.

Listen to those people commenting on the surveys. People want limits on cruise ships, not more and more roving cruise ship passengers. People want a local marina, more access to the shore. Focus on the other 9 months of the year, and attracting more housing development that's affordable for working citizens.

The affordable housing homes that are being placed by Island Housing Trust, The Jackson Lab housing , the town is trying to regulate weekly rentals

further limitations on short term/vacation rentals, additional municipal parking

Restricting the number of tour boat passengers to a set daily number Building more moderate housing options

New leadership with new ideas.

More year round industries - Build several in town senior/retirement housing projects rather than more seasonal accommodations

It seems to be a mindset issue, the more popular Bar Harbor becomes the more people want to rake in the money from the quick turn of weekly rentals & summer rentals. Not seeing the loss of housing for employees summer and year round citizens wanting to be productive. There will be a tipping point of no housing for employees and then no one to work in food industry & retail shops. It is a hand in hand issue. My business has had to purchase a house for employee housing or we would not have been able to open for the season. No housing, no employees, no restaurants or retail. Then what is the draw to come to Bar Harbor? No housing for visiting nurses & doctors? No 24 hour hospital hours, then where are we?

Island Explorer system during the off-season. Reducing parking downtown and increasing incentives for tourists to use bus system. Use state and other incentives to encourage property owners to transition to heat pumps and solar. Require new buildings to be all electric for appliances. Build new housing dwellings in town or close to town. Work with local

fishermen, policy experts and scientists to develop a coastal resilience plan and goals (restoration of seagrass, aquaculture development, etc.).

A focused group on providing fairer tax assessments and/or utilizing budgeted monies in a more economical way to help lower taxes. Example, other communities have wood lots to help lower taxes. Perhaps a portion of the money that is received from charging for parking could be allocated for taxes to be lowered. I am a single mother and my taxes went up $1,500.00 in one year. That's great if we want to move, but not so great if we want to stay and live here. A focused group with a more diverse membership of people that are in the middle income bracket to help solve some of the problems facing Bar Harbor including the ones above. I am willing to help.

Addressing "big businesses" buying up housing stock to house seasonal/H2B workers (encouraging dorm-style employee housing vs the lost of single-family housing converted to employee housing). Encouraging more walking/biking transportation options with the addition of additional bike racks/bike parking, adding safe bike lanes and multi-use paths. Upgrading broadband/internet connectivity in the area to encourage year-round remote-work(ers). Regulating the cruise ship industry in a way that is actually helpful in Bar Harbor - NO cruise ships July & August, NO cruise ships on weekends. Encouraging cruise ships in the shoulder seasons Mondays thru Thursdays. Increasing winter options/attractions to draw more off-season business/visitors (concerts, festivals, events, park activities, etc...).

become carbon neutral, control and manage the tourism on the island.

Some

Eliminate parking spaces that obstruct sight lines at intersections and crosswalks, eliminate incompatible uses in residential zones, restrict the conversion of year round housing and give density bonuses for affordable year round housing

Bus system that enhances ridership coupled with de-incentive to drive onto the island for vacationing. Capping short term rentals. Allow fewer visitors from cruise ships.

See above comments. The daily needs of our community takes presidence over any tourist. No tax paying resident should be charged for paying and delegated to park on the outskirts inpermit parking zones, absolutely insulting other tourist towns don't charge or they issue special permit decals so that you can park in any legal spot for free.

1) Easing restrictions on planned development to encourage cluster housing instead of breaking up forested areas. 2) A sliding scale on taxes relative to services would be great. Living in Town Hill on a private road, I receive no water service, no sewer service, no road maintenance, and no garbage service. Unless I happen to call the Fire or Police Department, I'm not getting much value for my tax dollar relative to those who receive those services.

Change zoning laws to allow for more dense building construction in town centers. Improve bike/walk infrastructure. Convert Island Explorer buses to electric.

Yes, some

1 Provide incentives to those who live year round on MDI, e.g. put an auto gate on entrance to Cadillac for use by residents any time they want like at midnight for astrophotography or just to show the kids. I'm sure residents would be willing to pay for it. 2 continue tightening restrictions on rental properties in town

Yes

No

I know there are "ideas" floated but no concrete plans.

The current efforts to limit vacation rentals and cruise ship passengers are a start. Neither attempts to stop or ban anything, but instead try to strike a balance. The continual addition of more tourist capacity degrades local life, the tourist experience, and our natural resources. Solutions must address an appropriate size to the tourism industry (not just bigger and bigger) and then find ways to maintain it.

Requiring motor bus service for cruise ship visitors to use Bar Harbor Ferry Terminal rather than Town Pier. Prohibiting bicycle use on the Park Loop Rd from 9:00 a.m. to 4:00 p.m. on days when Island Explorer Bus is running. Partnership with Island Housing Trust to acquire and develop land for employee/affordable housing; link a requirement to provide affordable housing to forms of development that generate the need for affordable housing (hotels, for example), or require a meaningful fee in lieu.

1. We are making life harder for folks who live here to get basic and community services. Stop paid parking. Fund Glen Mary Wading Pool instead of tourist services. Stop or limit cruise ships. Think more carefully about ways to help people who live here keep a small town life while welcoming our visitors (and funneling money made from them to those types of projects). 2 and 3. Stop hiring more people to regulate us and put it into infrastructure. Stop creating new laws in hopes of socially engineering our way to a perfect community, it rarely works. Think carefully about how many people can realistically live on this small island, the stores are overcrowded and understaffed now. Balance that with a more libertarian view of property rights. The non-profits are getting bigger, creating more jobs that can't be filled by local residents, and taking away the tax base. They are getting too big for a finite area and limiting housing and land. Maybe off island would be better and provide them with a larger employee pool. It is ridiculous to have so many people driving here that we can't leave the island from 2-6 PM during the week.

1. No removal of trees for solar arrays. No polluting commercial salmon farm in Frenchman Bay. Limit polluting and human culture degrading cruise ships. Support local fisheries, farms, boat builders, environmental educators (COA), medical researchers (Jax, MDI BioLab). 2. Support the Housing Trust, limit the short term rentals. 3. Continue the great work of A Climate to Thrive.

Yes, limiting weekly rentals. But we still need to do more.

Limit number of cruise ships and passengers that disembark. Limit weekly rentals to sustain a year round population. Plan for assisted living and nursing home facility that anyone can afford.

Bar Harbor residents need to be "rewarded" for living here year-round and keeping the town alive with a sense of community. We need stricter laws governing our waters, so our community is not ruined by giant companies taking over (American Aquafarms). We need to maintain a tourism balance so if you are running a rental you need to pay more fees to the town to do so. This will stop everyone from renting their house and losing the sense of community (if you don't live here you don't care). Cruise ships should pay more to dock and hotels and restaurants should charge a sir charge for non-locals (locals should be exempt). The sir charges should be poured back into the community. All parking fees, which should be raised, so go to lower full-time year-round residents' taxes. This will allow for more affordable housing.

Limit weekly rentals even more, limit cruise ships, give tax breaks for residents and year round rentals, treat weekly rentals as businesses (since they are) make a pay as you throw

trash disposal system.

Continue to work on alternative funding opportunities; grants, option tax advocacy, revaluation of commercial & shore front properties, etc. Focus on civic engagement and interpersonal communication/ community building opportunities Increase collaborative efforts for housing with businesses, developers and nonprofits as well as streamlining land use regulations for projects within identified development zones

Modify the LUO to encourage housing development, more available housing will make it possible for businesses to fill necessary positions. A collaborative effort between all sectors of the community (residents, businesses, etc.) to understand and address tourism in Bar Harbor. All of this will require hard work but with the passionate and dedicated people of this town, I am confident it can be done successfully.

For marine infrastructure - make use of the CAT ferry terminal in a way that allows for fuel access, sewage pumpout and appropriate waste oil, fuel and mixed bilge water collection

Improved internet infrastructure to help remote jobs, offer bus service from Trenton to island so less cars actually come on to the island and perhaps toll.

Not any that town staff, committees, or community members aren't already considering.

Yes

Town-owned broadband for residents, restrictions on vacation rentals. Check out Fort Collins, CO, for both.

Redirect funds that are currently focusing on the tourist to services for year round residents. Then use other funds such as parking to rebuild sidewalks roads, divert the funds for that into reducing tax burden to year round residents. Lobby legislators for for local community tax use those funds to lower tax burden and rebuild and expand existing infrastructure

support employers like Jackson Lab providing opprtunities, jobs, hosuing and day care. Bring in more businesses such as JAX to the town. Create programs to build a strucutre in partnership with Town to attract future employers to the Town and provide them with space, resources, funding etc.

There are too many people than the roads and infrastructure can withstand we need to reduce the rental bed number.

N/A

Road work needs to be completed off tourist season, a parking garage will assist in traffic and road safety along with parking shortages

No

The number one thing that should happen in Bar Harbor is rewriting the land-use ordinance so affordable multi Plex housing could be built in specific areas of the town

Yes.

Jax has been increasing wages but the other issues remain unsolved. Without housing and the other resources needed to live here, hiring and retention of employees will remain exceeding difficult.

No

Stop spending on nonsense. Convince non-profits to up their PILOT

Change zoning to allow more clusyered housinh. Chmsge Oning to reduce cruose ship

passengers. Buy more land and buses to build more parking lots. I wish we had built more parking lots but not switched to paid parking, very unwelcoming and inconvenient.

No

1-I would like to see one or two multi-level parking garages in what are now the town parking lots behind the criterion theater and next to the Lompoc Cafe. They could be made beautiful with window boxes of greenery and trailing ivy. I've seen this elsewhere and it looks great. Local people could continue to get permits and perhaps there would be enough parking to allow residents to park for a limited time in these garages for free. 2-I would like to see the cruise ships limited. My ideal would be only one cruise ship a week, perhaps always on the same day so that it's a big event for the town. I think it would be exciting to have a certain day when a cruise ship comes in. If this is a pipe dream, then my second choice would be to limit the people from cruise ships in the town to 1000 per day. I also would like to see the area around that cat ferry terminal beautified by the town and turned into green space and a park for visitors and residents. I thought this was going to happen, and I would like to see it begun. 3-I would like to see Airbnb and summer rentals only allowed for property owners who live here at least six months of the year. Streets that used to be mostly residential with year-round residents and occasional block parties together are now almost all out-of-state non-resident rentals with weekly turnovers. This is hurting our community.

Start emphasizing the local community rather than catering to tourists. Put money back into the youth- sports, parks, clubs, camps. Stop relying on the YMCA and private groups to take the place of an engaged parks and rec department. Start with a summer camp! Find ways to make childcare more accessible for the younger kids. What about a public Pre-K? Make Glen Mary awesome... and then add another park. This town hall nothing for young families. Work on better public transportation or something to get some of the cars off the road. Biking is terrifying in town. I don't even want to bring my young kids in town during the summer.

No

Replacing current council members with more forward thinking people.

For #3: culvert replacement, increase width of shore land zone, upgrade sewage treatment/storm water run-off systems.

build apartments and parking garages

Load short-term rentals and mooring privileges with a tax earmarked (in perpetuity) for the local public schools.

Have you thought about changing the streets to "one way" and having parking on one side of the streets?

Having a large parking area outside of the town center with shuttles/buses heading to the town center regularly might de-congest the town a little, and free up some parking spots for locals. I think the limit on Air BNB properties is a good step towards making more places available year round, but I still think we need more. The lab built apartments recently, which hopefully will also help, but there are plenty of people, especially summer workers, that will still need housing.

invest in better public transport to service a real year-round population; additional taxes on homes over $1M, taxation and regulation of seasonal rentals, fees for non-local/employee cars in town.

Not unless you can build another road off the island to give people alternative ways to get to places.

Affordable housing, traffic planning, renewable energy investment.

Timed Pedestrian lights so cars have a chance to go through an intersection without waiting on the crowds of people

Build in town affordable rental units

Using and in forcing a no care rule...we have a great bus system and an area where visitors may leave their vehicles

No

Too many places are being bought out for summer workers, or to non profits who don't pay taxes.

Yes. Follow aspen Colorado or steamboat springs Colorado ideas for helping with housing shortage. This is not just a problem bar harbor has. Allowing large developers to not provide low income housing has been a mistake for years.

Not re-electing Governor mills. Approving new construction.

Stand up to developers.

No

Beginning/Approving more construction of work-force housing neighborhoods and expanding communications to social media(s) to hopefully reach out and appeal to younger individuals who may take interest in getting involved with the local community

Add a second bridge for island access, rewards for businesses that can stay open all year, look for ways for larger businesses to stay open in a scaled down form during off season, create events and attractions for off season, higher taxes on seasonal businesses, airship ferry for traffic reduction.

Limitations on vacation rentals and cruise ship passenger counts.

-no, not really, other than balancing the needs of all community members as much as possible

An apartment complex like the lab is building could be a start for the housing. And certain streets being one way would help with the congestion.

Continue to fund island housing trust, add teachers(and first responders) into the mix of people that get to qualify easier for the Island housing trust

Town-wide investment in housing for residents and workforce. Accessory dwellings on existing properties (garage apartments, second smaller homes etc), denser housing, apartment buildings, condominiums, more year-round residents will help stabilize the year-round economy, seriously reducing/ending cruise ships in Frenchmen Bay.

A small, 15 seat pair of vans that cris cross town every 15 minutes giving workers the opportunity to park farther out but be able to ride in to town.hail and hop on. Getting forward on how our infrastructure will support additional supply needs, water and electricity needs. Gather data on a build out of potential demand once housing at the lab, head of the island and any new development is built.

Less short term rentals and more housing that is earmarked for year round families, supporting more year round housing through re imagining what ordinances might be holding these projects back.

Limiting size of cruise ships, workforce housing.

Build more neighborhoods and prohibit short-term rentals that are not someone's primary

residence. I have no idea how you incentivize business owners to stay open year-round.

Looks like some caps might be put on cruise ships passengers coming ashore but in my opinion not low enough numbers. I feel that land tourism keeps the town busy enough.

The town council and planning board need a lot of week. They seem dysfunctional. The town needs to be more proactive in supporting more housing inventory including creating a land bank, changing zoning to allow for higher density housing

The town council and planning board need a lot of week. They seem dysfunctional. The town needs to be more proactive in supporting more housing inventory including creating a land bank, changing zoning to allow for higher density housing

Education on locals on the importance of tourism

1. The town has grown to the point of having too many business and too Many visitors. It's time to start restricting visitations and time to let some businesses fail. It's not all about business success. 2. Cruise ship visitations should be drastically reduced because they should not be an important part of the bar harbor way of Life 3. Employee housing should be helped by reducing the number of businesses in town and by understanding that the town has grown to become oversized with businesses.

Off-island parking with better public transportation systems including closing some roads to all but emergency traffic and turning them into foot traffic shopping malls, more roundabouts vs intersections, and extensive dedicated bike/walking trails cross-island. (In my wild daydreams we turn all the roads gravel again and the public transportation is a system of horse drawn carriages, employing local families and drastically reducing pollution. Free public transportation for year round locals. I *know* it's crazy.) Erosion assessment and control, significant fire evaluation and mitigation in the form of debris management, drought evaluation - more frequent water quality testing in drought conditions, supply evaluation for worst case scenarios, and better code enforcement of restrictions on access to water supplies. Coastal property & infrastructure assessment for storm resilience, esp. roads & ports The housing problem is that need for employees has outpaced development, complicated by the fact that development will directly reduce the attractiveness of the main industry to tourism customers. Development with a strong eye to aesthetics and preserving natural beauty might mitigate some of the problems: green roofing and natural exterior materials would help, as would reducing parking areas in favor of bikes, walking paths, & good free/low cost public transportation. Ensuring sufficient housing was dedicated to on-island workers would be key; on-island industry would need to be surveyed to determine ideal employee count and housing need, and expected employee pay rates, to find an affordable solution. Employers could be asked if they'd want to reserve sets of housing for their employees at fixed rates, guaranteeing rents.

Other than the need for island-wide cooperation in planning and building more affordable housing, no. It is difficult to reconcile the effect of successful capitalism and social needs, especially in a confined space.

Stronger Ecological Awareness that is Science Based. Recognizing the Connection netween our Watersheds and Gulf of Maine Ecology.

Parking garage or out of town parking facility with bus stop.

Addressing land use ordinances to allow for more affordable housing.

Affordable housing.

Ditch the paid parking. Don't cater to the woke. Have the children of COA fix the roads. They

will gain experience and you might learn something. What have you to loose?

No

This kind of outreach.

1. Higher licensing fees for AirBnB. In addition force them through a more rigorous inspection schedule and require higher minimum insurance. These are small scale hotels, make them meet the same requirements that the other hotel owners face.

change zoning to allow more multi-family dwellings, local option sales tax

Parking Garages so parking can be removed from the streets Expanding town sewer/water/cable to outer villages/head of island so affordable non single family homes can be built.

1. Change land use so that people can build apartment complexes. 2. Encourage young people to go into the trades, which are very lucrative here!!!! 3. Limit driving tourism (I don't know why the focus is on cruises, it's the driving tourists that cause all the trouble)

Unless we can add a better way on, off, and around the island during the summer, I don't know. The sheer amount of cars makes it almost impossible to use our own town. As for over development, we could rethink new property density zoning laws (there is significant green space in Lynnfield, MA because of their requirements per lot: https://ecode360.com/33482774). Lastly, there are definitely more year-round places open every year, so maybe that will continue?

1. Make Bar Harbor more friendly to bicyclists. This will probably require some infrastructure work, which is expensive, but what's the alternative? Limit the number of short term rentals by requiring a limited number of transient licenses and these should not be cheap. Allow an unlimited number of rentals that are 30 days or greater, but anything less than 30 days would require a transient license. 2. Explore any/all opportunities for the construction of apartments NOT more hotels. 3. With regard to cruise ships, they simply are not a good fit for Bar Harbor. Many other coastal Maine towns realized that years ago.

1. Make Bar Harbor more friendly to bicyclists. This will probably require some infrastructure work, which is expensive, but what's the alternative? Limit the number of short term rentals by requiring a limited number of transient licenses and these should not be cheap. Allow an unlimited number of rentals that are 30 days or greater, but anything less than 30 days would require a transient license. 2. Explore any/all opportunities for the construction of apartments NOT more hotels. 3. With regard to cruise ships, they simply are not a good fit for Bar Harbor. Many other coastal Maine towns realized that years ago.

Should of addressed housing in the 90's when the crisis started. bring in more employers for year round employment, parking garage.

Stop all new permits for vacation rentals and ban new construction of hotels bands etc until there is a plan in place that uses per night visitor caps of what our town can reasonably and safely accommodate. As long as new accommodations keep appearing and getting built, they will keep getting filled. All towns on the island, and the park, should be involved in larger picture discussions regarding how many visitors the island as a whole can accommodate on any given day too. If we are putting caps on vacation rentals, which is great and absolutely needed, there should also be caps on any other accommodations.

Stop marketing our town as a tourist destination, limit number of visitors, limit availability of housing stock to become short term rentals, build a large parking lot to take pressure off on street parking and congestion in town

Limit Air B and B rentals, stop cruise ships completely, less buses, lower taxes or keep them fair with inflation and include payment plans

Listen to the citizens who, when surveyed, said they wanted less cruise ships - I contacted age friendly committee re. Holland Ave

regulations to make absentee ownership and vacation rentals less profitable, regulations to encourage seasonal businesses to provide employee housing, affordable housing expansion efforts

no

promote being a more local community - example being the farmer's market

Encourage new subdivisions/housing opportunities with tax incentives, find new revenue sources beyond taxes, discuss with staff what they need/want to continue working for the town

Buy land and build more year round housing, reduce setbacks and allow for greater density, change limits to cruise ship visitors by ordinance now, buy more land for parking

not really

At a very base level, town politics should make decisions based on the short and long term benefits of its residents and put the resources into things that will benefit the residents. Increase parking areas, community green space, improved sidewalks, and downtown transportation. Must allow for greater housing density in some areas/districts.

Spend money

Q1 If you were walking the streets of Bar Harbor in TEN YEARS, what would you want to hear people say about our community?

Answered: 82 Skipped: 102

#	RESPONSES	DATE
1	how friendly it is for walkers. How nice it is to be in a town with local arts & crafts. No Chain stores. Locally based restaurants with a variety of locally sourced food	11/29/2022 8:41 AM
2	What a diverse and inclusive place!	11/26/2022 7:58 AM
3	I'm so glad they got that overcrowding under control. I left my car out at the Gateway Center and I haven't had any trouble getting where I want to go on MDI since I arrived. Hey, look at all the solar panels on the houses & businesses--they're really committed to clean energy here. Charging stations for my car are easy to find, but I've mostly been taking the bus since I arrived.	11/24/2022 11:50 AM
4	Its not about the moneyvhere nice tight community	11/23/2022 10:57 AM
5	That it is clean, beautiful, and safe	11/22/2022 2:29 PM
6	"It looks like people who live here take pride in their community"	11/22/2022 12:36 PM
7	how wonderfully walkable it is!	11/21/2022 2:45 PM
8	Bar Harbor was the first community to implement a local septic ordinance legalizing humanure - amazing!	11/21/2022 2:43 PM
9	they were forward thinking installing water storage at high elevation - ramp pumps can do so without electricity.	11/21/2022 2:42 PM
10	wow! they were forward thinking by installing safe bike routes. bicycles are an efficient form of light mobility	11/21/2022 2:41 PM
11	this town values everyone! its buildings, businesses, community hubs, strayers and sidewalks are safe and accessible. and the people! so kind, helping strangers and smiling.	11/21/2022 2:40 PM
12	wow they really have done a nice job accommodating tourists and locals!	11/21/2022 2:38 PM
13	love these multi generation tree crops that prevent soil loss on sloped land and produce high yields annually with no energy input!	11/21/2022 2:37 PM
14	the walkability to everything is great	11/21/2022 2:36 PM
15	that we have been wise in our decisions	11/21/2022 2:35 PM
16	what a great place to live!	11/21/2022 2:35 PM
17	they really care about protecting the natural world	11/21/2022 2:34 PM
18	what a charming ocean town. full of friendly people. a great place to immerse yourself in nature	11/21/2022 2:33 PM
19	this is the kind of place I'd love to raise kids	11/21/2022 2:31 PM
20	friendly and welcoming to others while maintaining a small town feel	11/21/2022 2:31 PM
21	Wow! this town has a unique identity	11/21/2022 2:30 PM
22	lots of green space, beauty, not overdeveloped. limited cars.	11/21/2022 2:28 PM
23	love these public springs	11/21/2022 12:18 PM
24	there is a year round economic stability and a true sense of community here. the education is excellent. pedestrian streets are beautiful. parking garage allows this.	11/21/2022 12:17 PM
25	What a beautiful town.	11/21/2022 9:15 AM

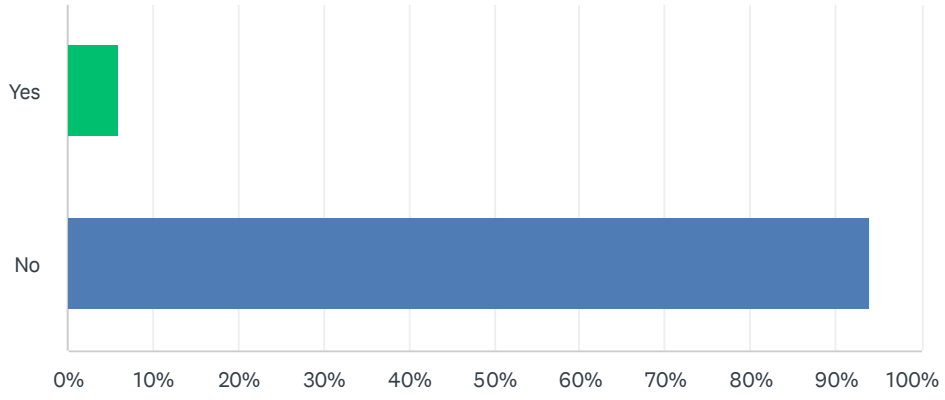
26	That it has retained its village charm. After 30 years of living on a major downtown street, the ambience of a more relaxed getaway has remained a goal for many, including our youngest growing group! In casual conversation with many visitors over the years, the desire to be in a real community seemingly has not waned, if any thing it has increased.	11/20/2022 10:18 AM
27	That it has retained its village charm. After 30 years of living on a major downtown street, the ambience of a more relaxed getaway has remained a goal for many, including our youngest growing group! In casual conversation with many visitors over the years, the desire to be in a real community seemingly has not waned, if any thing it has increased.	11/20/2022 9:42 AM
28	That it’s retained it’s charm, that it allows people to relax and step away from the general hubbub of the larger world.	11/20/2022 9:33 AM
29	charming, friendly, comfortable	11/18/2022 9:45 AM
30	How clean it is. Easy to get around with friendly welcoming people	11/17/2022 10:42 PM
31	Pleasant, historic, unique local atmosphere, great place to visit or live	11/17/2022 2:51 PM
32	How clean it is and how easy it is to get around	11/15/2022 6:36 PM
33	What a beautiful year round community	11/15/2022 5:46 PM
34	Charming, friendly, unique, safe, good for families	11/15/2022 5:43 PM
35	Economically diverse, tight knit, and thriving.	11/15/2022 3:07 PM
36	A magical place to visit.	11/15/2022 9:31 AM
37	Like it is now	11/14/2022 6:57 PM
38	It’s so quaint and busy. I love the walkability.	11/14/2022 11:08 AM
39	I'd love to hear people say how they love the historic nature of town that we kept large buildings and industrial looking things out of town And that town is Walkable and friendly	11/12/2022 10:17 AM
40	A unified community in a very unique place.	11/11/2022 10:03 PM
41	This is such a sustainable community. It is so easy to get around Bar Harbor, around MDI and to MDI via public transport.	11/10/2022 12:22 AM
42	-Diversified economy -Bike/pedestrian friendly	11/9/2022 9:00 PM
43	Inclusive, many free services such as GREAT WiFi at the Jesup Library. Did I say vacationers should visit The Jesup in 10 years, now that the addition is built?	11/9/2022 1:24 PM
44	That Bar Harbor has really become a year-round community full of locals that live, work, and play here.	11/9/2022 10:09 AM
45	Beautiful, community oriented, businesses are small scale and not major chains, locally owned, values working waterfronts	11/8/2022 6:48 PM
46	We all have access to clean water, affordable housing, and a great education! That we care deeply about the natural environment and are mindful of environmental and human health as we manage and create the built environment.	11/8/2022 6:12 PM
47	That the community is lively, inclusive, and accessible.	11/8/2022 6:03 PM
48	Thank God they stopped cruise ship visits	11/8/2022 12:25 PM
49	What a beautiful, quaint, safe, and vibrant town.	11/8/2022 12:04 PM
50	I would like to hear people speaking about how clean, bright and welcoming our community is; how environmentally progressive and enjoyable it is to visit and live here.	11/7/2022 9:03 PM
51	That it is a charming coastal village that appears to have retained some charm and character and is not just another overcrowded, overpriced tourist resort that has long ago abandoned its commitment to being first and foremost a vibrant year round multi-age, multicultural COMMUNITY.	11/4/2022 9:54 AM
52	It’s a beautiful, vibrant, relaxing and welcoming year-round small community.	11/2/2022 9:30 PM
53	Bar Harbor is an amazing town. Really alive, well- designed, progressive, equitable, fiscally	11/2/2022 5:27 PM

	smart, makes good use of its limited space, environmentally responsible. Figured out how to develop and provide for its people, stay true to its ideals, and not lose its special character--even with so many visitors.	
54	That it is clean, beautiful, safe and has a nice vibe to it.	11/2/2022 6:01 AM
55	The amazing balance between seasonal tourism and a livable year-round community, is it possible?	11/1/2022 1:58 PM
56	Bar Harbor is walkable and bikeable; the natural beauty of the area is conserved; there is affordable housing for teachers and nurses.	10/31/2022 8:05 PM
57	It depends on what season you are talking about, the summer vibe in Bar Harbor and winter are two different experiences, please be specific with your question	10/31/2022 1:41 PM
58	Thank goodness the cheap tee shirt and trinket shops are gone, and have been replaced with quality establishments. But more importantly, thank goodness we effectively dealt with the parking and housing issues.	10/30/2022 11:40 PM
59	Friendly, lively, pretty, not over crowded,	10/30/2022 8:49 PM
60	It is family and community oriented.	10/30/2022 6:18 PM
61	They are MUCH more walking- and biking-friendly than they used to be back in the 2020s!	10/30/2022 11:17 AM
62	How wonderful that the center of town was closed to motorized vehicles. You can look out over Frenchman Bay and see no cruise ships. There are some practical stores that cater to the residents [i.e. somewhere to buy underwear, shoes….rather than tee shirts.]	10/30/2022 7:05 AM
63	Safe, friendly, beautiful, want to come back	10/30/2022 6:50 AM
64	Residents: This town has everything I need for my lifestyle: safe streets, good stores, wonderful schools, a thriving local community where people can live and work and raise their families. Visitors/tourists: This was the best time I've ever had anywhere that I've visited. It was a totally inspirational and pleasant experience, complete with terrific restaurants, quaint and unique stores, great accommodations, nice walkable streets, beautiful paths. I didn't feel crushed when walking the streets or shopping in the stores. And I didn't have to wait an eternity for a table at a restaurant or to get on an Island Explorer bus.	10/30/2022 6:28 AM
65	How well planned, and the multiple offerings and amenities to locals and visitors a like. Designed with community mind	10/29/2022 8:32 PM
66	Nice place	10/29/2022 10:15 AM
67	What a lovely town! Unspoiled by tshirt shops and hordes of tourists!	10/29/2022 9:46 AM
68	Bar Harbor looks just as nice as I remembered OR it looks even nicer.	10/29/2022 8:31 AM
69	Just what they're saying now: "I love this town! We are having so much fun!"	10/28/2022 2:29 PM
70	I remember when this town completely shut down for the winter. Now look at it, full of families and activity.	10/28/2022 2:22 PM
71	It’s nice to see families with young children!	10/28/2022 8:28 AM
72	This town is BEAUTIFUL and it’s residents are sooo friendly. Such an improvement to see the cruise ships gone and the improved quality of the businesses. The fishermen are such an important and respected part of this community. The people that live here must be so proud of their community and the children that they are raising. It was Bar Harbor that helped lead Maine to meet its initial climate goals.	10/28/2022 7:50 AM
73	"It's the same as I remember"	10/27/2022 6:21 PM
74	It's a great place to live.	10/27/2022 5:13 PM
75	That we are vibrant year round community that is able to seamlessly integrate tourism, the needs of our residents and a vibrant arts scene.	10/27/2022 3:57 PM
76	A town that valued it's community.	10/27/2022 1:59 PM
77	That we were a town that valued its community	10/27/2022 1:34 PM

78	it's so walkable and well-designed	10/27/2022 1:29 PM
79	Small, homey, local, people know each other, no locked doors, quiet pace	10/26/2022 7:57 PM
80	A mixed community of young adults, families, and elderly who have lived here all their lives. A place where year-round workers can live. A place that conserves the natural beauty and resources.	10/26/2022 6:45 PM
81	Lots of trees, sense of community, welcoming, beautiful nature, residents care about environment	10/26/2022 6:32 PM
82	What a vital year round community! How clean the bay is! How friendly and welcoming the locals are.	10/26/2022 11:30 AM

Q2 Do you think the needs of all community members are being met in Bar Harbor?

Answered: 119 Skipped: 65



ANSWER CHOICES	RESPONSES	
Yes	5.88%	7
No	94.12%	112
TOTAL		119

Q3 If no, how could the needs of all community members be better supported?

Answered: 107 Skipped: 77

#	RESPONSES	DATE
1	we need more affordable year round housing. We need more affordable day care. Kids Corner is great, but it often has a huge waiting list.	11/29/2022 8:45 AM
2	seniors need more housing opportunities	11/28/2022 4:42 PM
3	Bar Harbor can support greater population density i.e. year round worker, etc. IF substantial attention is given to water recharge...SWALES on slope land kegs water runoff and erosion becomes water RECHARGE and HUMANURE is permitted. septic system failure rates are HIGH (I believe over 50% nationally) which means leachate into groundwater and contamination of shorland areas. humanure also thus protects shell fish resources. Humanure means nutrient value stays ON LAND. societal septic treatment and open hill till agriculture are CONVEYOR BELTING soil nutrients out to sea. no soil, no food. this is a systematic issue future generations pay for, Bar Harbor can become a leader by implementing a "Local Septic Ordinance" that challenges state rules in the same way Blue Hills "Local Food Ordinance" became a movement in municipalities across the state.	11/28/2022 4:25 PM
4	less summer traffic - close Main St. to cars	11/28/2022 3:37 PM
5	improve walkability for elders and disabled	11/28/2022 3:25 PM
6	people need opportunities to be listened to. after paid parking had been in place for a season, I wrote letter in Islander asking for meetings with all different groups to assess how it worked, how it affected residents, etc. nothing happened. just one example.	11/28/2022 2:58 PM
7	more year round community feels. a unique community that has a clear understanding of values and its soul what makes us unique	11/28/2022 2:45 PM
8	Increased (and deeply discounted) social services for health care/support, child care, housing	11/26/2022 8:04 AM
9	It'd be nice if there were some community gathering spot that wasn't a bar or church, for young adults and teens. My son lived here for 2 years after college and said it was difficult, especially in the winter.	11/24/2022 12:30 PM
10	strengthen support for housing on fixed income incentives	11/23/2022 5:33 PM
11	increase access to health care affordable housing breathing room	11/23/2022 4:55 PM
12	more affordable year round housing more seasonal affordable housing	11/23/2022 4:29 PM
13	there could be more services for the elderly, particularly social ones. young people need more housing 25-44 years	11/23/2022 4:11 PM
14	I feel the business community in the downtown area has more power and influence than the year round residents in town	11/23/2022 3:57 PM
15	our most vulnerable children with unique needs need our school to have appropriate space and programs to offer opportunities for maximum success. our staff is great but we need more and we need more space, appropriate space.	11/23/2022 2:56 PM
16	we need to stop focusing entirely on serving tourists. Our kids, elderly and lower income adults are considered less important than a 4-hour cruise ship visitor	11/23/2022 2:41 PM
17	housing, better employment opportunities (year round, learning real skills)	11/23/2022 2:27 PM
18	more affordable housing for year-round residence more jobs for year round	11/23/2022 2:04 PM
19	Stop making rent unafordable for the working man	11/23/2022 10:59 AM
20	more quality and affordable housing - ideally in a walkable area!	11/22/2022 5:40 PM

21	housing - affordable (rents, too)	11/22/2022 5:02 PM
22	young people and families moving to area have high challenges with housing market, including year round rentals	11/22/2022 3:43 PM
23	Year-round housing is an issue, and corporations owning a huge portion of real estate is also a problem.	11/22/2022 2:36 PM
24	I think the needs are supported more for people in the tourist industry and part-time residents.	11/22/2022 12:44 PM
25	Young families. The cost of living, specifically housing, is hard to overcome, and makes it hard to live/move here.	11/21/2022 9:17 AM
26	By easing the tension between those who drive their business into a frantic volume, volume, volume increase and those who realize steady growth enhances the place. You see, reasonable controlled growth is how world class destinations stay viable, and do not lose their charm. Besides, the largest growing group of visitors are seeking authenticity, just a general statement but those age ranges are the ones with which I am most familiar.	11/20/2022 10:08 AM
27	low to middle income workers needing housing senior affordable housing accessibility improvements. repair sidewalks. make sidewalks consistently wide enough for a wheelchair	11/18/2022 4:50 PM
28	more housing/regular employment for young adults. this would also help to increase the population of children	11/18/2022 4:35 PM
29	housing - especially for minority populations	11/18/2022 4:22 PM
30	more services for older adults community center	11/18/2022 3:51 PM
31	more support for low income employees and servers	11/18/2022 3:07 PM
32	town budget adjustments	11/18/2022 9:53 AM
33	recognize the diversity of our community--incomes, industries, ages, life stage, and the need to strike a balance. Too much division and unwillingness to accept the need to compromise for the health of the community. A lot of fearmongering about individual concerns.	11/17/2022 3:03 PM
34	better low cost year-round rental properties for young workers and families to be able to live neat where they work	11/16/2022 3:22 PM
35	more control on housing restrictions to allow for affordable housing to people new to the area	11/16/2022 2:53 PM
36	help make housing more affordable	11/16/2022 2:34 PM
37	Different types of housing would help, apartments, duplexes, courtyard complexes, townhouses etc. Everyone has to be able to afford a single-family home here and that isn't sustainable given the incentive for short-term rentals. The town is not very accessible, A LOT of businesses in town have a step at the door or stairs within. Public transportation could be improved IMMENSELY. I'm talking about public transportation for people who live in town work in Bangor, Ellsworth or vice versa. Even someone who lives in Somesville or Bernard and works in Bar Harbor. To get to work year-round is almost impossible if you don't own your own vehicle.	11/15/2022 6:44 PM
38	Affordable housing so families don't have to keep leaving town and we could keep kids in our school.	11/15/2022 5:53 PM
39	Not sure	11/15/2022 5:47 PM
40	affordable housing for new college graduates with a very limited, almost non-existent. only those who are privileged-inheritance family homes, etc, can live here year round. there is nothing left for young people	11/15/2022 5:20 PM
41	more third spaces and groups for locals, not just considered to tourists	11/15/2022 4:59 PM
42	find a balance between the needs of tourism and a THRIVING year round population	11/15/2022 4:43 PM
43	we need more AFFORDABLE housing for people who work in town to live in town. Teachers, police officers, fire people, town employees	11/15/2022 4:28 PM
44	affordable housing support for year round community less complicated/more accessible political process to change less bureaucracy/legislature/inaccessible language	11/15/2022 4:16 PM

45	young people can't afford to live here	11/15/2022 3:26 PM
46	There is a total lack of affordable housing for low income individuals and families.	11/15/2022 3:13 PM
47	1) Teenagers - there needs to be options for recreation like bowling alley or teen appropriate hangouts 2) Housing crisis	11/15/2022 3:07 PM
48	population growing not enough affordable locations to build	11/15/2022 2:47 PM
49	More things for the younger community.	11/15/2022 9:34 AM
50	MORE mental health/counseling support/ services	11/14/2022 5:51 PM
51	provide dedicated resident parking in downtown or a limited number of parking waivers	11/14/2022 5:38 PM
52	school needs renovation not enough rental income not enough housing stock	11/14/2022 5:21 PM
53	not all can fund affordable housing for young families - who work on MDI Affordable housing for year-round families	11/14/2022 5:07 PM
54	More parking and employee housing.	11/14/2022 11:10 AM
55	We need better housing support better transportation especially for people who cannot drive either elderly or cannot afford the costs related to car ownership Transportation especially creates burdens to to acquiring food etc	11/12/2022 10:25 AM
56	Housing.	11/11/2022 10:12 PM
57	just because some folks don't run a businesses, doesn't mean they don't deserve a town	11/10/2022 2:25 PM
58	more public forum, survey analysis reach out to the community	11/10/2022 1:48 PM
59	with srs being the greatest demographic sounds like a senior center is needed, but honestly, so much else is a priority particularly being less myopic about cruise ships and focusing on a new school	11/10/2022 12:20 PM
60	good public transportation (we're mostly there with that)	11/10/2022 12:01 PM
61	make it easier for young people to live and work here for all the obvious reasons	11/10/2022 10:46 AM
62	housing	11/10/2022 10:32 AM
63	lower income community members non-driving community members	11/10/2022 10:19 AM
64	improved public transportation increased access to affordable housing	11/10/2022 10:03 AM
65	more protected, safe bike routes - more housing young "starter" families	11/10/2022 9:52 AM
66	Have better bike infrastructure downtown. I do not think there need to be so many cars driving around the center for shopping etc. /the village green. Might be better to have a car-free zone there to make the experience of strolling around better and encourage more biking.	11/10/2022 12:26 AM
67	-Accessible housing -Safer pedestrian/biking infrastructure	11/9/2022 9:01 PM
68	accès to information opportunities to provide input... good turnout tonight, but who is still missing	11/9/2022 5:10 PM
69	we need more affordable housing for people who work in Bar Harbor	11/9/2022 4:50 PM
70	many sidewalks are unsafe to walk on for the elderly and handicapped. repair all sidewalks in BH town	11/9/2022 4:24 PM
71	safer streets and sidewalks to encourage walking/biking for health less reliance on fossil fuel	11/9/2022 4:08 PM
72	housing and broadband, esp. for low and middle income	11/9/2022 3:52 PM
73	open up Glen Mary have a park and rec department more community events	11/9/2022 3:31 PM
74	blue collar workers can't afford to live here	11/9/2022 3:16 PM
75	Free parking anywhere in Bar Harbor with a Jesup Pass Comp (proof that Jesup was visited in person)? Allows visitors free parking ANYWHERE if they indeed visit the Jesup in person.	11/9/2022 1:29 PM
76	More affordable housing and year-round public transportation.	11/9/2022 10:11 AM

77	More affordable housing. Help with private well water monitoring. Good restaurant open year round!	11/8/2022 6:57 PM
78	More affordable Workforce housing	11/8/2022 6:56 PM
79	Rent control, more accessible and affordable housing, more food safety/accessibility to food, affordable utilities	11/8/2022 6:14 PM
80	Provide services to community members, not tourisys	11/8/2022 12:26 PM
81	Limit cruise ship and passengers visiting the area; more traffic lights, more diversified shops. Increased street lights in more neighborhoods.	11/7/2022 9:35 PM
82	The greatest challenge facing us is the lack of affordable housing - how can we possibly expect to have a work force if we do not provide this? The use of existing housing stock for transient accomodation has been so lucrative for some, yet tragic for our community. (And why, by the way, are these businesses allowed to operate in residential neighborhoods?) Most of our residential property owners are elderly - and they have nowhere to downsize, and when they do, younger families cannot afford to buy their homes. The proliferation of 'rental properties' should never have been allowed in residential areas - now that use has driven up housing costs and negatively impacted our year round community.	11/4/2022 10:12 AM
83	We need more affordable year-round housing options I believe. So that people who work in Bar Harbor can also afford to live here year round, raise their families here, go to local schools here, and have a sense of belonging in the community.	11/2/2022 9:51 PM
84	I feel more should be available for year round residents. Senior housing. Good jobs for high school and college grads.	11/2/2022 6:25 PM
85	Change zoning so as to allow & even incentivize infill development & development along our corridors to expand housing zones. Also, in tandem, create/encourage public transportation, reduce dependence on cars.	11/2/2022 5:30 PM
86	Is there a way to balance summer visitation and a community that young families can live in comfortably.	11/1/2022 2:04 PM
87	Better access to affordable housing for workers and young families who form the backbone of the town and contribute to its future. Better support for seasonal workers, including opportunities for social interactions with year-round residents, to help diminish the current situation in which seasonal workers are often treated as second-class citizens.	10/31/2022 8:13 PM
88	We have very little by way of town service for the taxes we pay, we really only have fire and police services no other services that other towns provide for the inhabitants. The town seems to be more concerned with what business needs instead of the town inhabitants.	10/31/2022 1:45 PM
89	Better access for elderly with better sidewalks and crosswalks in areas of town not designated as tourist areas. Glen Mary pool is no longer maintained leaving nothing for the local small children.	10/30/2022 9:06 PM
90	Housing needed for young families. Old residents need help keeping their homes.	10/30/2022 7:21 AM
91	More affordable housing. Legislation to prohibit any more putting land under conservation easements. The Stone Barn does not need 100 acres taken out of circulation paying real estate taxes and preventing affordable housing to built, for example. Bar Harbor is in a downward death spiral because of lack of affordable year round housing.	10/30/2022 6:57 AM
92	We need more affordable housing for full-time residents, so that families can live and work here--and have great schools for their kids--and jobs with advancement.	10/30/2022 6:33 AM
93	Need more long term housing solutions. Need more amenities for local and year round residents.	10/29/2022 8:41 PM
94	mostly up to each person to do the best they can	10/29/2022 10:17 AM
95	The basic needs are met, but the desires of the younger residents for a good place to live and have a family clash with the goals of businesses and investors. I don't know how to better support what the residents desire, but the recent cruise ship referendum indicates that there's some dissatisfaction with the decisions on how the town is run.	10/29/2022 8:48 AM
96	More affordable, year-round housing and more year-round public transportation.	10/28/2022 2:37 PM

97	We are lagging in technology infrastructure to capitalize on the way people live and work today, modern housing options close to the town center that will bring families back to the heart of the community.	10/28/2022 2:28 PM
98	Year round affordable housing	10/28/2022 8:31 AM
99	1. Focus on the fishermen to make them feel more respected as a part of the community. 2. A current situation is that a minority of the business people (think Lower West street) are working in a conflict of interest to push their agenda. Make sure that they are conflicted out when appropriate. 3.	10/28/2022 7:59 AM
100	by collaboratve effort between the town government and the citizens, not with petty citizens initiatives by wealthy residents who think they speak for everyone	10/27/2022 3:59 PM
101	There is no housing to draw a younger community here.	10/27/2022 2:11 PM
102	Tourism is more important the needs of the community. There is no housing to encourage people to live here.	10/27/2022 1:38 PM
103	The middle class could use some easing of development (housing) density restrictions as well as business restrictions. There could be incubator programs for food start-ups, food trucks allowed, etc. The art community is not well supported either.	10/27/2022 9:29 AM
104	Lower median home values by controlled vacation rentals and limited tourism	10/26/2022 7:59 PM
105	Affordable decent housing for young adults, and for senior citizens.	10/26/2022 6:52 PM
106	Bar Harbor seems like a really challenging place to be homeless or low-income. There also is very little to support people facing domestic violence, which is exacerbated by the housing crisis. Finally, it doesn't seem like there are a ton of activities or spaces that don't cost money, especially during the winter, and especially for kids. I also think that expanding public transportation would be really helpful for disabled people and people who can't afford vehicles.	10/26/2022 6:38 PM
107	Working families need a better after school program than the one at the Y. Perhaps one could be offered at the school, as some towns do, with well supervised activities such as games, chess, music, arts and crafts, etc.	10/26/2022 11:33 AM

Q4 Whose needs in town do you think are currently excluded?

Answered: 93 Skipped: 91

#	RESPONSES	DATE
1	young people (less than 30) how can they hope to stay in the community unless their parents die & leave them a home	11/29/2022 8:45 AM
2	young, poor, retired, non-business owner	11/28/2022 4:25 PM
3	all if summer congestion isn't addressed	11/28/2022 3:37 PM
4	dogs and dog owners	11/28/2022 3:25 PM
5	year round residents.	11/28/2022 2:58 PM
6	year round residents	11/28/2022 2:45 PM
7	Locals	11/26/2022 8:04 AM
8	Mainly workers who can't afford to live here at current rates.	11/24/2022 12:30 PM
9	returning young adults tax workforce low/medium income residents	11/23/2022 4:29 PM
10	young people who want to buy or rent a home year round 25-44 years older people who don't have man social contacts	11/23/2022 4:11 PM
11	members of work force that do not own homes	11/23/2022 2:56 PM
12	those below 26 and earn less than 29K. the space for youth to plant themselves has been ignored	11/23/2022 2:27 PM
13	the younger generation of adults 20-40 year olds	11/23/2022 2:04 PM
14	The working man	11/23/2022 10:59 AM
15	people who want to work here but are priced out	11/22/2022 5:40 PM
16	those who are not part of the business.professional community.	11/22/2022 5:02 PM
17	workforce and those not reliant on tourism economy	11/22/2022 3:43 PM
18	seasonal workers and year round workers from Jamaica and E. Europe	11/22/2022 3:24 PM
19	I think community members have to make sacrifices and are withheld from accessing certain businesses and services because if summer crowding	11/22/2022 3:06 PM
20	Working-class people. People who live from paycheck to paycheck.	11/22/2022 2:36 PM
21	Year round residents and those especially not reliant on the tourist industry	11/22/2022 12:44 PM
22	Those who need housing, but we do seem to be considering this more and more, a good thing	11/20/2022 10:08 AM
23	young adults	11/18/2022 4:35 PM
24	residents who have low income they may lack needs to provide services that don't pay for much but are essential social security, healthcare, elder care	11/18/2022 3:07 PM
25	affordable house, more specific senior housing, condos as option for seniors, more transportation for seniors (work in conjunction with Island Connections), more day care for pre-school and after care for younger students	11/18/2022 9:53 AM
26	More attention to aging community--walkability (safe sidewalks in good repair with few obstructions), well placed cross walks, parking for disabled widely available, or easy shuttle around town More attention to young working families--housing availability in a variety of forms--apartments, pet friendly housing, starter homes Year round viability of businesses and services so they are available and convenient for working families.	11/17/2022 3:03 PM

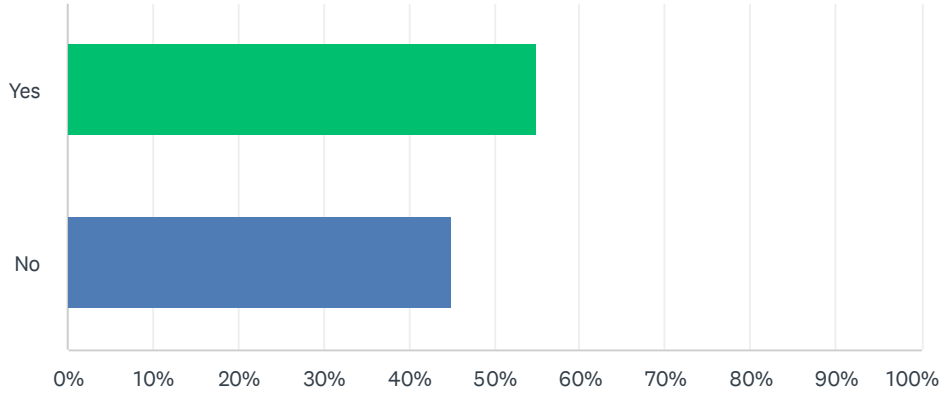
27	seasonal workers - who are mostly people of color	11/16/2022 3:42 PM
28	post high school workers that want to stay in the area	11/16/2022 3:22 PM
29	young families/new graduates	11/16/2022 2:53 PM
30	young families lower income families/individuals	11/16/2022 2:34 PM
31	Poor individuals, handicapped individuals.	11/15/2022 6:44 PM
32	People who don't have high incomes. No housing no public transportation few year round jobs.	11/15/2022 5:53 PM
33	Young adults	11/15/2022 5:47 PM
34	young people - college graduates who make under 50k a year	11/15/2022 5:20 PM
35	wealthy white people	11/15/2022 4:59 PM
36	anyone who doesn't own a business or make $150k+	11/15/2022 4:28 PM
37	people who cannot afford houses/cost of living people who are working/busy when important decisions are being made	11/15/2022 4:16 PM
38	seniors	11/15/2022 4:02 PM
39	younger people	11/15/2022 3:26 PM
40	Low income people.	11/15/2022 3:13 PM
41	young families, need more after school care options	11/15/2022 3:07 PM
42	older people who want to live here	11/15/2022 2:47 PM
43	The younger crowd.	11/15/2022 9:34 AM
44	everyone	11/14/2022 5:51 PM
45	year-round resident feel displaces from downtown in summer season	11/14/2022 5:38 PM
46	low income retirees	11/14/2022 5:21 PM
47	employees	11/14/2022 5:07 PM
48	I think low income and elderly needs are currently excluded I also think the needs of young families places to gather inside in the Winter et need to be addressed	11/12/2022 10:25 AM
49	Lower- and Middle-income people.	11/11/2022 10:12 PM
50	older citizens needing access to their town - groceries, appointments during heavily visited times of year kids - long term investment in attracting families to our town - keeping up with schools, activities.	11/10/2022 2:25 PM
51	people who live outside of Bar Harbor but would like to live here	11/10/2022 1:48 PM
52	those of all ages, do drove for whatever reason	11/10/2022 1:09 PM
53	the year round residents who do not own business	11/10/2022 12:20 PM
54	children Pk-8 - fix this school!	11/10/2022 11:36 AM
55	18-25	11/10/2022 10:46 AM
56	teenagers - better public facilities to meet their needs	11/10/2022 10:32 AM
57	migrant workers	11/10/2022 12:26 AM
58	those without stable housing those with disabilities	11/9/2022 5:10 PM
59	elderly on bikes and pedestrians who have physical disabilities do not have safe roads in town to bike on.	11/9/2022 4:24 PM
60	seniors, access to businesses used by years round residents, patience because were slower to absorb words and instructions	11/9/2022 4:08 PM
61	year round residents young families	11/9/2022 3:31 PM

62	Disabled access is currently limited. In 10 years I expect that to be better.	11/9/2022 1:29 PM
63	Low income	11/9/2022 10:11 AM
64	Kids who are drinking unclean water. People who don’t have access to affordable year round housing. Anyone with a medical need. It’s hard to find a physician! MDI hospital cost are out of control.	11/8/2022 6:57 PM
65	People who cannot buy a house. The only reason we were able to Buy a house is because we bought it 20 or so years ago. We are active community members and could not buy a house here today.	11/8/2022 6:56 PM
66	Middle to low class people (individuals and families), people who have disabilities (both physical and cognitive)	11/8/2022 6:14 PM
67	Residents	11/8/2022 12:26 PM
68	Individuals and families who need housing in the area	11/7/2022 9:35 PM
69	Certainly not the business community, but the residential community, YES! Our neighborhoods have been infiltrated with seasonal and transient users, are no longer affordable, and our infrastructure has been woefully neglected as the downtown has received an excessive amount of attention.	11/4/2022 10:12 AM
70	Non-business owners, and those who are not reliant on tourism revenue. Those with lower household income brackets.	11/2/2022 9:51 PM
71	Mainly college grads.	11/2/2022 6:25 PM
72	Younger, less rich who want to work in year-round jobs. And whom WE NEED.	11/2/2022 5:30 PM
73	Young seasonal workers.	11/1/2022 2:04 PM
74	Young families with low/moderate incomes; seasonal workers.	10/31/2022 8:13 PM
75	Town inhabitants	10/31/2022 1:45 PM
76	See above	10/30/2022 9:06 PM
77	The elderly and the poor.	10/30/2022 7:21 AM
78	Have no clue how to answer this or the next questions	10/30/2022 6:57 AM
79	Lower-income households with families.	10/30/2022 6:33 AM
80	Year round residents/ employees that can't afford to live in town.	10/29/2022 8:41 PM
81	?	10/29/2022 10:17 AM
82	Nobody is excluded, however there's nothing like a "Chamber of Residents" to vigorously represent the non-business interests.	10/29/2022 8:48 AM
83	Workers who are vitally necessary but for whom business owners do not want to pay living wages.	10/28/2022 2:37 PM
84	Families. Our schools are deplorable and outdated, the regional high school has been a godsend for our students, why would we not afford that to our younger students as well? More centralized = more opportunities at scale.	10/28/2022 2:28 PM
85	People who don’t make enough money to buy 500,000 houses	10/28/2022 8:31 AM
86	See above, Fishermen to some extent, anti cruise ship business owners to some extent	10/28/2022 7:59 AM
87	Mostly seasonal workers and lower salaried year-round workers.	10/27/2022 6:25 PM
88	Younger folks with a lower income	10/27/2022 3:59 PM
89	All year residents, workers.	10/27/2022 2:11 PM
90	All year residents, workers.	10/27/2022 1:38 PM
91	I think that the community is skewing older and wealthier and heavily focused on land conservation and preserving their way of life/privilege rather than everyone's future.	10/27/2022 9:29 AM

92	Families earning less than 100k	10/26/2022 7:59 PM
93	Young adults and young families.	10/26/2022 6:52 PM

Q5 Do you think Bar Harbor is an age-friendly town?

Answered: 98 Skipped: 86



ANSWER CHOICES	RESPONSES	
Yes	55.10%	54
No	44.90%	44
TOTAL		98

Q6 If yes, how is Bar Harbor a friendly place for all ages?

Answered: 49 Skipped: 135

#	RESPONSES	DATE
1	accessibility	11/28/2022 4:42 PM
2	high cost of housing. would love to have it attract more young families	11/28/2022 4:01 PM
3	hiking!	11/28/2022 3:37 PM
4	lots going on to appeal to all ages. Senior college, movie matinees, etc. vibrant downtown.	11/28/2022 2:58 PM
5	I have to qualify my 'yes' in that is age-friendly for those with minimal mobility issues and that I think this question is meant to pertain to the older segment of the population. I think the older segment of the population contains a lot of interesting and involved people, so there is a good community. I like that the town has some provision for elderly housing.	11/24/2022 12:30 PM
6	everyone in welcome many activity and group options	11/23/2022 5:33 PM
7	mostly, ability to engage in community activities, even just walking around town, due to configuration, paid parking	11/23/2022 4:55 PM
8	many non profits COA, senior college great schools, YMCA	11/23/2022 4:29 PM
9	there are many recreational opportunities because if the park and the YMCA	11/23/2022 4:11 PM
10	BH has some of the best services accessible and items for folks of all ages to be included	11/23/2022 3:25 PM
11	there are activities for all ages to enjoy	11/23/2022 2:04 PM
12	there is a hospital and programs for the elderly and all ages	11/22/2022 5:19 PM
13	handicapped accessible in most places resting benches island connections - transportation Jesup Library	11/22/2022 5:02 PM
14	Playgrounds, section 8 housing, retirement communities	11/22/2022 2:36 PM
15	Island Connections, the new tax program for seniors.	11/21/2022 9:17 AM
16	Lots of community spirit, we try very hard not to let people “ fall thru the cracks” ie. Island connections, the Y’s, and all the myriad groups who seek to help. We are blessed with many more than most.	11/20/2022 10:08 AM
17	it is safe friendly for persons (households) with adequate incomes	11/18/2022 4:50 PM
18	we've made good progress on this - the committee focus has been vey helpful	11/18/2022 4:35 PM
19	there are lots of things to expensive nature without mobility on a budget	11/18/2022 4:22 PM
20	but younger residents would be good in many ways (including volunteers - fire department) yes, but hard to move around town on peak of visitors - that said visitors seem to love the Island - which is shared with year round folks	11/18/2022 4:07 PM
21	activities and events are very inclusive. parks, hiking, biking, town center town band performances as well as tourist attractions	11/16/2022 3:22 PM
22	largely, but could improve. better communication - not just Facebook keep investing on walkability, including in winter	11/16/2022 2:34 PM
23	YMCA	11/15/2022 4:02 PM
24	I’m probably biased but I feel like it must be considering how many older people live here. I guess it does seem like it would be nice if there were more retirement home options around. Plus I just think that the hospital system in general sucks.	11/15/2022 3:13 PM
25	people respond and make eye contact, small talk happens on sidewalks	11/15/2022 2:47 PM

26	some good services (Island Connections) but not enough - some decent housing but not enough	11/14/2022 5:51 PM
27	could be improved, but striving to reach out to all demographics	11/14/2022 5:38 PM
28	retirement homes job opportunities volunteer opp. hospital	11/14/2022 5:21 PM
29	but need more 25-55 age residents very friendly!	11/14/2022 5:07 PM
30	I think Barbara is an age friendly place because of the variety of activities and graded hike et cetera I don't think it's an age friendly place in year round programming especially for the very young and elderly	11/12/2022 10:25 AM
31	mostly - how the heck do folks find parking? tries to have many community activities	11/10/2022 2:25 PM
32	sidewalks, town is too small	11/10/2022 1:09 PM
33	Bar Harbor voters tend to support $ for the towns youngest and oldest residents,	11/10/2022 12:01 PM
34	mostly because of the non-profit organizations like the Ys, Josup, and the attitude of town employees that try their best to serve those in need	11/10/2022 10:46 AM
35	in some ways yes, but public transportation accessibility of some buildings are challenging. Healthcare/demand on it with an aging population is worrisome it is friendly to all ages cus most people welcome each other	11/10/2022 10:19 AM
36	if you're a full time resident	11/9/2022 4:24 PM
37	inclusive people but does need more activities	11/9/2022 3:31 PM
38	Places to sit in 50 foot radius everywhere. Elderly vacationers would appreciate a place to rest every 50 feet.	11/9/2022 1:29 PM
39	not sure.	11/9/2022 10:11 AM
40	I am a senior - I feel Bar Harbor offers every age adequate representation for daily living, events, etc.	11/7/2022 9:35 PM
41	Those of us who have lived and worked here and contributed to our community have our circle of friends and family, and continue to volunteer and contribute to helping to sustain the traditions and institutions we value.	11/4/2022 10:12 AM
42	Not really sure what you mean by "age-friendly"--is that targeting the elderly? We have great systems (Island Connections et al.) to support our elderly but of course we could do more. If you mean the young & less wealthy, again, we need to create more housing (multi-unit, higher density) that's affordable. We need to protect the housing we do have--if the VR cap is overturned in court, we need to get it back.	11/2/2022 5:30 PM
43	Acadia National Park and the many land trust properties provide recreational opportunities for all ages.	11/1/2022 2:04 PM
44	Bar Harbor isn't "not unfriendly" it is courteous enough, but that's about it.	10/31/2022 1:45 PM
45	There is no free pre k for children in Bar Harbor	10/30/2022 9:06 PM
46	Housing for seniors and infirmed via Bar Harbor Housing Authority; schools, parks, and activities for youngsters; walkable and friendly community for oldsters.	10/30/2022 6:33 AM
47	it's ok	10/29/2022 10:17 AM
48	Bar Harbor has the Park, which is a friendly place, even for old folks like me. Also, downtown is a walking area, with a nice variety of establishments. A close friend lives in downtown Bar Harbor and she gets around easily without a car.	10/28/2022 2:37 PM
49	I've never seen any hint of age discrimination here, young and old are all appreciated. This is best seen at the town band concerts in the summer.	10/27/2022 6:25 PM

Q7 If no, how is Bar Harbor NOT friendly to all ages?

Answered: 61 Skipped: 123

#	RESPONSES	DATE
1	see above. I also worry about accessibility for old folks and people who have mobility issues. Wouldn't it be great if Cottage st became a pedestrian space?	11/29/2022 8:45 AM
2	housing	11/28/2022 4:42 PM
3	housing is unaffordable	11/28/2022 4:25 PM
4	need for housing for workers	11/28/2022 3:25 PM
5	sidewalks are in terrible condition. shortage of home health care services	11/28/2022 2:58 PM
6	It would be nice to have a year-round bus or ride share service, increased support for palliative care (in home and hospital).	11/26/2022 8:04 AM
7	Living outside of downtown as an elderly person can be more challenging--very few services unless you can drive. For non-elderly, child-care for working parents is very hard to find.	11/24/2022 12:30 PM
8	no year round transportation beyond appts and island connections	11/23/2022 4:29 PM
9	the sidewalks in much of town are in ill repair. it is hard for older folks no maneuver around town in the winter, sidewalks not shoveled, ice everywhere, parking is challenging.	11/23/2022 3:57 PM
10	many of our sidewalks are not walkable for our oldest folks	11/23/2022 2:56 PM
11	many of the buildings have ADA issues, the overcrowded sidewalks are hard to navigate in summer (and not well-maintained in winter) and critical organizations like the library don't have parking	11/23/2022 2:41 PM
12	the young, unless they live with parents have very few places to stay	11/23/2022 2:27 PM
13	for young people who can't or have trouble owning a car - it makes it hard to get around without reliable public transportation.	11/22/2022 5:40 PM
14	poor sidewalks in same areas transportation, if one does not drive	11/22/2022 5:02 PM
15	there is likely a lack of protected parking areas	11/22/2022 3:06 PM
16	Lack of day care options for young children, lack of activities for school age children, lack of places to eat/socialize for adults and lack of affordable options for older adults on fixed incomes. Not to mention the sidewalks are complete junk and terrible if you're pushing a stroller or have a handicap.	11/22/2022 12:44 PM
17	many places doesn't have sidewalks	11/18/2022 4:22 PM
18	really gearing to younger active people	11/18/2022 3:51 PM
19	not very friendly to younger generation and twenty-something	11/18/2022 3:22 PM
20	difficult for elderly to get around, age in place, access health care, exercise safely--some rural roads are populous but have no shoulder/poor visibility, village has poor sidewalk condition and connectivity.	11/17/2022 3:03 PM
21	no spaces/activities for kids and teenagers and for ELDERS	11/16/2022 3:42 PM
22	What is there for kids to do besides the small local park? In peak summer, when it's 90 and humidity is at 80% the entire town is a sauna, there aren't enough green spaces or trees lining the sidewalks. I have a hard time walking around, I can't imagine what it's like for someone older.	11/15/2022 6:44 PM
23	Parking availability near anything that you might need to use for everyday life. Uneven sidewalks. No nursing home anymore.	11/15/2022 5:53 PM

24	I've heard young adults say there are limited options for them.	11/15/2022 5:47 PM
25	housing is unaffordable - wealthy landlords feed off poor young people to enhance their wealth	11/15/2022 5:20 PM
26	housing costs make it hard for young people to start a life here	11/15/2022 4:59 PM
27	not affordable to anyone under $150 - $200k which is generally people starting out no housing for people with low incomes	11/15/2022 4:28 PM
28	everything is for tourists in season, example, the library, with limited and paid parking is for tourists in hotels and tough nimble residents who can walk . permit parking means walking, hard for those who not good for biking no in town housing for any age	11/15/2022 4:02 PM
29	young people no way they can live here	11/15/2022 3:26 PM
30	Bar Harbor does not do enough for its younger population.	11/15/2022 9:34 AM
31	lack of housing	11/14/2022 5:21 PM
32	Intergenerational opportunities are difficult to find throughout the year--those that include retired people (and older)	11/11/2022 10:12 PM
33	tourists take precedence $ becomes the big goal	11/10/2022 2:25 PM
34	high housing cost; less job opportunities impact all age group especially 25+~40	11/10/2022 1:48 PM
35	Y.R. parking	11/10/2022 1:09 PM
36	somewhat - smoother sidewalks for the Hc people	11/10/2022 12:01 PM
37	not friendly to young and/or economically disadvantaged	11/10/2022 11:36 AM
38	sidewalks are unsafe for young, disabled and elderly residents!!!	11/10/2022 10:32 AM
39	E.g. sidewalks are not well done.	11/10/2022 12:26 AM
40	Safety for pedestrians/bikes	11/9/2022 9:01 PM
41	non-ADA compliant sidewalks, curb cuts, etc.	11/9/2022 5:10 PM
42	I have not experienced any age related discrimination - ie the different ages seem to mix well	11/9/2022 4:50 PM
43	some locals don't welcome newcomers on the MDI - superficial at times if you're seasonal	11/9/2022 4:24 PM
44	not as much as it can/should be, widen sidewalks, places to sit, and park bicycles/wheelchairs etc. much of the natural environment is welcoming (Agamont, Grant Park, etc.)	11/9/2022 3:52 PM
45	Needs more public places to sit.	11/9/2022 1:29 PM
46	25-40 aged folks have a tough time finding community if they don’t have kids.	11/8/2022 6:57 PM
47	Overall resources are limited and priority is given to upper class individuals and families or tourists. The overall lack of affordable and accessible housing, lack of affordable food resources, lack in educational resources (K-12 and college level), and lack of support of businesses lead to businesses being closed/limited hours, locals not being able to find accessible housing/live, students not being able to live sustainably, detracts people to move here because they can’t afford or find housing/etc., which causes a decrease in overall traffic of younger/middle aged audiences.	11/8/2022 6:14 PM
48	Limited parking within walking distance to where older folks want to go	11/4/2022 12:23 PM
49	I do not think it is age friendly to elders who cannot downsize and stay here, nor to young families who would like to live here yet cannot afford to. Mostly Bar Harbor has become friendly to the business interests that continue to think providing more lodging and breaking visitation records every year is the answer to our problems.	11/4/2022 10:12 AM
50	I may be misunderstanding the question sorry. If you are older and have money it’s very easy to live here. Young people cannot afford to live here year-round and plan to raise families here as living options are so unstable.	11/2/2022 9:51 PM
51	I don't think we have the resources for college kids to stay and make a living.	11/2/2022 6:25 PM
52	Housing--imagine if we had condos in town for all ages & incomes?	11/2/2022 5:30 PM

53	Affordable housing for young families is lacking.	11/1/2022 2:04 PM
54	Bar Harbor does not provide a lot of opportunities for families with young children, particularly after Glen Mary closed. The town also has very limited affordable housing for seniors.	10/31/2022 8:13 PM
55	See above	10/30/2022 9:06 PM
56	The sidewalk along Holland Ave [especially the middle section] is in terrible shape and has been for years. It is the main route the elderly and disabled take to get to Hannaford from Malvern Belmont. [I've addressed this with the age-friendly committee—-no feedback]. The residents are walking on Holland Ave [two way, narrow street]. Several hotels line this street , without crosswalks painted on their driveways. Streets in the downtown area get makeovers. To many, this is the most important sidewalk in town….ask the residents of Malvern Belmont. Someone is going to get hit by a car. Even the sidewalk plow avoids that sidewalk….too bumpy. Also, the sidewalk to Rodick Lorraine is is very poor shape….again, the elderly and disabled's main route to Hannaford. Most of these people don't own cars.	10/30/2022 7:21 AM
57	As a result of the increasing age of the population. More events seem targeted to older demographics. More family oriented activities, expanding parks, adding pool, rec center etc. Offer more events with a young family component.	10/29/2022 8:41 PM
58	Traffic and congestion pose an issue for younger and senior citizens.	10/29/2022 8:48 AM
59	The older residents are against anything that would cost money in order to attract new generations and families to the area. Their arrival would usher in more of a year-round community and help ensure we don't become a hollowed-out theme park for the tourists each year.	10/28/2022 2:28 PM
60	Sidewalks, non ADA compliance.	10/27/2022 9:29 AM
61	Affordable decent housing is almost impossible for young adults and for retired people.	10/26/2022 6:52 PM

Q8 Demographic data from the U.S. Census Bureau alone can only help us understand part of the picture of who is living and working in Bar Harbor year-round or seasonally. What other aspects of our demographics need to be understood and addressed? Who is missing from this data?

Answered: 58 Skipped: 126

#	RESPONSES	DATE
1	the number and makeup of seasonal workers needs to be better understood	11/29/2022 8:45 AM
2	fixed/low income seniors workers who live off island	11/28/2022 4:42 PM
3	don't know	11/28/2022 4:01 PM
4	What is the geographic distribution of the age and income classes across the township? For example: do lower income households (or elderly, or families with school-age children) concentrate in downtown or can they only afford to live farther away within the township? This might affect what services would be helpful to enable lower income workers to stay in Bar Harbor.	11/24/2022 12:30 PM
5	off island residents leaving the island	11/23/2022 5:33 PM
6	returning young adults	11/23/2022 4:29 PM
7	people who need assisted living like public housing	11/23/2022 4:11 PM
8	we do not have good info on season-long workers. they are here for half the year and are invisible	11/23/2022 2:41 PM
9	the seasonal work force, visa based employees the early anchoring people who cannot anchor to family	11/23/2022 2:27 PM
10	the seasonal workforce	11/23/2022 2:04 PM
11	I think we are missing the demographics of seasonal workers	11/22/2022 5:40 PM
12	summer workers seasonal residents	11/22/2022 5:19 PM
13	wow! WHO earns $100,000!!	11/22/2022 5:02 PM
14	people who benefit from ADA	11/22/2022 3:43 PM
15	Transient people	11/22/2022 2:36 PM
16	I think we need to focus on who is leaving Bar Harbor. I think Bar Harbor attracts a lot of younger adults who end up leaving for various reasons but are also then replaced by the same demographic. So I think that number is skewed.	11/22/2022 12:44 PM
17	seasonal workers	11/18/2022 4:50 PM
18	good to have families with children	11/18/2022 4:07 PM
19	we should develop support for more cultures and races. We are too white, eastern. we should step up our support for the multicultural world we live in	11/18/2022 3:07 PM
20	visitors - all modes, seasonal residents, families who own properties that they are trying to keep by casually renting them-- have a long term connection to the community, not typical 'investors', seasonal workers, short term workers (ie one month or more interns or residents)	11/17/2022 3:03 PM
21	more attention to seasonal workers, especially those on visas (not US citizens) look at race and how it plays out in this town! working-class black and brown folks serving rich white folks	11/16/2022 3:42 PM
22	we are losing too many young people and families moving father and father away to commute to work and this lose the young child population for our schools	11/16/2022 3:22 PM

23	I'd love to know more about what homes are year round vs. seasonal - I'm not sure where this falls	11/16/2022 2:53 PM
24	renters vs homeowners Landlords vs tenants Which areas of Bar Harbor are populated year-round vs seasonally	11/15/2022 6:44 PM
25	Everyone that was forced out by the high cost of living. Practically my whole generation had to leave their home.	11/15/2022 5:53 PM
26	J1 and visa workers	11/15/2022 4:59 PM
27	struggles of a U.S. citizen workers vs. immigrant works (seasonal) category as a broad group might miss this questions like "how many times have you been evicted"/housing survey would be good to know	11/15/2022 4:16 PM
28	everyone old seems to live out of town- very few doctors - not enough for the increase in ailments that comes with age	11/15/2022 4:02 PM
29	Not sure.	11/15/2022 3:13 PM
30	young families can't afford to live year round on island. teachers can't afford to live in their school zones	11/15/2022 3:07 PM
31	consensus	11/15/2022 2:47 PM
32	?Keeping	11/15/2022 9:34 AM
33	seasonal workforce	11/14/2022 5:51 PM
34	the number of dark households in off-season creates a challenging dynamic - haven't seen hard state	11/14/2022 5:38 PM
35	young professionals - 1st home buyers	11/14/2022 5:21 PM
36	arrange reduced costs in makes to sell, eventually new young families who work on MDI. Look at Island Housing Trust Model	11/14/2022 5:07 PM
37	I think a lot of people working seasonally under a Visa program are exclooted from the US senses and make up a large portion of our workforce and community I'm not sure that they are always included in community events however additionally Employees commuting from away really are part of our community and aren't captured in the senses as their senses data would be from their place of residence	11/12/2022 10:25 AM
38	There are few activities during the winter to serve the high school/college-aged demographic, outside of limited winter sports (e.g. ice fishing, cross-country skiing)	11/11/2022 10:12 PM
39	college students	11/10/2022 2:25 PM
40	encouraging creativity to entice/keep people here. opportunities, economic	11/10/2022 1:09 PM
41	with an unexpected increase in population in only 15 years - where will we house a larger community? with a housing crisis - this population increase projection is likely incorrect.	11/10/2022 10:19 AM
42	Migrant workers that come here just for the tourist season.	11/10/2022 12:26 AM
43	homeless?	11/9/2022 5:10 PM
44	unsure	11/9/2022 4:50 PM
45	talk to school districts and teachers	11/9/2022 3:52 PM
46	Who lives here year round vs who lives here seasonally.	11/9/2022 10:11 AM
47	Temporary students and seasonal workers? It’s hard to know without seeing the available demographic data.…	11/8/2022 6:57 PM
48	Self employed people such as small business owners and fishermen	11/8/2022 6:56 PM
49	Those who do not have a physical permanent address. Those who work in BH but live elsewhere near-by due to housing limitations. Those who may not yet be registered permanent US residents (foreign workers, employees of JAX labs and MDI Biolabs for example).	11/2/2022 9:51 PM

50	the seasonal employees who live in the houses bought by hotel owners. Surely they're not counted but they live in my neighborhood every summer, some even year round. Many from Jamaica.	11/2/2022 5:30 PM
51	We need better data on rental households, seasonal workers, and people who work on the island and commute from off-island.	10/31/2022 8:13 PM
52	So much of our town is empty in the winter and in the summer new people are arriving every few days at neighborhood houses with suitcases.	10/30/2022 9:06 PM
53	I don’t know.	10/30/2022 7:21 AM
54	The emphasis currently in the town is on investment real estate: people who don't live here fulltime and who rent their homes to tourists. While this is very important, we need more balance with making/keeping this a family-friendly community for fulltime residents.	10/30/2022 6:33 AM
55	Year round employed residents vs retirees. Percentage of families in town compared to overall.	10/29/2022 8:41 PM
56	Seasonal workers are vital to our tourism industry here and making it a predictable/welcoming experience to live and work here seasonally is important.	10/28/2022 2:28 PM
57	Black and brown people - year round	10/28/2022 8:31 AM
58	All the people who commute onto the island to work here.	10/26/2022 6:52 PM

Q9 Are there other general issues or opportunities related to the demographics of Bar Harbor or to your specific neighborhood that we should be aware of?

Answered: 44 Skipped: 140

#	RESPONSES	DATE
1	too many aging people no young folks	11/29/2022 8:45 AM
2	we are rapidly losing our working class families and young people	11/28/2022 4:42 PM
3	seasonal employee housing supplanting long term rentals is a problem	11/28/2022 2:58 PM
4	If the town had housing for seasonal workers that included common rooms, those common rooms could be used by the community in the off-season, perhaps. Is there an opportunity to use the school facilities to house seasonal workers, perhaps?? Opportunity to connect the educated, older population with the younger. I think it could be interesting both ways.	11/24/2022 12:30 PM
5	resources are not equitable under the town lines. residents of Town Hill do not get the same bark for their buck as in town residents. time for ALL of Bar Harbor residents to be considered vs. giving so much weight to in town resident's issues	11/23/2022 2:56 PM
6	the income disparity is concerning	11/23/2022 2:41 PM
7	more open dialogue in the community like this to allow citizens to voice their opinions on the direction of the town.	11/23/2022 2:04 PM
8	we need housing for the elderly - affordable, safe apartments, so people can downsize and stay here. that might also free up some homes for people to buy, but keep them for people who want to live here year-round.	11/22/2022 5:02 PM
9	why were race demographic excluded from the poster? BH is immensely segregated by race. this plan need to do something about this segregation	11/22/2022 3:24 PM
10	A lot of people living here are seasonal workers or people who maybe work here year-round but don't have permanent addresses here. Air BNBs have to meet certain standards to be deemed fit to rent, but year-round rentals and employee housing can be total shitholes and people can live there. Michael Boland is one of the biggest offenders. People are crammed into those places with no parking, no laundry services, no trash removal, and the buildings are in complete internal and external disrepair even though he's a millionaire.	11/22/2022 2:36 PM
11	Traffic patterns. We are currently seeing the major building of an hotel directly adjacent to a mostly year round neighborhood in the downtown. Many families are busy on our street. Whether visitors or the many locals with kids, grandkids scooters etc. Safety is paramount yet I saw no traffic plan in place. Ours is a street of strollers, cyclists etc. yet seemingly, no thought was given to routing the clients of that place to their door in a careful way. Again, the need for this thinking is what keeps things bearable in the busiest of times here.	11/20/2022 10:08 AM
12	support for minority population who are new to neighborhood	11/18/2022 4:22 PM
13	sad to so many houses in downtown neighborhoods have rented only at summer and closed and dark in winter - this weakens neighborhoods	11/18/2022 4:07 PM
14	handicap and disabilities aren't thought of when infrastructure is built	11/18/2022 3:22 PM
15	need to incentivize long term rentals.	11/17/2022 3:03 PM
16	need more year-round housing to support local population	11/16/2022 3:22 PM
17	Police presence - I can't walk my dogs and trust that every person who drives by will stop. I end up waiting while a line of cars just goes by INCLUDING local police officers.	11/15/2022 6:44 PM
18	tenant protections/worker protections could help marginalized communities feel more welcome	11/15/2022 4:16 PM

	in Bar Harbor	
19	we, who live out of town, are getting old and worried about lack of transportation and no help of any kind (building maintenance, gardening, firewood splitting snow shoveling) available. and no way to move in towner in condo that is maintained, very scared. and who can offer healthcare, which is vert hard to find, especially in home.	11/15/2022 4:02 PM
20	I think there need to be traffic mirrors across the street from hannifords.	11/15/2022 3:13 PM
21	Keeping our kids working in the area and having housing is very neglected.	11/15/2022 9:34 AM
22	live in area with ~1/2 6 mo. residents only fortunately no weekly rentals so interact with all on a seasonal basis, most only with all on a seasonal basis. most only partially identify with the community as whole.	11/14/2022 5:38 PM
23	too many seasonal houses	11/14/2022 5:21 PM
24	There's currently a big push for employer based housing to meet the needs of both employers and employees. however this can be bad and disruptive if the employment situation turns negative resulting in full families being relocated I'd like to see the housing solution solved separate from employer based housing	11/12/2022 10:25 AM
25	speeding and unsafe walkers and crosswalks make it hard to allow kids to have less-reisn	11/10/2022 11:36 AM
26	food insecurity sidewalk safety	11/10/2022 10:32 AM
27	how can we increase immigration to our community?	11/10/2022 10:19 AM
28	Bar Harbor is more diverse in the summer, how do we make that happen year round?!	11/9/2022 5:10 PM
29	not that I know of	11/9/2022 4:50 PM
30	just continuing caution that we need to maintain a COMMUNITY, nut just a big hotel or retirement home	11/9/2022 3:52 PM
31	weekly and seasonal rentals take away from community feel	11/9/2022 3:31 PM
32	Waterfront access for fishermen and other water dependent businesses is insufficient	11/8/2022 6:56 PM
33	The empty lots in my (in-town) neighborhood seem such a sad waste. I don't know how, but surely there's a way to incentivize selling or building? Meanwhile the houses we do have that go on the market are bought by hotel owners & people wanting a vacation home for themselves and/or a VR.	11/2/2022 5:30 PM
34	The Town needs to extend water and sewer service to more areas in order to build denser housing.	11/1/2022 2:04 PM
35	The pandemic has exacerbated the problems that young families face; as noted in the executive summary of the current conditions report, few young families can afford to buy homes here. There are not enough year-round rentals either. Housing prices have skyrocketed in the past three years, and all of the sales on my street have been to out-of-state owners who spend 2-3 weeks a year here. It is sad to see the hollowing out of our neighborhood.	10/31/2022 8:13 PM
36	Keep Bar Harbor more pedestrian-friendly. The so called “bike route” is a nightmare from the Parsons seafood market to the street light at the intersection.....piles of stones, ruts, potholes, no bike lane.	10/30/2022 7:21 AM
37	We desperately need more affordable housing options so that people can live AND work here.	10/30/2022 6:33 AM
38	Living in Town Hill just a half mile from the playground, but my family of young children can't safely walk there because of the high-speed road with no shoulder or sidewalk. Wish more of an effort was made to make each village of bar harbor more inclusive.	10/29/2022 8:41 PM
39	There is no public transportation for young people, or senior citizens in the rural districts. (This is not unique to BHB).	10/29/2022 8:48 AM
40	The block of Main Street, from Albert Meadow to Agamont Park is horrendous in the summer and dead in the winter. I don't know what is worse. With the exception of the tiny bar, a fun place, which closes only for a month or 6 weeks in January and early Feb., and Sherman's, there is nothing at all worth entering. I would love to see some year round businesses take root there.	10/28/2022 2:37 PM

41	Unfortunate that non resident property owners are not able to vote or hold office.	10/28/2022 7:59 AM
42	If you attract families, you create more expenses. Since the town doesn't seem to notice or prioritize the schools historically and lacks inclusivity that way, people might want to reconcile that.	10/27/2022 9:29 AM
43	Not enough kids	10/26/2022 7:59 PM
44	It is difficult to hire new employees at the big employers—JAX, COA, the hospital.	10/26/2022 6:52 PM

Q10 Does Bar Harbor's current housing situation impact you? Do you have a housing story or issue you can provide as a homeowner, renter, employer, employee, or from another perspective?

Answered: 132 Skipped: 52

#	RESPONSES	DATE
1	I have had to hear far too many stories of young people at my place of work who find that they simply can't afford to rent from may through October. After that it opens up a bit, but AIR B N'B is killing the future of this town	11/29/2022 8:50 AM
2	as an employer we have had to purchase multiple home to house staff. currently we have 20 in housing. all the rooms we rent operate at a loss and the business makes up the rest	11/28/2022 4:44 PM
3	yes - no workers can live here so there is nobody to hire	11/28/2022 4:06 PM
4	yes. we moved to the area with a well paying job and found a second. we bought land. building cost have gone up and interest rates improving makes building unaffordable	11/28/2022 3:42 PM
5	no	11/28/2022 3:26 PM
6	own a home. costs for new housing will impact college age son should we choose to stay in	11/28/2022 3:00 PM
7	not directly	11/28/2022 2:46 PM
8	We are fortunate to have owned our own home here since 1987; we've been in our current house since 1994. We occasionally think about moving closer to the downtown area and/or finding a one story house to move to, but housing stock of this type is limited and/or quite expensive, so we will probably try to adapt our current house as we get older, even though it is bigger than we need.	11/24/2022 12:42 PM
9	yes - we hire interns and have trouble securing housing hard to get services - vets, plumbers, electricians, doctors, etc.	11/23/2022 5:36 PM
10	yes retired unable to find affordable housing	11/23/2022 4:55 PM
11	no	11/23/2022 4:29 PM
12	yes, I work for a long seasonal employer. we face constant issues to provide affordable housing for employees	11/23/2022 4:12 PM
13	yes - my neighborhood has some rentals and could soon go majority rental	11/23/2022 3:59 PM
14	yes, employee housing in neighborhoods is troublesome	11/23/2022 3:28 PM
15	we loose qualified candidates at the hospital because of the housing situation here.	11/23/2022 2:58 PM
16	yes - as an employer it is difficult to find year round employees	11/23/2022 2:42 PM
17	the employees have been forced out of the island due to lack of housing	11/23/2022 2:28 PM
18	yes - its hard to attract farm workers at Bar Harbor Farm	11/23/2022 2:05 PM
19	so sad that people are stuck living at YMCA forever. no where else to move to!	11/22/2022 5:42 PM
20	Farmer. have trouble providing seasonal housing for farm workers. Right now I can't provide rooms without providing each room with own kitchen and bathroom. rooms with shared kitchen and bathroom not allowed.	11/22/2022 5:20 PM
21	it does not. I own a home in Town Hill	11/22/2022 3:44 PM
22	I'm in a position to buy. but I can't find a property that I can afford 500-700k range that doesn't need another 200k worth of work. I spent 10 years walking to work. since moving here, that can't be achieved given the market	11/22/2022 3:27 PM

23	I have been lucky to be able to afford a full time home in Bar Harbor	11/22/2022 3:07 PM
24	Like everyone else I know, I bounced around from rental to rental for years. I met my partner in 2017 and we built a TINY 1 br, 1 ba house on a lot in town in an extremely undesirable part of town that cost 125,000 for 0.12 acres and we took out another 100,000 to build. The only way we can afford to live in BH is to do the Bad Thing and build a tiny rental property right in front of our house	11/22/2022 2:51 PM
25	First off, Im a town employee and this town has not kept up with providing the proper salaries for their own employees to be able to be a part of this community! I do live in this town but the only way to make that possible was I had to purchase a super small lot and start off by building and living in a small garage apartment on the property and then eventually also building a small cottage not the property that will become a rental to help off set the high price tag of the lot I built. No I currently have a small home and a small studio apartment all located on a small lot and no chance to ever have a yard. Not the idea place to raise children which is why upon many other reasons I'll eventually be moving off island to set roots in a different community.	11/22/2022 12:56 PM
26	Not currently, but it did when we sold our long term home and had to scramble to find something to live in the area.	11/21/2022 9:22 AM
27	homeowners and business owner - cannot hire employees at there is no housing - have had to have employees live with me to have support in biz. sad of all the empty housing stock that is only used in summer for short term rentals	11/18/2022 4:52 PM
28	feeling lucky we bought a house 10 years ago. impossible now due to $	11/18/2022 4:23 PM
29	forced to live with housemates I did not get along with because there were no options to switch	11/18/2022 4:09 PM
30	no direct impact. - I am retired and own my own house, housing affordability is the most serious problem for BH's future. we need to develop more high density housing affordable to working class people - cannot be sold to investors	11/18/2022 3:53 PM
31	in 1976 I had to rent in off-season and had to find another for summer. found a small house in SWH that ended week - but loved	11/18/2022 3:24 PM
32	we need more year round residents	11/18/2022 3:09 PM
33	Not much affect other than hard to find people to help with home repairs, etc. Would prefer a smaller, more efficient residence, one level.	11/18/2022 10:00 AM
34	I have a home and have lived in it for over 10 years, but it was in poor condition when purchased, required weatherization, completion of unfinished construction and many repairs. Very difficult to find smaller homes in good condition.	11/17/2022 3:12 PM
35	I can afford ownership but I recognize the losses to our community when folks/friends/contributors cannot live here	11/16/2022 3:26 PM
36	no	11/16/2022 2:53 PM
37	I'm in town - and surrounded by vacation rentals and seasonal housing, wish we had more nice apartment buildings for YEAR-ROUND residents -	11/16/2022 2:35 PM
38	YES! I cannot afford a fixer upper that costs 500K MINIMUM. It's an unreasonable price and I earn over 100K. As a renter, I looked for over a year for a place and lucked out with the unit I was able to find.	11/15/2022 6:54 PM
39	I have been living with my mother for years because otherwise I would have to leave my lifelong hometown. I am 37 years old and have quite a bit of money saved up but home prices are exorbitant. It seemed hard before the pandemic but impossible now. It is disheartening and I have started considering leaving the island because of it. My family has lived here for generations and it is the last thing I want to do. But at some point you just have to have your own space. We want to build another house on the land we have but even that is difficult to know what is allowed and what isn't.	11/15/2022 6:03 PM
40	I was able to afford a house on MDI thanks to the Northeast Creek neighborhood housing.	11/15/2022 5:50 PM
41	it impacts everyone, we see shifts in \neighborhoods going from year-round families to all Air bibs. I can't afford to move into better housing and Im lucky I can afford a place in BH in	11/15/2022 5:22 PM

	general. I've lived and worked here my whole life and buying will be of the table hopefully not forever but it sure feels that way.	
42	yes, as a college student it impacts me. if I wasn't in college and did not have access to college housing, I would be in even worse shape, finding's affordable housing is extremely difficult and even when you do find some, it often comes with drawbacks such a lack of certain appliances or odd room situations. I lived somewhere last years with a "room" that had no window or a door, it was essentially a huge walk-in closet.	11/15/2022 5:03 PM
43	as a student it makes it incredibly hard to focus on school when I am also trying to find somewhere to live	11/15/2022 4:44 PM
44	there are no places available to the workforce, especially seasonal. way more demand than supply	11/15/2022 4:29 PM
45	yes, the restrictions on vacation rental homes will prevent my children from being able to keep the house they inherit is not right, the housing problem is not now, I lived without running water in 1982 as a renter.	11/15/2022 4:04 PM
46	rent keeps people in every and further enriches landlords. its an age old problem that will never go away as long as wealth is the priority. young people won't stay here, nor people of color... the island is for wealthy white, old people	11/15/2022 3:29 PM
47	Are you kidding? I've lived here for 9 years and housing feels nearly impossible all the time. I have zero hope of ever affording a house on the island even though it's where I want to continue to live and start a family. It feels like housing is only available to people that make significantly more, have no pets, or are wealthily retired.	11/15/2022 3:16 PM
48	my husband and I built our home 20+ years ago. not long ago we thought we might want to live so we could be within walking distance and community resources, i-e. church, library, grocery store, etc. we found the housing stock in Bar Harbor incredibly expensive and substandard. we could have sold out home for a good price but would have ended up with a less than adequate home in town. consequently we have stayed where we are	11/15/2022 3:11 PM
49	I rent a room in a house in NH, but had to do a lot of search and was battling with a two month shoulder season between September and end of October. in the end I found another place in the last minute through other students (I'm a student). unfortunately its short term and I have to move again within a few months	11/15/2022 2:50 PM
50	I have many friends and my own kids who cannot afford to live in Bar Harbor or even rent here.	11/15/2022 9:37 AM
51	I live behind Hanford and Half the street is dark (empty) in the winter because there are seasonal rentals. this has driven out families and so there are no other kids on the block for my children to play with	11/14/2022 5:52 PM
52	yes I am impacted as my older professional children cannot move her because they cannot afford it.	11/14/2022 5:40 PM
53	housing nearly impacts the ability of businesses and organizations to hire/maintain employees	11/14/2022 5:23 PM
54	yes, yes, and yes - my family and I are proud and grateful beneficiaries of Island Housing Trust, which is doing an A+ job. BUT! we need SO MUCH MORE I've cost count of the # of families we've said goodbye to because they lost their housing	11/14/2022 5:09 PM
55	We had to purchase a house for our employees to live in because there are no available rents.	11/14/2022 11:14 AM
56	The housing situation impacts us. We had to rent 10 places in 3 years before we were able to purchase a home in 2005 my family's needs have changed but we are unable to afford the next level of housing . Our house is too small for us now that we have a family and we have parents who need additional care and we simply cannot accommodate the multi generational living that we would like in the space we have and simply cannot a larger house. We have a family with 2 full time good jobs and we feel lucky because should we have started now we wouldn't even be able to afford the house we have. I lose friends regularly who cannot stay because they cannot find affordable housing on the island. Neither my husband nor I in very diverse fields can hire employees right now housing is a major issue in that problem.	11/12/2022 10:42 AM
57	We are lucky because we are living in a family home while we build our own home. This is a RARE situation. If we were not able to live in a family house, we would not be able to afford	11/11/2022 10:22 PM

	renting OR building within this community. (I also responded to the business questionnaire as well)	
58	yes, more expensive than our budget. we had to get 2 land and we are in high tax bracket. housing effects EVERYONE	11/10/2022 2:27 PM
59	yes. the lack of seasonal and year round workforce housing is the largest extent threat to Bar Harbor including its employment base, community character and viability. this should be the #1 goal in the comp plan	11/10/2022 1:14 PM
60	we had a hard time buying a house and were outbid by employee housing and weekly rentals many times	11/10/2022 12:22 PM
61	yes! we employ people and housing is a challenge. we have year round community friends who can't find a home here (esp to rent)	11/10/2022 12:03 PM
62	my housing options as a COA student are rather restricted, I managed to get housing on campus for my 2nd year in attendance, but I don't know what I would have don't if I hadn't;t been one of the lucky ones. even then, housing on-campus is expensive more so than most options about the town. I have a friend who had to move an hour away off island in order to find lodging she could afford.	11/10/2022 11:40 AM
63	yes, workforce housing VERY challenging for our needs. Less density	11/10/2022 10:47 AM
64	no	11/10/2022 10:21 AM
65	yes, in hiring new employees for seasonal and year round work. Not having these new recruits choosing to live in BH	11/10/2022 10:05 AM
66	I own my own home but my daughter wants to return to the island and can't find housing. I would love to build a year round rental on my property but I can't afford it	11/10/2022 9:55 AM
67	Yes, there are problems finding appropiate housing at reasonable prices for college students - especially during shoulder season.	11/10/2022 12:28 AM
68	Yes- I do not currently have reliable year-round housing.	11/9/2022 9:04 PM
69	the lack of affordable housing affects me very much. as a COA student I have been able to find housing from Sept to June but I have stayed over the summers to work at Beach Hill Farm and the summer housing situation is very precarious. fellow students leave have been homeless and have to sleep in their cars while especially during the off-season we seen homes empty. affordable year-round housing is very short and it impacts many people	11/9/2022 5:14 PM
70	I'm a 23 year old renter that's lived in Bar Harbor for just over 4 years. the inability to find year round housing means that I won't allow myself to imagine a future here - as much as MDI feels like home and I want to settle down here. I've had to move twice a year every year at minimum and have live in so many shotty places - uninsulated cabins in the frigid nights of October, an apt. w/ leaking roof, holes in the foot and no hot water	11/9/2022 4:29 PM
71	yes, my issue is that I can't rent my property the way I would like to. my personal feeling is that if we live here year round and are residents we should do with out property as we see fit	11/9/2022 4:12 PM
72	I recently graduated COA and find housing on and off campus was difficult and still is after I graduated, COA only guarantees housing up until your second year I believe due to the amount of land they have. it feels like its all up to who you know and/or luck	11/9/2022 3:56 PM
73	both of my sons, who grew up here, are current residents. one still lives at home/with friends because he can't afford/find even a small apartment for himself. the other is renting, but his business is massively limited because he can't find housing for employees	11/9/2022 3:19 PM
74	No, I am very fortunate in this regard. Thank you, God!	11/9/2022 3:13 PM
75	I am a therapist. the mental health rehab everywhere are drastically increasing. the need is too high for current mental health workers and support. we need more therapists - but they cannot find housing/afford to live here.	11/9/2022 3:01 PM
76	yes, I have 5 apartments that are year round. I am also an employer. The year rounds apartments make it possible to have employees. If we did not develop these units, it would be hard to have staff.	11/9/2022 2:48 PM
77	Housing is very expensive and looks to take advantage of those who cannot pay the fee (rent,	11/9/2022 1:32 PM

	lease, own). If housing was less expensive more money could be injected into local businesses.	
78	no	11/9/2022 10:13 AM
79	Not directly. I have many college students who are homeless during shoulder seasons.	11/8/2022 7:24 PM
80	See comments above	11/8/2022 7:00 PM
81	Yes. I was hired as a full time employee for a non-profit organization located in Bar Harbor. I was set to start in June of 2022 and due to lack of affordable and just overall housing I had to find a place to live temporarily and commutes from Ellsworth. When I finally found a place in Bar Harbor, I needed a roommate because I could not afford rent or utilities on my own. Even with a roommate, rent and utilities are very expensive.	11/8/2022 6:19 PM
82	yes. I would like to downsize, sell my house, find a small one near town or affordable rent. impossible with current conditions. I have friends who moved aways due to the same reason	11/8/2022 4:25 PM
83	I rent out a house year round to people working on the island. I like to give back to the community and I like knowing my neighbors	11/8/2022 4:15 PM
84	no, but we are lucky to have bought in 2012	11/8/2022 4:02 PM
85	I just graduated from COA. during my time there, it wad very hard for many of my peers to find housing - I know of several people who lived in their cars, in a basement, or who has to do a term at home or abroad because they didn't find housing. the house I rented 2 years ago was very poorly insulated. it was never above 58 degrees F and we spend around $500 on oil per month in the winter. it was moldy, but that's all I could find. also finding housing for my summer job was hard - my employer luckily provided housing but conditions weren't great.	11/8/2022 3:57 PM
86	we know people who have been desperate to find housing	11/8/2022 3:46 PM
87	YES. I've lived here for 10 years and was unable to afford a home the entire time. we eventually had to move away, find work that paid, and go fully remote to be able to afford to live here.	11/8/2022 3:41 PM
88	my kids can't afford housing. we have been part of this island community for 6 generations.	11/8/2022 3:36 PM
89	my children can't afford to live in the town they grew up in. there isn't going to be a continuation of the multiple generational residency.	11/8/2022 3:32 PM
90	No moved here from Boston area 17 years ago very happy and well served	11/8/2022 3:28 PM
91	it diminishes the sense of community to have SO MANY homes unoccupied all winter, and full of visitors/strangers all summer	11/8/2022 3:24 PM
92	housing is extremely difficult. while I personally was very lucky finding housing most people are not. I was a hiring manager this season and we had to severely limit our operation due to the inability to house staff.	11/8/2022 3:17 PM
93	yes, negatively. I barely found a place to live, only by a Hail Mary did I not wind up no living 1 hour from where I work. as is, I have 30 minutes, which is lucky.	11/8/2022 3:06 PM
94	CURRENTLY A RENTER, actively seeking to buy a house in downtown Bar Harbor. My adult daughter who has developmental disabilities is moving into a housing authority apt. in November. She is 40 years old. We want to live within walking distance of her apt. For 2+ years we've rented a house downtown. So many homes sit empty in late fall through mid-spring; for the other months, these formerly year-round homes are weekly rentals, providing significant income for the people or cooperations that own them. We lived in downtown BH from 2001-2006. Our former home has been further renovated, and is noe an air bnb owned by people in Texas. It sits empty in the off season, we left Bar Harbor and moved to Orono in 2006 because my daughter needed support staff in order to assist her on the job and in her apartment - and though she had sufficient MaineCare funding to pay for support workers, the service providing agencies could not hire workers due to low pay, high cost of housing, inadequate childcare available for worker's children, and no opportunities for career development and growth. For my family - and for other families who have loved ones who need car... be the elderly, disabled, challenged by mental health issues, preschool children - the crisis of housing on MDI is a multi-dimensional and complex crisis. There is a crisis in providing care, in providing affordable housing for caregivers, in providing the network of support that families of caregivers need in order to live in Bar Harbor/on MDI. So many	11/8/2022 2:57 PM

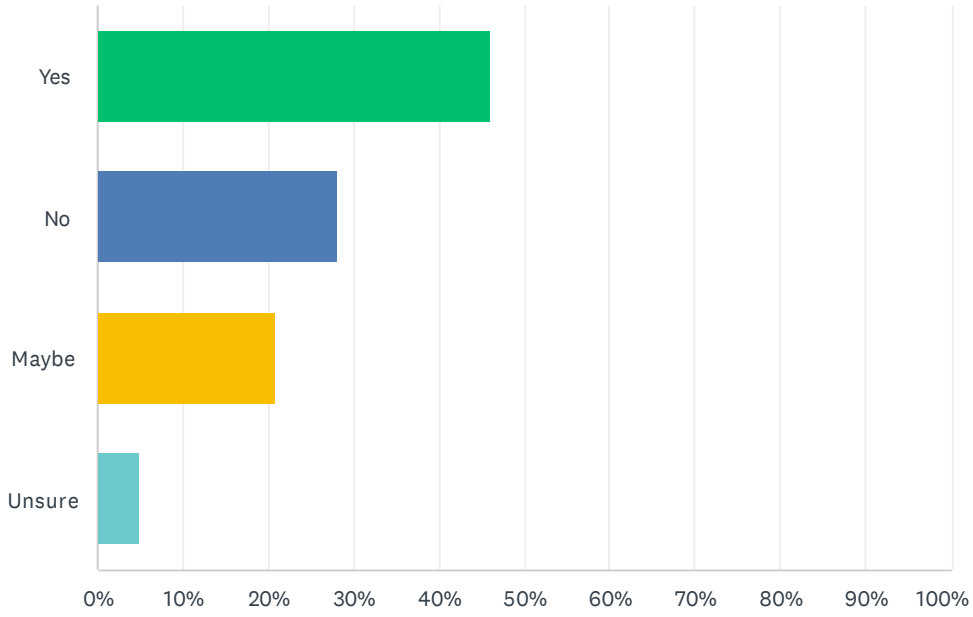
	employees experience huge challenges in attracting, retaining, supporting, and providing job and career growth opportunities. People think of teachers, law enforcement personnel, medical/hospital staff, public works personnel, town managers, and so on when they think of the housing shortage for our essential workforce and their families. Another group of workers - caregivers - is also essential to our community so that our elders, our children, our residents with disabilities, our neighbors who have medical situations that impact their daily living - so that we continue to be a caring community EVEN WHEN an individual requires caregiving assistance of any kind, so that people don't have to leave our special town in order to receive the care they need to live their lives. To me, the terrible irony of our community having such great schools - with declining enrollment - is heartbreaking. Families often just cannot afford to live here. what happens when a community cannot retain and support its families? my mother-in-law who is 87 and has dementia is living in a care facility- in Ellsworth. I wonder what my future might look like if my life's final chapter is like my parents - live to 90+ years.... and develop dementia. Where could I live and get care? In Bar Harbor? unlikely. when my daughter finished her education at age 20, I naively thought that the caregiving she would need throughout her life would be ensured because she has support funding. The last 20 years have been very eye-opening, and I am more realistic/fatalistic now. I will do all I can to connect her with support and a full life in our town. And then I will die what happens then?	
95	yes. as an employer, we have ~50 beds of housing dedicated above our downtown properties - this is key to our success and retaining employees	11/7/2022 5:43 PM
96	no. we are lucky and bought out house when it was affordable however now our house is too big for just two of us and its easier and more attractive to stay put than to move to a smaller place	11/7/2022 5:39 PM
97	I am an employer and other than my high school student employees all my year round employees live off MDI. the traffic on and off the island impacts their arrival and departure time because those that have children have to allow extra time for school drop-off and pick up	11/7/2022 5:34 PM
98	I moved 21 times in the first 10 times I lived here, then in the same place for 30 years. vacation rentals have destroyed our town. my perspective is that I will have to subdivide my lot (out of town) to build housing for my kids since they will never afford to live here. I've been talking about this for 20 years and everything we all said was going to happen if we didn't address the housing issue - HAS happened. disaster.	11/7/2022 5:27 PM
99	I felt very fortunate to have secured a YR residential in 2003 by word of mouth from a landlord who intentionally rented his properties to YR residents. stable housing helped us get established and here we are 19 years later	11/7/2022 5:17 PM
100	the search for housing and thought of losing housing is a constant stress in my life along with everyone I know. As a renter, being in a position of fear of losing housing is unfair and not equitable. several people I know have been homeless due to the current housing situation	11/7/2022 5:09 PM
101	when I came here to work in summer 2018 there was no seasonal housing available. we found a terrible apartment in Trenton. We were lucky enough to find an affordable house in Town Hill and now live here year-round. But this is hardly an option for everyone.	11/7/2022 5:03 PM
102	its too expensive for working folks	11/7/2022 4:52 PM
103	no	11/7/2022 4:38 PM
104	restrictions on # of VR2's is working in our neighborhood	11/7/2022 4:35 PM
105	it was very difficult to find a house to buy (in 2021/2022). we feel very fortunate that we were able to afford our home with our middle class income, and it was ONLY possible due to a lifetime of saving and living frugally. Island Housing Trust is going great work for folks who don't have savings like we had.	11/7/2022 4:33 PM
106	major factor of not attracting qualified applicants to open positions - people have turned down job offers because they could not find housing. That new Town Manager could not find housing is 100% ON point	11/7/2022 4:27 PM
107	See #4 on back page. also - we helped create the Parish House, a home for 6 individuals with disabilities downtown, the lack of housing has impacted out ability to keep the house fully staffed.	11/7/2022 4:24 PM
108	yes, I'm unsure whether I can get housing each year. there's a shoulder senior for most student housing	11/7/2022 4:14 PM

109	literally all of my friends (and I) have been homeless while living in Bar Harbor. Multiple people were kicked out of long-term housing this January when landlords switched to short-term rentals	11/7/2022 4:02 PM
110	As a homeowner I think it is unfair for the town to dictate how I may rent my vacation rental.	11/4/2022 12:27 PM
111	Yes, I'd like to downsize and stay here but can't imagine how that can happen in this market (or lack thereof).	11/4/2022 10:32 AM
112	My family and I are fortunate in being able to purchase a home and live in BH year round. I countless friends and coworkers who have had to leave this area though due to lack of housing options and associated difficulties such as lack of daycare options. I've also worked for a large company today has had to seek alternative operation sites as they are unable to attract and secure employees due to housing issues. I worry we're going to begin to lose good employers and year round businesses due to this.	11/2/2022 10:15 PM
113	Housing does not affect me directly. I am a senior with a large house which came with the land for horses. I live by myself and would like to downsize but don't want to have to move off Island to do that.	11/2/2022 6:39 PM
114	I'm lucky, owning/living in my husband's childhood home. But the lack of affordable housing affects us all. I'm very concerned about the many critical community workers who can't find a home here--they're BH's future. The seasonal VRs are only the future of someone's bank account.	11/2/2022 5:32 PM
115	We are lucky to be able to purchase a cottage at Birch Bay, due to the increase in the value of our previous home and Birch Bay's somewhat lower prices due perhaps to age restrictions.	11/1/2022 2:11 PM
116	I am very fortunate to be a homeowner here. I bought my house in 2017. If I was looking for housing now, I would not be able to afford anything in Bar Harbor.	10/31/2022 8:21 PM
117	I won my own home , so this housing situation doesn't affect me, not everyone gets to live on the Island, some people will have to commute as far away as Bangor, this is a reality, and living here isn't a right.	10/31/2022 1:48 PM
118	For my real estate taxes [for 2021-2022], my .04 acre, after 2 abatements, was valued at $5,345,000 per acre! My neighbor [with 2 houses and 0.16 acre]was valued at $1,904,375/acre. The neighbor on my other side, with 0.28 acre was valued at $1,052,857/acre. I realize that the more you have, the less you pay, but this discrepancy is just WRONG.	10/30/2022 7:43 AM
119	Yes. Setting aside land of little value to the community in conservation easements such as the land around the Stone Barn hikes my property taxes and reduces space for year round housing. The property taxes are driving me out of town.	10/30/2022 7:06 AM
120	I'm lucky because I can afford to own a house here and to also work in the community. But many people who work here cannot afford to live here unless they settle for sub-standard employee housing (and that's just for part-time/seasonal workers). It would be wonderful to see more fulltime families here, making this a place where parents can work/live and their kids can attend school.	10/30/2022 6:40 AM
121	We were fortunate to find an unlisted home last year and were able to negotiate a deal. But even with our sizeable income many homes were to expensive or too competitive for us to purchase. The demand for second homes and rentals seems to have exacerbated the housing problems.	10/29/2022 8:52 PM
122	I have a home outside of the city center that would be perfect for a young family starting out, however there is no place for me to move in town that would meet my needs and wants.	10/28/2022 2:33 PM
123	I rent my home through airbnb in the summer- I would rather not, but it's the only way I can afford my house, which cost almost half a million dollars.	10/28/2022 8:39 AM
124	I see more short term renters in my neighborhood than I want to. As a child my neighborhood was very family oriented and there were not any short term renters, just local or summer families. The change is concerning and makes for a less friendly community in my neighborhood..the flip side is that my short term renting neighbors do rely on the income from short term renting.	10/28/2022 8:14 AM
125	13 years ago we were in the market for a home, our budget was $250,000 and we looked at probably a dozen houses in our price range, Now just over a decade later a real estate agent	10/27/2022 4:01 PM

	would laugh at you if you said your budget was $250,000	
126	Yes. We moved here recently with a school aged child. We love it here but fear we will have to move as the housing stock is so poor. We cannot compete with vacation rentals and hotels that snatch up houses for their seasonal help.	10/27/2022 2:17 PM
127	We recently moved here with a school aged child and will probably have to leave as there is no housing. We cannot compete for housing with vacation rentals or homes only purchased for seasonal workers.	10/27/2022 1:41 PM
128	My wife and I are year-round renters that are paying a monthly rate higher than we paid in San Francisco (from 2017-2021) to be able to stay in the same home year-round. We purchased land in Bar Harbor (town hill rural) recently and intend to build a house for us in the next few years.	10/27/2022 1:38 PM
129	Yes. I prefer not to share. It is anecdotal. But I would say that a councilor calling short-term rental "the scourge of Bar Harbor" did enforce an us-and-them mentality that the council often blames on others.	10/27/2022 9:34 AM
130	I have no neighbors, they are mostly vacation rentals, exploiting the area and giving nothing back. I particularly hate Vacasa.	10/26/2022 8:03 PM
131	My neighborhood is getting turned into weekly rentals. What used to be a community is now a bunch of people here for a week at a time.	10/26/2022 6:58 PM
132	Yes - during my three years as a college student in Bar Harbor, I faced housing insecurity almost the entire time, and had to stay in an abusive relationship for longer than I would have otherwise because I could not find affordable, stable housing and because the local domestic violence services had no shelter beds due to the housing crisis. I am now living on campus at COA. However, I work locally in the community and am worried I will have to leave Bar Harbor and seek employment elsewhere if I cannot find affordable, stable housing after graduation.	10/26/2022 6:40 PM

Q11 If you are a property owner, would you consider constructing a bonus dwelling unit for long-term rental on your property? A bonus dwelling unit refers to the construction of a second dwelling unit on the same lot where only one single-family dwelling unit exists. It can be attached or detached to the primary dwelling unit.

Answered: 124 Skipped: 60



ANSWER CHOICES	RESPONSES	
Yes	45.97%	57
No	28.23%	35
Maybe	20.97%	26
Unsure	4.84%	6
TOTAL		124

Q12 Why or why not?

Answered: 105 Skipped: 79

#	RESPONSES	DATE
1	there really isn't space	11/29/2022 8:50 AM
2	I feel a need to supplement the properties we took off the year round rentals will BD6's	11/28/2022 4:44 PM
3	its needed now, and could serve as a aging parent home in future	11/28/2022 4:27 PM
4	parking is always an issue if built, then cannot be for short term rentals	11/28/2022 4:06 PM
5	with build costs, additional building would likely generate a margate that the rent could not cover	11/28/2022 3:42 PM
6	add unit for family	11/28/2022 3:00 PM
7	The deed restrictions on our subdivision limit this. The town shouldn't allow that kind of language in covenants assigned to residential subdivisions.	11/24/2022 12:42 PM
8	for elderly parents, maybe college students	11/23/2022 5:36 PM
9	income	11/23/2022 4:55 PM
10	get rents down!!	11/23/2022 4:29 PM
11	this would provide some relief for seasonal or single person housing but will not address housing needs for families	11/23/2022 4:12 PM
12	good idea, but I don't have much space	11/23/2022 3:59 PM
13	for obvious reasons! and to help with high tax rates	11/23/2022 3:28 PM
14	I would break ground tomorrow if I could find workers to do it	11/23/2022 2:58 PM
15	absolutely!	11/23/2022 2:42 PM
16	not in the aesthetic plan for out in town lot	11/23/2022 2:05 PM
17	I'm not well	11/22/2022 5:42 PM
18	I think we need more rental opportunities	11/22/2022 5:20 PM
19	privacy and deed covenant issues	11/22/2022 5:03 PM
20	I have one I offer year round	11/22/2022 3:44 PM
21	offset the cost of living	11/22/2022 3:27 PM
22	I don't think my property is large enough for an additional unit	11/22/2022 3:07 PM
23	I already have and only to help make it more affordable to live in town. I'd much rather not have.	11/22/2022 12:56 PM
24	I would need to see what is allowed and how it would apply to my property.	11/21/2022 9:22 AM
25	condo owner	11/18/2022 4:36 PM
26	Extra income, place for students/workers to live	11/18/2022 4:23 PM
27	privacy - don't need the income	11/18/2022 3:53 PM
28	currently not allowed because of covenants	11/18/2022 3:09 PM
29	too much work to care for, manage	11/18/2022 10:00 AM
30	I do not have the resources to undertake this project. I would consider it if there were subsidies available.	11/17/2022 3:12 PM

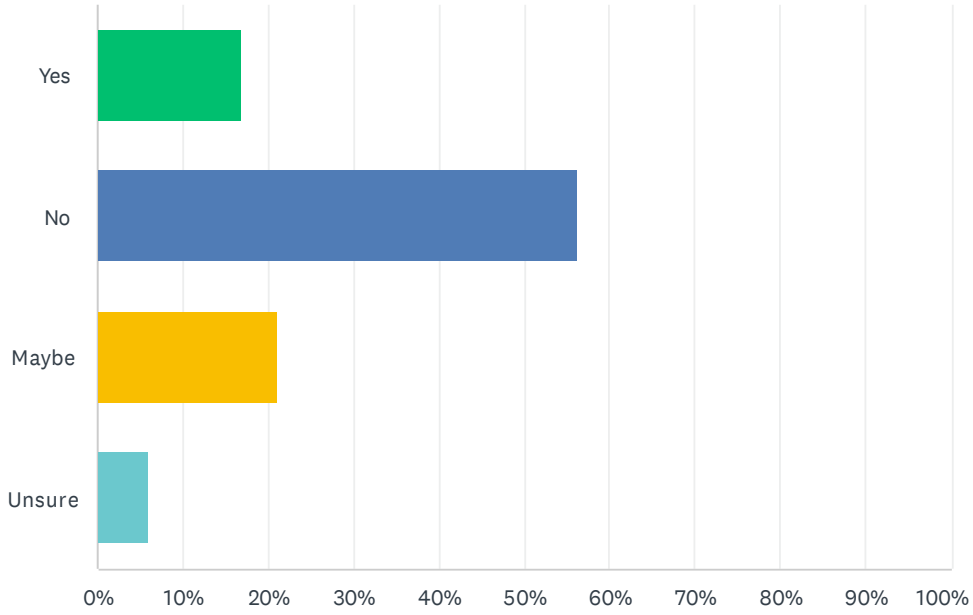
31	small 2 bedroom house on 1/8 an acre	11/16/2022 3:44 PM
32	no space but I think its smart	11/16/2022 2:35 PM
33	I would do it if my HOA allowed it, for additional income and to provide housing to those who need it.	11/15/2022 5:50 PM
34	if I was a property owner	11/15/2022 5:03 PM
35	the current density is not working	11/15/2022 4:29 PM
36	my property is totally maxed out with buildings and parking	11/15/2022 4:17 PM
37	not allowed with current zoning	11/15/2022 4:04 PM
38	more income - mining tourists seems to be a way that already privileged, landowning people here further enrich themselves, while keeping young people and renters in poverty :)	11/15/2022 3:29 PM
39	I would prefer a long term tenant now rather than a short term renter	11/15/2022 3:11 PM
40	To give people who have grown up here a place to live.	11/15/2022 9:37 AM
41	if I build something it would be for year round housing	11/14/2022 5:40 PM
42	the cost of installing another rentable unit is out of reach for many. Can there be special loans/grants to help people do this? Zoning issues are also a barrier	11/14/2022 5:23 PM
43	yes, but its complicated... we are restricted by IHT warrants	11/14/2022 5:09 PM
44	We need more year round housing.	11/14/2022 11:14 AM
45	We actually looked into this to solve our multi generational aging parents needs currently our home is not zoned for such a dwelling unit after our family's needs change that dwelling unit would likely end up in long term rental housing stock	11/12/2022 10:42 AM
46	We are building on acreage that could support additional housing and would be happy to add more space for year-round rentals. The covenants for our site not withstanding, we have space to add additional accommodations and could do so if we were to circumvent septic requirements using composting toilets.	11/11/2022 10:22 PM
47	but unclear on allowances through town laws	11/10/2022 2:27 PM
48	we need to preserve the integrity of our town - we need less rentals not more crowded spaces	11/10/2022 12:22 PM
49	I live in a condominium and laws do nor allow ADU's	11/10/2022 10:34 AM
50	maybe grandchildren will build bonus a dwelling unit	11/10/2022 10:21 AM
51	still expensive and challenging to contract this work, but definitely interested if there's help with this	11/10/2022 10:05 AM
52	definitely! I can't afford it, but it is so neccessary - if the town could help subsidize the construction, I'd be in!	11/10/2022 9:55 AM
53	because we have space to do so and it is needed	11/9/2022 4:52 PM
54	we currently have one would like to add a second	11/9/2022 4:12 PM
55	we'd love to be able to provide a place for a year-round rental. we have a space that could work, but can't afford to convert it	11/9/2022 3:19 PM
56	Housing issues are near and dear to me. However, I live in a subdivision whose covenants prohibit ADU's.	11/9/2022 3:13 PM
57	we have always considered adding a year round rental in our home once the kids are grown. my office space has property - could build there but cost of supplies, too much on current septic, privacy of work.	11/9/2022 3:01 PM
58	Income	11/9/2022 10:13 AM
59	I have space and could use additional space when family visits…but that would probably make it a less than year round rental…it would work for seasonal summer workers or students.	11/8/2022 7:24 PM

60	I am a senior citizen, a widow living alone, can't afford this idea.	11/8/2022 4:25 PM
61	I would need to assess financial viability and impact on my family	11/8/2022 4:02 PM
62	we personally don't have the space/land	11/8/2022 3:46 PM
63	I would happily build a year round dwelling unit on my property if I were able	11/8/2022 3:41 PM
64	land costs are too high to purchase a single lot	11/8/2022 3:36 PM
65	maximizing the desirable areas of town to bring in all residents	11/8/2022 3:32 PM
66	if it was the only way I could afford my home...	11/8/2022 3:24 PM
67	I don't own property	11/8/2022 3:17 PM
68	My residency is a condominium - six families already reside in our building.	11/7/2022 9:35 PM
69	loss of privacy	11/7/2022 5:43 PM
70	helps the community make additional income	11/7/2022 5:39 PM
71	it would be possible for me to create a unit in my current house (duplex) but not immediately because I still have children living in the house. I do not have the ability to build another structure because of the current zoning but would consider it if the rules change.	11/7/2022 5:34 PM
72	I have a business in town I would love to add an affordable long-term rental, I would need the zoning to allow no parking and higher lot coverage to do this. incentives to this kind of development such as tax/water/sewer abatement would be helpful	11/7/2022 5:27 PM
73	if allowed by our subdivision covenants and perhaps with incentive to help cover the cost of increasing capacity of private septic and well.	11/7/2022 5:17 PM
74	The thought of owning property is a dream I will never achieve	11/7/2022 5:09 PM
75	I have a tiny lot in my development and would not be allowed to build another building. But if I would if I could!	11/7/2022 5:03 PM
76	more income	11/7/2022 4:52 PM
77	not creating a bonus dwelling unit at this time because of the high cost of construction	11/7/2022 4:38 PM
78	no room on our property	11/7/2022 4:35 PM
79	our septic couldn't handle it and our acreage is too small	11/7/2022 4:33 PM
80	household includes a small child. cost of building that new unit	11/7/2022 4:27 PM
81	I do not have the space at my downtown home, otherwise I would!	11/7/2022 4:24 PM
82	roofing	11/7/2022 4:18 PM
83	I will never be able to own property in BH.	11/7/2022 4:02 PM
84	If a family member wanted to share my space, I might consider this. But residential zones should be just that ... part of our charm was our neighborhoods and we should retain residential areas that are allowed to be just that.	11/4/2022 10:32 AM
85	To provide long-term living accommodations for family especially (grown kids or retired parents) so that they can remain in the community.	11/2/2022 10:15 PM
86	I'm having a delineation done now to see if I can subdivide my land so I can build a small house with a couple acres and sell the house where I currently reside.	11/2/2022 6:39 PM
87	I don't have the land. Big house, small yard.	11/2/2022 5:32 PM
88	We actually own a share in a housing cooperative and their age and development restrictions plus site conditions.	11/1/2022 2:11 PM
89	My lot is pretty small (0.17 acres), and the house covers most of it already.	10/31/2022 8:21 PM
90	I want my privacy	10/31/2022 1:48 PM
91	My house is on 0.04 acre. There is no room for a driveway, much less, a bonus dwelling. [my	10/30/2022 7:43 AM

	house used to BE a bonus dwelling!]	
92	I have plenty of space for a bonus dwelling or two.	10/30/2022 7:06 AM
93	My property is too small for such a unit.	10/30/2022 6:40 AM
94	Yes, we are actually looking into such construction in the next 2 years. It would be nice second income and could provide affordable rental for a year round resident.	10/29/2022 8:52 PM
95	Hassle	10/29/2022 10:18 AM
96	No room on my lot with the setbacks.	10/29/2022 8:54 AM
97	Homeowners Association rules prevent it. Also, it would interfere with my own ability to enjoy my property.	10/28/2022 2:33 PM
98	I definitely would - my concern is understanding regulations and zoning requirements. I've read the codes, but I would need help to make sure to plan properly. I'm also thinking about how I could make my house a 2-unit, so I could live year round in one unit- I have the same concern.	10/28/2022 8:39 AM
99	We have considered this but prefer our privacy and can afford it.	10/28/2022 8:14 AM
100	I like the semi-ruralness of the town as it is. I waited 40 years to find a quiet, peaceful place of my own here. I would no be pleased to see the population double.	10/27/2022 6:30 PM
101	If I could afford the construction I would love to add a bonus dwelling unit to be able to house a year-round family	10/27/2022 4:01 PM
102	I am concerned about affordable housing options on the island for workers.	10/27/2022 1:38 PM
103	Because we need long-term housing.	10/27/2022 9:34 AM
104	I'm worried about controlling who lives there. I would love a median income family	10/26/2022 8:03 PM
105	Not enough room	10/26/2022 6:58 PM

Q13 If you are a property owner, would you consider subdividing your land to allow for the construction of a housing unit(s)?

Answered: 119 Skipped: 65



ANSWER CHOICES	RESPONSES	
Yes	16.81%	20
No	56.30%	67
Maybe	21.01%	25
Unsure	5.88%	7
TOTAL		119

Q14 Why or why not?

Answered: 101 Skipped: 83

#	RESPONSES	DATE
1	see above	11/29/2022 8:50 AM
2	streamline the planning process for multi units	11/28/2022 4:44 PM
3	lot is small	11/28/2022 4:27 PM
4	from my experience it creates a mess with deeds and right of ways. its a short sighted solution which fails by the 2nd generation	11/28/2022 4:06 PM
5	if cost/cast inflows were positive, yes	11/28/2022 3:42 PM
6	I'm not the only owner of my property	11/28/2022 3:26 PM
7	same	11/28/2022 3:00 PM
8	I'm not allowed to due to deed restrictions.	11/24/2022 12:42 PM
9	enjoyed having a yard -	11/23/2022 5:36 PM
10	land not the problem $ cost is the problem	11/23/2022 4:29 PM
11	already <1/4 acre	11/23/2022 3:59 PM
12	why not?	11/23/2022 3:28 PM
13	I want that recurring revenue for myself!	11/23/2022 2:58 PM
14	not feasible on my property - shoreland	11/23/2022 2:28 PM
15	our property is under conservation easement	11/23/2022 2:05 PM
16	my forest is so beautiful as a forest! it shouldnt be seen as houseboat! id love to prevent subdivision! and what about well water quality	11/22/2022 5:42 PM
17	our lot is pretty small	11/22/2022 5:20 PM
18	deed covenant restrictions	11/22/2022 5:03 PM
19	lot is not conducive to this	11/22/2022 3:44 PM
20	it depends on where. I don't wan to see more of the undeveloped parts of BH turn into subdivisions. it creates more traffic problems and the ROI for the town is negative	11/22/2022 3:27 PM
21	see previous - too small to subdivide	11/22/2022 3:07 PM
22	On my property right now, no. But if I owned a larger lot, I would certainly consider it.	11/22/2022 2:51 PM
23	Would need to determine what size was allowed and how it would fit o my property.	11/21/2022 9:22 AM
24	under an acre and there is already bonus unit works	11/18/2022 4:52 PM
25	can't. if I could I would.	11/18/2022 4:36 PM
26	if I had 10 acres - maybe!	11/18/2022 3:53 PM
27	would if I could	11/18/2022 3:24 PM
28	small lot	11/18/2022 3:09 PM
29	no room on property	11/18/2022 10:00 AM
30	cumbersome process.	11/17/2022 3:12 PM
31	small land 1/8 acre	11/16/2022 3:44 PM

32	zoning prevents it	11/16/2022 3:26 PM
33	not interested	11/16/2022 2:53 PM
34	I don't have enough land.	11/15/2022 5:50 PM
35	need the density	11/15/2022 4:29 PM
36	downtown residential resident	11/15/2022 4:17 PM
37	same	11/15/2022 4:04 PM
38	tiny house or small rental	11/15/2022 3:29 PM
39	to provide more year round housing	11/15/2022 3:11 PM
40	Not sure. More housing units	11/15/2022 9:37 AM
41	I don't have enough property	11/14/2022 5:40 PM
42	I like this idea but do not know if this is allowed where my home is located. Are there ways to make this easier?	11/14/2022 5:23 PM
43	We built a 2 unit for year round rentals in 2109. We only rent year round	11/14/2022 11:14 AM
44	There are a lot of dynamics that would go into that decision. overall comment I would have is that part of what makes Bar Harbor grapes is low density Of housing I would still want subdivisions to be largely single structures like tiny homes and/or duplexes to keep the character of the town.	11/12/2022 10:42 AM
45	Our property has limited "buildable" space, with riparian and vernal pool designation. It would be tight but possible to add one additional unit, within reason.	11/11/2022 10:22 PM
46	just don't have enough land to subdivide	11/10/2022 2:27 PM
47	want to keep our land	11/10/2022 12:03 PM
48	see previous question	11/10/2022 10:34 AM
49	only have 2.2 acres in Rural/Res. Don't think this is possible now. Should be done in smart growth areas	11/10/2022 10:05 AM
50	I'm not sure about zoning and also what to consider the environmental impact.	11/10/2022 9:55 AM
51	currently dividing my lot is prohibited by deed because of width of the right of way. would consider it if something were to change	11/9/2022 4:52 PM
52	I like my space	11/9/2022 3:32 PM
53	not enough space to do so	11/9/2022 3:19 PM
54	not allowed in my subdivision	11/9/2022 3:13 PM
55	not enough land	11/9/2022 3:01 PM
56	I enjoy my land.	11/9/2022 10:13 AM
57	I don’t have that much land and what I have is forest and would not want to take down trees.	11/8/2022 7:24 PM
58	We use our full property	11/8/2022 7:00 PM
59	I have already done this as much as possible according to my deed restrictions and zoning ordinances.	11/8/2022 4:25 PM
60	land is already subdivided	11/8/2022 4:15 PM
61	not permitted under my subdivision regs	11/8/2022 4:02 PM
62	against homeowner association rules	11/8/2022 3:46 PM
63	not feasible because of deed restrictions	11/8/2022 3:41 PM
64	the income/profit	11/8/2022 3:36 PM

65	an acre of land in town is too much land	11/8/2022 3:32 PM
66	not large enough	11/8/2022 3:28 PM
67	too small	11/8/2022 3:24 PM
68	I don't own land	11/8/2022 3:17 PM
69	Our condo building has maxed out the property it was built on.	11/7/2022 9:35 PM
70	I don't think its possible on our in town 1/3 acre lot	11/7/2022 5:39 PM
71	I have 1.24 acres and the zoning wouldn't to allow it	11/7/2022 5:34 PM
72	I don't want to but might have to for my kids	11/7/2022 5:27 PM
73	if permitted by subdivision I would consider subdividing to create a YR rental unit	11/7/2022 5:17 PM
74	N/A :(	11/7/2022 5:09 PM
75	not allowed	11/7/2022 5:03 PM
76	reducing my property taxes by renting or selling added unit	11/7/2022 4:52 PM
77	I have a 100' wide lot with the house in the center. my zone requires 50' frontage. in order to subdivide the lot I'd need to demo the house	11/7/2022 4:38 PM
78	no room	11/7/2022 4:35 PM
79	its already small (its been condominiumized to its smallest possible lot size)	11/7/2022 4:33 PM
80	can't!	11/7/2022 4:27 PM
81	our daughter lives on 4 acres in Town Hill. The cost of expanding septic and building an additional housing unit for long term renters is prohibitive!	11/7/2022 4:24 PM
82	my land can't subdivide	11/7/2022 4:18 PM
83	Wouldn't this depend on the size of your lot?	11/4/2022 10:32 AM
84	I would like to maintain control over the small plot of land I do have.	11/2/2022 10:15 PM
85	Again, literally no space.	11/2/2022 5:32 PM
86	Do not own actual land. Land is owned by a cooperative.	11/1/2022 2:11 PM
87	I don't have enough land to subdivide.	10/31/2022 8:21 PM
88	I want my privacy	10/31/2022 1:48 PM
89	To add additional year round housing and to reduce my lot maintainance	10/30/2022 9:09 PM
90	No land to divide.	10/30/2022 7:43 AM
91	Shore land zoning prevents me from dividing my 2.5 acre lot.	10/30/2022 7:06 AM
92	My property is too small.	10/30/2022 6:40 AM
93	Given our rural location with all single family homes the increased density doesn't make a lot of sense.	10/29/2022 8:52 PM
94	don't want to give up any of it	10/29/2022 10:18 AM
95	Most of my land is not buildable, some of it is seasonally wet, however in principle I'm not opposed.	10/29/2022 8:54 AM
96	Not allowed in my Homeowners Association	10/28/2022 2:33 PM
97	We have a vacant lot that has been in the family for generations and we are now interested in using it to help the housing shortage once we figure out how best to do so.	10/28/2022 8:14 AM
98	It's already divided enough.	10/27/2022 6:30 PM
99	I have 2 acres but it's shaped like a triangle so it might be too tight to subdivide and retain privacy.	10/27/2022 1:38 PM

100	I like to keep control of the area immediately near us	10/26/2022 8:03 PM
101	Not enough space.	10/26/2022 6:58 PM

Q15 What are your thoughts or ideas on how to create additional housing units in Bar Harbor?

Answered: 131 Skipped: 53

#	RESPONSES	DATE
1	Heavily tax vacation rentals & non-year-round properties. Use the money to construct affordable housing. Give a tax break to families that create housing for children	11/29/2022 8:50 AM
2	eliminate VR-Z vacation rentals completely. require all new lodging business to provide housing for staff change building codes to allow addition of parking garage/apartments down town	11/28/2022 4:27 PM
3	take McQuins pit and build a community with no short term rentals	11/28/2022 4:06 PM
4	allow building to be taller	11/28/2022 3:42 PM
5	look how multifamily and apartments can be allowed in areas without sewer	11/28/2022 3:00 PM
6	Property tax relief for those who build additional housing/infill development for seasonal workers or year-round residents?	11/24/2022 12:42 PM
7	slow weekly rentals incorporate into new hotels/businesses etc. DONT create treatment type lodging too far from town center.	11/23/2022 5:36 PM
8	affordable housing for older retired people	11/23/2022 4:55 PM
9	small / studio apartments	11/23/2022 4:29 PM
10	consider high density housing, further limit weekly rental, find high density housing for seasonal employees	11/23/2022 4:12 PM
11	check out the example of Boulder, CO where condos/apartments are being built that are architecturally consistent with their neighborhood	11/23/2022 3:59 PM
12	cut down on the amount of land needed for a home/housing unit	11/23/2022 3:28 PM
13	stop building new hotels	11/23/2022 2:58 PM
14	as long as they are not ugly or eye sores. the black houses on 1st South St and the cargo things near Cadillac Family Practice are horrendous	11/23/2022 2:42 PM
15	allow apartments in housing downtown and surrounding. you allow weekly rental but not employee housing.	11/23/2022 2:28 PM
16	work with nonprofit housing developers to build multi-purpose (single-family, duplex, apartments) structures on lots near town water/sewer and on larger out-of-town lots	11/23/2022 2:05 PM
17	convert hotels to housing downtown, in town	11/22/2022 5:42 PM
18	allow greater density downtown limit air bnbs	11/22/2022 5:20 PM
19	tiny home parks? multi family units small apartment buildings? 6-8 units	11/22/2022 5:03 PM
20	offer room rentals in larger homes with unused bedrooms for seasonal workers. I do this.	11/22/2022 3:44 PM
21	more density where infrastructure and employment already exist!	11/22/2022 3:27 PM
22	Tall apartment buildings. Make basement space in hotels employee houseing	11/22/2022 2:51 PM
23	We need apartment complexes for younger adults, we need dormitory units for seasonal employees, the college needs to start providing adequate housing for their students to free up the houses they have purchased.	11/22/2022 12:56 PM
24	Allow multi tenant units, and apartments.	11/21/2022 9:22 AM
25	only if we can do this with natural reassures at the top priority - would love to see older housing	11/18/2022 4:52 PM

	units in neighborhoods brought back for short term renters to house year round workers	
26	yes definitely public housing or incentives for privately funded housing capt buildings project	11/18/2022 4:36 PM
27	make codes easier and incentive multi-unit apt to get tax breaks	11/18/2022 4:23 PM
28	allow higher density plat like or duplex/triplex	11/18/2022 4:09 PM
29	town houses with garage, limited to income under 100k	11/18/2022 3:53 PM
30	build apartment 3-4 story - close to skills and services by walk or bike	11/18/2022 3:24 PM
31	could we encourage new construction of year round rentals by giving people low or no property tax on newly constructed buildings for 5-10 years? could use this for existing weekly rentals also	11/18/2022 3:09 PM
32	create small villages with small efficient houses for singles, small families, & seniors that have a central unit that can be shared by all with room for workshops, meetings, classes, etc. Create one-room units for summer workers in a larger building that can be easily shut down out of season.	11/18/2022 10:00 AM
33	allow multi-family in more locations, increase density in certain locations, provide more infrastructure (water/sewer) to areas that could support additional density. Limit the construction of new lodging and reduce the areas where new lodging is allowed.	11/17/2022 3:12 PM
34	look at what Belfast has down with their zoning	11/16/2022 3:26 PM
35	It would be nice to have a few condos available, for people to stay in town	11/16/2022 2:53 PM
36	Build more apartment buildings and other types of multiple-unit houses. Work with other communities on the island to establish different areas for housing - a seasonal worker area of housing in one spot on the island, similar to a business park or housing development, with RELIABLE public transportation could transform this island. Other multiple-unit dwellings would help attract other residents, college students could find something more accessible, older individuals who might find living in an entire house might prefer an apartment building or unit in a duplex, triplex, quadplex, etc.	11/15/2022 6:54 PM
37	Tiny homes. Boarding style rooms for works high density apartments near town. Stop building hotels on every avalibe piece of land.	11/15/2022 6:03 PM
38	yes please	11/15/2022 5:22 PM
39	good examples above; subdivisions, ADUc, etc, the town should take more initiative to create housing itself as opposed to relying on individuals too, though.	11/15/2022 5:03 PM
40	have less Air B and B, have less family houses, have less houses that are are only used in the summer.	11/15/2022 4:44 PM
41	need to ensure there is profit or incentive for developers or nobody will build units we need. Cluster, PVD, bonus units, VR1 permits	11/15/2022 4:29 PM
42	is it possible to put a "mother-in-law apartment" into the many large houses on Roberts Ave and High Street	11/15/2022 4:17 PM
43	allow a second dwelling on property that wants it building stops until we get a plan in place	11/15/2022 4:04 PM
44	shut down Keto golf course and make a tiny-house village there	11/15/2022 3:29 PM
45	opportunities for cluster housing opportunities for tiny houses	11/15/2022 3:11 PM
46	creating apartments out of houses make putting a cap on how many hotels are allowed to exist on a block? per street?	11/15/2022 2:50 PM
47	More affordable housing units.	11/15/2022 9:37 AM
48	minimize airbnb & rentals minimize more hotels and downtown "bnb" (Cottage Steer) build a housing unit like Mt. Desert	11/14/2022 5:40 PM
49	we need affordable rental units apartments and homes. We need more creative partnerships between towns and nonprofits	11/14/2022 5:09 PM
50	Jackson lab and the hospital should build [more]. They are tax exempt and as such should do	11/14/2022 11:14 AM

	more to support the community.	
51	Housing should not be Tied to employment as that makes an already hard situation harder if than in addition to having a bad job or a bad housing situation its all tied together. I also do nothe idea that if you build won't income housing you don't have to follow the zoning I'd rather see as change the zoning to allow tiny houses and additional dwelling units in small increments to keep the character of town but having that well-thought-out and zand those zoning rules followed with no exceptions or only grandfather exceptions as we learn and grow. If a house were a primary residence residents and you rented out a room For long term rental I can see the town providing a tax break for using additional structures more densely	11/12/2022 10:42 AM
52	Reconsider zoning limitations to reduce setbacks between properties (to make the developments tighter); reduce restrictions for tiny houses to include options for temporary use of composting toilets to accommodate seasonal needs.	11/11/2022 10:22 PM
53	absolutely neccessary	11/10/2022 2:27 PM
54	incentivize tiny houses on wheels to come here. these attractive structures come and go easily, relocate to resolve neighborhoodly disputes, facilitate relationships between (often) round people and older, land - owning generations - where one might not otherwise be possible. if the town addresses winter recharge and realizes humane, greater density can safely and beasutifully be achieved. "local septic ordinance" to challenge state septic rules. "humanure handbook" for more information	11/10/2022 1:51 PM
55	the comp plan needs to create a vertically integrated series of zoning and planning standards aligned with market incentives to expedite an ambitious goal of housing its workforce, there should be clean guidelines which when met result in an expedited on fast track to advancing workforce housing. there should be no room for NIMBY complaints	11/10/2022 1:14 PM
56	better use what we have give incentives for year round housing	11/10/2022 12:22 PM
57	change zoning to allow dedicated employee housing and to free homes	11/10/2022 12:03 PM
58	reduce density/area pet family requirements	11/10/2022 10:47 AM
59	1) improve zoning to enable ADU's and "large apartments" 2) encourage development of small apartment complexes areas near the Village on with good transportation into the Village	11/10/2022 10:34 AM
60	remove new parking lot across from post office and construct three story building for housing units. That new parking lot is a JOKE! 3 cars use it!! Why didn't the town purchase it for the development of housing units.	11/10/2022 10:21 AM
61	work with contractors to incentivize affordable units are built. increase density in Downtown, Hulls Cove, Town Hill	11/10/2022 10:05 AM
62	subsidies to help resident build year-round rentals on their properties could anything be done on the MDIHS property?	11/10/2022 9:55 AM
63	Allow for more than five unrelated people to live in the same house.	11/10/2022 12:28 AM
64	I'd rather see limits weekly rentals to focus on occupying housing that currently exists, but am also in favour of more construction.	11/9/2022 9:04 PM
65	restrict Air BnB renting and similar platforms the town could create incentives for property owners to rent to people year round over seasonal support the Island Housing Trust in building and protecting housing that serves people who live and work on MDI	11/9/2022 5:14 PM
66	is it true dormitories are not allowed in Bar Harbor? I would think a back packer kind of hostel with shared kitchen facilities would go a long way to helping summer specific housing shortages	11/9/2022 4:52 PM
67	short term rentals have to be limited and affordable year round units have to be financially and other wise incentivized. there's plenty of housing, its just not available to the people that live here and work here. there's no tourism without a workforce, and no justly acquired workforce without good, affordable housing. and not just affordable but nice, homey, cared for, loved homes.	11/9/2022 4:29 PM
68	small houses, mixed use housing, apt, 2 families	11/9/2022 4:12 PM
69	create a town housing fund where the fees from STRs go to increase the STR registration town	11/9/2022 3:56 PM

	buys land from this fund and give to an affordable housing development or non profit	
70	copy what Jackson Lab did for their employees	11/9/2022 3:32 PM
71	encourage bonus units build actual apartment buildings (missed opportunity where new "B&B" is going)	11/9/2022 3:19 PM
72	use grants to buy tracts of land that are large enough to support multi-unit dwellings use grants to enable an aging population to upgrade their aging housing stock	11/9/2022 3:13 PM
73	decrease weekly rentals incentives for year round rentals	11/9/2022 3:01 PM
74	expanding water and sewer, and that would enable more density. Reduce soft costs at the town level, lower permit fees for residential development. Maybe some lower taxation on projects the are strictly developed for year round residential purposes.	11/9/2022 2:48 PM
75	Create taller buildings with apartments to rent or lease but BEHIND the line of sight to the water. In other words, more rentals on the other side of Rt. 3 (across from COA, etc)	11/9/2022 1:32 PM
76	don't know	11/9/2022 10:13 AM
77	Use hotels for off season housing for students or new residents.	11/8/2022 7:24 PM
78	More housing like what is being done at jones marsh. Tiny houses.	11/8/2022 7:00 PM
79	Cap the amount of allowed air bnbs, tax the rich, create funding resources/opportunities for those who need assistance in paying their rent/utilities, buy property/fix up properties and designate them as affordable housing rentals.	11/8/2022 6:19 PM
80	tax incentive for builders keep construction costs lower, i.e. less fancy buildings - basic and safe buy an "old" hotel and develop apartments in it - we have too many hotels anyway!	11/8/2022 4:25 PM
81	creatively	11/8/2022 4:19 PM
82	convince people with short term rentals to change over to year round renting 1. offer a reduction in property taxes 2. ned our flyers from property owners explaining need for long term-rentals 3. put a picture of a "family of the month" in the Islander who are looking for a long term rental. Homes maybe picked on a lottery basis	11/8/2022 4:15 PM
83	I hears a news item that)I think) Bangor has approved development of "tiny houses" in what was formerly a trailer park. I think these houses are to be owner occupied and maintained, are there places in town where this high density use could be permitted and fit	11/8/2022 4:07 PM
84	zoning changes to permit more multi-family housing	11/8/2022 4:02 PM
85	it should be illegal to have unoccupied homes on this island! I cannot believe that there are people living off the island and commuting everyday, OR living in vert poor conditions (esp. in the winter) while others hoard huge chunks of land to summer for a few weeks a year, and then their, mansion is empty for the rest of the time. STRONG REGULATIONS ON SUMMER HOMES are the #1 thing for me.	11/8/2022 3:57 PM
86	1. incentive development of MF dwelling units by raising yearly licensing fees for VR units and using those funds to offset developer costs. 2. loosen minimum lot sizes, allow greater density	11/8/2022 3:41 PM
87	go back to the state standards on vernal pools and relax dimensional standards for area per family make subdivision standards as easy to build as single family homes they are overly burdensome	11/8/2022 3:36 PM
88	redo the LU). they are too restrictive and harken back o an outdated way of living, similar too "urban renewal" projects of the 1970's and 80's	11/8/2022 3:32 PM
89	more multi-unit buildings. Ellsworth looks to be doing a good job with mixed housing developments	11/8/2022 3:24 PM
90	offer incentive to those who have rentals for YEAR ROUND tenants limit or tax heavily to vacation rentals (Air BnB/VRBO) in Bar Harbor Limit building of new accommodations (hotels/bed & breakfasts)	11/8/2022 3:17 PM
91	the prioritizing of hotel spaces over housing for year round people has most of downtown locked up. save for those living on site, creating space outside of town, and free shuttles may	11/8/2022 3:06 PM

	be the only way. grouping large amounts of these workers near new land development, maybe a long eagle lake, would fix so much, while not "compromising" the town	
92	more intense development in areas served by water/sewer	11/7/2022 5:43 PM
93	change zoning restrictions and expand water and sewer to support higher density housing	11/7/2022 5:39 PM
94	zoning laws must change in some areas to allow higher density construction. we have to consider how we handle water resource where we develop outside of town water (and sewer) availability.	11/7/2022 5:34 PM
95	Infill not sprawl. allow another story up, build where there's water and sewer. give incentives to landlords to rent affordably year-round. deincentivize developments without town water and sewer. allow mixed lots - separate housing and commercial zoning on the same lot but ONLY with affordability requirements. ease the parking regs.	11/7/2022 5:27 PM
96	incentives to create bonus dwelling units	11/7/2022 5:17 PM
97	remove building height requirements buy out buildings that are empty most of the year don't allow huge B&B's to be built in town when there is a housing shortage	11/7/2022 5:09 PM
98	build up - add a second floor to a garage, improve outbuildings, turn a single family home into a duplex or triplex when the kids move out. change zoning to allow for greater density. can the town offer incentives for developers to build multi-family homes on smaller lots?	11/7/2022 5:03 PM
99	lower the required lot size	11/7/2022 4:52 PM
100	extended utilities near downtown locations that can accommodate larger scale housing development. Issue - our employees/business community continue to grow but there is not enough housing to support existing workers. More units on employee properties as approved by	11/7/2022 4:38 PM
101	I think the construction of large apartment/condo buildings is a better option than single family homes. people need a place to live, but we don't want to over develop this special island! wealthy people are buying up the homes as soon as they hit the market, to use as private seasonal oasis's, or to rent as weekly Air bob's. This HURTS the community and is ONLY beneficial to the few people who end up owning multiple properties. I hope that people in the aforementioned category are paying MUCH higher taxes than year round residents.	11/7/2022 4:33 PM
102	planned housing units and varied housing options like duplexes and apartment units for year-round workforce.	11/7/2022 4:27 PM
103	more developments like Jones Marsh. Have employers build dorms for their seasonal employees and in exchange, let them release on the market for year round homes they are using for that purpose, with the stipulation they cannot be used for seasonal employees anymore.	11/7/2022 4:24 PM
104	How can we build apartment (4 stories) in town - for year - round residents that work on MDI,	11/7/2022 4:18 PM
105	create housing that is limited to year round residents or seasonal workers	11/7/2022 4:14 PM
106	remove height restrictions get rid of minimus lot sizes public fund/loan program for rental units to subsidize costs permit and restrict hotel/lodging/BnB properties - we don't need more.	11/7/2022 4:02 PM
107	STOP allowing land to be used for transient and seasonal lodging. The proliferation of hotels being renovated and built the last few years is disgraceful. We complain about too many visitors, and yet we keep building accomodations. Perhaps we need to stop thinking this is important or necessary. The concept of CARRYING CAPACITY has been too long overlooked by our town/ island. Enough!	11/4/2022 10:32 AM
108	Allow for more multi-family housing units to be developed and in areas that previously may not have been possible due to lot size requirements or zoning restrictions. We need to maintain a cap on the qty of short-term rentals allowed. We should also explore higher taxes for those who own non-primary residences here and do not rent it out long-term. I also believe that we need to change the bi-laws and definition of what constitutes a B&B as this seems riddled with loopholes where what should be classed as a hotel is allowed to pass as a B&B.	11/2/2022 10:15 PM
109	Not allow any more purchases for rentals by companies that have never even seen the property.	11/2/2022 6:39 PM

110	"Missing Middle Housing" (book + website) has great ideas, so many options for house-scale, multi-unit housing development--perfect for our town.	11/2/2022 5:32 PM
111	Extend water and sewer coverage. Continue the cap on short-term rentals and extend to anything rented for less than a full month.	11/1/2022 2:11 PM
112	Build affordable housing downtown instead of a godawful 45-room "bed and breakfast."	10/31/2022 8:21 PM
113	Housing units in Bar Harbor should only come from the Private sector, there is perfect land available off Island at the Island Explorer parking area, there is a lot of land and suitable for dense apartment lie structures.	10/31/2022 1:48 PM
114	We need more YEAR ROUND housing units.	10/30/2022 7:43 AM
115	Reduce Maine Coast Heritage Trust enormous easements to what is essential to preserve and the like.	10/30/2022 7:06 AM
116	I think the town needs to purchase land and construct affordable housing for people/families that want to live and work here.	10/30/2022 6:40 AM
117	It would be nice to see more apartment or condo style housing constructed to house families of all incomes not only low income. Similar to what Jackson labs has done but on a larger scale. Also being more open to developers of smaller efficient homes with solar and other energy saving features. Similar things have been done with success in southern maine communities. The bigger things will also be to locate these new dwellings near other town amenities and services, and look for ways for Bar Harbor to expand its infrastructure to better support this, as well as maybe changing zoning in certain districts to encourage this type of development.	10/29/2022 8:52 PM
118	build houses -- there is plenty of room build apartment dwellings -- adjust zoning	10/29/2022 10:18 AM
119	The recent idea of putting housing in Town Hill is a great start to house seasonal workers.	10/29/2022 8:54 AM
120	I am a tenant, but I agree with what you have asked about above. We need to construct more units, and tiny is fine. My apartment is tiny and I've been here 16 years.	10/28/2022 2:40 PM
121	Incentivize development of modern, quality housing in areas where density can be handled (ie. city water, sewer, services etc.) Provide areas for people to park predictably and reduce traffic from people cycling through the neighborhoods looking for parking. Bury the powerlines.	10/28/2022 2:33 PM
122	Decrease setbacks and make them fair. My neighbors homes, built at different times, could add to their properties right up to the boundaries. Why can't I do that if the houses right next to me do?	10/28/2022 8:39 AM
123	The town is starting to do a good job of studying these possibilities…Macquinns pit in Hulls Cove and other pits in the area, Trenton golf course off island but well located is for sale and part of it would be ideal for housing. The Town should get involved in purchasing housing for its employees and for essential workers. Other communities are doing this with success (Eagle Valley, Colorado etc)	10/28/2022 8:14 AM
124	Some 3 story apartment buildings would be fine in the downtown area. There are already 3 story hotels so it would fit in well and provide potentially a lot of extra housing.	10/27/2022 6:30 PM
125	Fix the Luo, Allow higher density, change minimum sqft/family.	10/27/2022 4:01 PM
126	More limits on vacation rentals. Enforcing zoning rules to stop hotels from using homes in residential areas for their seasonal workers.	10/27/2022 2:17 PM
127	Limits on vacation rentals	10/27/2022 1:41 PM
128	Relax restrictions for multi-family units such as duplexes and apartments.	10/27/2022 1:38 PM
129	Lower area-per-family requirements and density restrictions, streamline development approval process.	10/27/2022 9:34 AM
130	Reduce second homes and vacation rentals. The number of buildings is not the issue, it's how there are being used	10/26/2022 8:03 PM
131	The new apartments at Jax were filled immediately—that shows that we need more of them!	10/26/2022 6:58 PM

Q16 Are there other housing issues and opportunities we should be aware of? Any specific issues related to your neighborhood?

Answered: 75 Skipped: 109

#	RESPONSES	DATE
1	we need to avoid "sprawl". Think about the value of housing close enough to town that people can walk to services	11/29/2022 8:50 AM
2	I wish VR-Z's were not allowed in our zone. I can think of 3 homes that could be year round housing for our community.	11/28/2022 4:27 PM
3	keep zoning as is but have a special process to pass developments through get rid of short term rentals in V-2's tax 2nd homes/non-primary residences	11/28/2022 4:06 PM
4	Concentrating development outside of the downtown area is limited due to lack of public utility infrastructure (no public water or sewer). If the Town wants growth in other 'village centers' it is going to have to bite the bullet on this and the NIMBYs are going to have to get over the fact that things change.	11/24/2022 12:42 PM
5	too many rentals - SPEED, unknot pets, noise, parties, workforce housing unkempt trash etc.	11/23/2022 5:36 PM
6	too many rentals	11/23/2022 4:29 PM
7	must keep BH a community - not just a place to (temporarily) vacation!	11/23/2022 3:59 PM
8	the hospital needs to follow the labs example and create worker housing. without it MDIH will continue to loose workers and become unsustainable	11/23/2022 2:58 PM
9	relax regulations! let property owners do what they want!	11/23/2022 2:42 PM
10	too many seasonal owners and weekly rentals	11/23/2022 2:28 PM
11	we need to be careful to preserve our forests, wetland, streams erosion potential well contaminations potential drought	11/22/2022 5:42 PM
12	go up, not out	11/22/2022 3:27 PM
13	I already mentioned it, but slum lording should not be allowed (Michael Boland). Garbage ordinances and litter fees also should be enforced.	11/22/2022 2:51 PM
14	I live on a street where many of the houses are own by large companies and used solely for employee housing. They are neglected properties and look like junk! Im ashamed to live on the street I do and have to look at all these over occupied decaying properties around me.	11/22/2022 12:56 PM
15	Half the homes on my street alone are summer rentals or weekly rentals and are closed up in the winter/off season	11/21/2022 9:22 AM
16	COA is providing bunkbeds in public spaces during shoulder season to stop people living in cars	11/18/2022 4:09 PM
17	no	11/18/2022 3:53 PM
18	Crooked cluster of SMALL houses mean Hulls Cove aimed to year - round residents and workers on MDI	11/18/2022 3:24 PM
19	we need to limit amount of available rooms Bar Harbor is getting way to busy and I worry if our current infrastructure can support it	11/18/2022 3:09 PM
20	many large lots that could be subdivided, but rural character would be reduced a bit--maybe increase density closer to major roads with infrastructure improvements.	11/17/2022 3:12 PM
21	I live by North East Creek 31 houses off of Sandy Lane (Town Hill) area of BH there is a small Acadia parcel next to North East Creek. I think worth exploring	11/16/2022 3:44 PM

22	build neighborhood centers to strengthen our ties and commitment	11/16/2022 3:26 PM
23	Too many vacation rentals in a residential neighborhood	11/15/2022 6:03 PM
24	Air bibs have made the neighborhood I grew up in unrecognizable	11/15/2022 5:22 PM
25	landlords often take advantage of the housing issue in town, they understand that they can leverage the high demand, it creates toxic relationships between renters and landlords often	11/15/2022 5:03 PM
26	student housing!	11/15/2022 4:44 PM
27	everyone wants density somewhere else.	11/15/2022 4:29 PM
28	possibilities for communal land-ownership? tiny houses	11/15/2022 3:29 PM
29	partner with Habitat for Humanity to build more affordable housing	11/15/2022 3:11 PM
30	Less housing for summer workers.	11/15/2022 9:37 AM
31	approach some wealthy folks or banks to purchase a big house or old hotel and turn into housing - rent foes to pay it off	11/14/2022 5:40 PM
32	Is there a way for the town to work closely with large employers to make housing more affordable for year round employees?	11/14/2022 5:23 PM
33	seasonal housing or rentals for seasonal people is a huge problem for year round people	11/10/2022 2:27 PM
34	public - private - Mo partnerships aggressive financing through partnership with bank, town, and philanthropy focus on servicing year-round needs first which is the foundation for tourism	11/10/2022 1:14 PM
35	weekly rentals bring in lots of strangers to residential areas. you never know who is near your kids -	11/10/2022 12:22 PM
36	we need more year round families and younger workforce to be able to live in our community	11/10/2022 12:03 PM
37	there are a lot of students who struggle with that we call "shoulder season" that being the time in which landlords are still renting out their homes to summer short-term renters. having somewhere that could provide temporary housing during this period would be a band-aid for this particular problem	11/10/2022 11:40 AM
38	as mentioned in question 1, the seasonal housing market makes it so hard to live in Bar Harbor. it just makes me very sad to know that there are homeless people while summer residents live here only for 2 months or so	11/9/2022 5:14 PM
39	tenant rights are a huge issue. tenants need access to legal and other support to ensure housing is safe and fair. we need good long term rentals and food buying options for people who advance the community beyond spending money here.	11/9/2022 4:29 PM
40	the quality of the current housing stock my house specifically is very leaky so it gets very cold and since its leaky a large portion of the heat escapes which makes it unaffordable dude to heating oil costs and the fact that utilities are separate	11/9/2022 3:56 PM
41	I'm okay with the downtown, where we live being denser	11/9/2022 3:19 PM
42	there are so many houses that sit vacant all year! if people have passed away, there should be a way to contact their heirs about selling or renting these vacant houses!	11/9/2022 3:13 PM
43	most of our neighbors are seasonal downtown used to be a community	11/9/2022 3:01 PM
44	n/a	11/9/2022 10:13 AM
45	People on private well water need help managing their water quality.	11/8/2022 7:24 PM
46	yes - housing may be unhealthy (mold) because housing is so limited landlords can neglect upgrades because they will get someone else -	11/8/2022 4:19 PM
47	make people aware of the need of long term rentals and help them feel a responsibility (like SPCA advertises per of the week) 4. reward people who are renting long term as a group by offering a gathering or lobster feed some time during the year 5. taking some of the short term rentals of the market will be a way to limit the number of visitors. 6. create a database of people looking for housing and those who have houses available	11/8/2022 4:15 PM

48	issue: seasonal workers who get their housing through their employers are in a precarious situation because they home depends on their job - therefore if they want to leave their job for X, Y, or Z (e.g. sexual harassment at work, poor working conditions, etc) they CANNOT because they would be homeless. This is especially hard for people on work visas (who are not US citizens) for which English might not be their 1st language and who are often people of color.	11/8/2022 3:57 PM
49	allow for more mixed use areas downtown be removing area per family in DUI and DUII	11/8/2022 3:32 PM
50	save kind of financial break for people who provide additional housing - VR is, lot divisions etc.	11/8/2022 3:24 PM
51	nobody is selling, only renting Air bnb is ruining many things	11/8/2022 3:06 PM
52	growth of seasonal rentals have increase values that make a lot of housing unaffordable for mid-range earners - this has grown exponentially in the last 5-10 years	11/7/2022 5:43 PM
53	older housing is expensive to and need help deciding on retrofit or replace	11/7/2022 5:39 PM
54	My McFarlands's residential zone is at risk for well depletion with new development on the Bluff Rd and Frenchman's Hill. I's fairly sure that in the end, MONEY TALKS. my neighborhood will be developed just as soon as Eben Salvatore can figure out how to change the zoning	11/7/2022 5:27 PM
55	people renting out backyard sheds, not properly plumbed properties, etc. to people who are desperate for housing	11/7/2022 5:17 PM
56	several individuals who have issues with housing and work in bars/restaurants are unable to attend this event. ,pre public forum activities the housing survey does not address the issues facing most people in town	11/7/2022 5:09 PM
57	road maintenance is poor. do no allow solar fields within miles of subdivisions	11/7/2022 4:52 PM
58	employee housing by and large not taken care of, also fire hazards. these structures need to be inspected and improved.	11/7/2022 4:35 PM
59	I feel like this is THE problem, and appreciate all efforts to hep mitigate the issue, including greater regulation of short-term rentals	11/7/2022 4:27 PM
60	we have several short term rental houses in our neighborhood, as well as seasonal employee housing. they add nothing to the neighborhood in the winter, just dark empty spaces, the rest of the year there is a lot of coming and going. would much prefer year rounders or even seasonal residents - people you get to know over the years	11/7/2022 4:24 PM
61	More families moving on MDI - and create affordable houses (even very small for small families)	11/7/2022 4:18 PM
62	limit tourists to hotels and campgrounds rather than rental housing	11/7/2022 4:14 PM
63	This forum is not accessible to the most housing insecure people in Bar Harbor - industry workers. The answers you get may vary well not reflect the scale of the real problem. We pay rents comparable to people in Brooklyn, with so much less access to services and having to deal with millions of visitors in our community as a priority over the people who make that possible	11/7/2022 4:02 PM
64	Our residential streets are now bypasses for commercial traffic ... large trucks and busses should not be using our streets to avoid traffic. And...our sewer and water systems, and roads and sidewalks have not been updated in years . Every time we are promised they will be, something else comes up (in the business district) that demands the Town's attention. We believe our water/sewer lines are a time bomb - and will be a huge problem for us if the Town keeps postponing the work they have acknowledged is way overdue.	11/4/2022 10:32 AM
65	Again, why does a tiny town with so little buildable land have vacant lots in its downtown residential neighborhoods? The silver lining of these could be the opportunity to showcase some wonderful "missing middle" options.	11/2/2022 5:32 PM
66	Is the Town receptive to PUDs that include infrastructure? That is basically what Birch Bay is.	11/1/2022 2:11 PM
67	no	10/31/2022 1:48 PM
68	My neighborhood is currently a nice mix of fulltime and short-term housing. But I feel the shift is moving in favor of short-term housing for tourists. And I fear that fulltime families are moving away and becoming the minority.	10/30/2022 6:40 AM

69	My biggest need for our neighborhood would be to make route 198 more walkable. Adding sidewalks or multi use trails would be great. We would love to be able to walk to the playground or bike safely to Acadia.	10/29/2022 8:52 PM
70	I would love to see some financial rewards (tax breaks maybe) for those who rent their apartments year round, or financial penalties on those who do not.	10/28/2022 2:40 PM
71	In Town Hill, we should be encouraging cluster developments - houses closer together with large tracts of land preserved.	10/28/2022 2:33 PM
72	See above, We own a lot for consideration and are not focused on the $, but rather the opportunity for the town.	10/28/2022 8:14 AM
73	It's difficult to live on a block where you have no neighbors because they are all vacation rentals or housed seasonal workers. There is little community.	10/27/2022 2:17 PM
74	If you want to recreate safe neighborhoods, you need to also recreate or build the infrastructure to support them. Things as simple as sidewalks need to be addressed. And things as big as educational costs do, too. Many roads in the downtown compound lack areas of sidewalks or the sidewalks aren't negotiable. Increased housing leads to increased congestion and other costs. That shouldn't keep it from happening, but it might want to be considered.	10/27/2022 9:34 AM
75	Enforce the VR1/VR2 restrictions we voted in, right now there is fraud	10/26/2022 8:03 PM

Q17 How can Bar Harbor better integrate and meet the needs of a large seasonal workforce and foster a vibrant year-round community?

Answered: 98 Skipped: 86

#	RESPONSES	DATE
1	affordable housing	11/29/2022 9:01 AM
2	housing improvement for seasonal employees	11/28/2022 4:45 PM
3	the town should consider capping tourist accommodations even in the past 10 years, there is a noticeable change in traffic, housing availability. etc. which has gotten to the point that residents actively avoid downtown from May to Oct.	11/28/2022 4:30 PM
4	encourage employers to help figure housing out, offering resources and monetary incentives to explain work forces having more resources to solve the housing crisis, building space for employees	11/28/2022 4:10 PM
5	offer incentives to employees/employers the work and live here year round	11/28/2022 3:43 PM
6	BH needs more housing for moderate income families to be a vibrant year round community. let the employers figure out how to house their seasonal employees	11/28/2022 3:27 PM
7	affordable housing, assistance to low income households	11/28/2022 3:02 PM
8	move seasonal worker housing out of downtown residential neighborhood!	11/23/2022 5:38 PM
9	maybe it can't. we need a capacity study to say how many employees we can reasonably house.	11/23/2022 5:00 PM
10	have more affordable housing that is reserved for summer workers and the year round community to make this housing unavailable for tourists	11/23/2022 4:31 PM
11	at the turn of the last century the wealthy, seasonal folks understood that for them to be able to enjoy life here there needed to be a strong year-round community. this led to support for doing things like creating the water/sewer systems and building ou spectacular library and hospital. seasonal folks are no longer our stewards - and most of the visitors are transient. we need to concentrate on our year round community. the seasonal will have to be supported by those who provide the accommodations and services for the visitors. once we are re-established as a strong year tough community it van be more symbiotic	11/23/2022 4:15 PM
12	identify appropriate in town spaces for employee housing i.e. Witham Housing proposed for Keto St promote 2nd and 3rd employee housing development of downtown commercial spaces	11/23/2022 4:03 PM
13	employers of the former need to support them in a way that does not negatively impact the latter - esp. housing	11/23/2022 3:01 PM
14	more investment from private businesses follow the lead of business contributing housing for employees expand affordable housing options	11/23/2022 2:43 PM
15	affordable year round and seasonal housing year round public transportation around the island livable wages more health care and mental health care providers	11/23/2022 2:07 PM
16	as many of these people work at night, extend the hours for public transportation extend the shoulder season - but more workers are needed housing has to be improved to attract and keep more year round workers.	11/22/2022 5:44 PM
17	promote less seasonal downtown businesses and give property tax credits for businesses that are open year round. court year round business owners to stop growth of Acadia Corp.	11/22/2022 5:28 PM
18	incentive growth of housing. allow for more affordable housing.	11/22/2022 5:04 PM
19	BH cannot meet the needs of both these constituents. first of all, the needs of "a large seasonal workforce" are actually for a seasonal tourism industry industry for seasonal	11/22/2022 3:48 PM

	workforce - I would reword the question. the seasonal workforce is in some cases to the same as the year round community. BH cants meet the needs of the tourism industry while fostering a vibrant year round community, tourism will grow and grow without ceasing unless there is managements and limitation. the touisum industry has to be managed to the end of a vibrant year round community not the year round community adapting to the tourism industry	
20	greatly improve public transportation so seasonal workers can live and commute from off island housing. change zoning and improve/expand water and sewer to support lighter density housing - consult town owned network for cheaper and faster internet	11/22/2022 3:29 PM
21	confusing question - Vibrant year-round community: Provide affordable housing for young families, provide excellent schools Large seasonal workforce: encourage tourism businesses to provide housing on their own properties	11/22/2022 3:11 PM
22	Tax abatement should exist for people who live in the area that is commonly referred to as "Bar Harlem."	11/22/2022 2:58 PM
23	Encourage dormitory housing and apartment complexes.	11/22/2022 1:01 PM
24	Allow more multi unit housing, increase transportation options such as buses and or some form of local loop hop on/off trolley, get transportation options to where you build the housing.	11/21/2022 9:28 AM
25	LIMIT TOURISUM. tourism, at the rate that we're experiencing it in BH, is not sustainable. a vibrant year round community is definitely more important. we need to move away from a tourist economy.	11/18/2022 4:54 PM
26	places to live!! childcare good pay	11/18/2022 4:38 PM
27	? Fid a tourist theme for winter find year round industry jobs	11/18/2022 3:54 PM
28	encourage ACCESSIBLE workforce housing, like some hotels are now doing	11/18/2022 3:26 PM
29	there are not mutually exclusive. continue to provide zoning changes to move employee housing away from single family dwellings	11/18/2022 3:12 PM
30	Encourage businesses to sell merchandise that is useful to residents, not just t-shirts, junk and NPk stuff; i.e., clothing, general merchandise, etc. Restaurants that would remain open for winter, full time residents.	11/18/2022 10:06 AM
31	housing. increase in housing for workers that does not occupy year round homes. have more collaborative housing development for workers so people's housing is not tied to their jobs.	11/17/2022 3:18 PM
32	public housing! pr at least being willing to restrict the greed of landlords (yea, even local ones) and loosen restrictions on housing development, we don't need more hotels or "BnBs" - we need stable, safe, affordable housing, scheduling public events and meetings at times that seasonal and industry workers can actually attend - not everyone works 9-5	11/16/2022 3:49 PM
33	year round housing! buy out a hotel that is not used most of the year and create apartment, businesses need to be open year-round. this town need to feel vibrant all year not just in the summer	11/16/2022 3:28 PM
34	town needs to manage future growth until housing supply improves. restrict non-residential uses in residential zones to improve opportunities for housing development and central business growth at inappropriate locations	11/16/2022 2:57 PM
35	more apartments!!! - affordable to rent while taking up less land area/person especially close by commercial activities like restaurants, bars, movie theater	11/16/2022 2:39 PM
36	Better public transportation that is consistent, reliable, and YEAR ROUND. More accessible and affordable housing for people to afford to live here on a 40K salary. This would include income-based 'affordable' and also affordable for someone not getting subsidized. Build an area for the seasonal workforce to live instead of local business owners buying up available residences in town or squeezing residences on their properties and upsetting local residences.	11/15/2022 7:02 PM
37	Housing	11/15/2022 6:08 PM
38	more housing broadband incentivize our larger employers to expand	11/15/2022 5:24 PM
39	NOT by forcing seasonal workers to live in dormitories - this os apartheid. create a venture capital fund to refinance current leveraged business - often existing loans will keep people doing the dame thing when they might consider doing something else with favorable financing	11/15/2022 5:08 PM

40	small efficiency apartments for workers. walking distance from town. Japan style!	11/15/2022 4:45 PM
41	housing affordable year round housing	11/15/2022 4:30 PM
42	the linger "the season", the more year round the jobs are going to become. address housing needs and types to help foster this	11/15/2022 4:19 PM
43	a vibrant year-round community - FIRST everyone needs the YR community! Nurses, doctors, fire, ambulance, teachers, grocery... on and on. prioritize the YR, to support all.	11/15/2022 4:05 PM
44	affordable housing	11/15/2022 3:30 PM
45	Housing.	11/15/2022 3:19 PM
46	with more affordable housing	11/15/2022 2:50 PM
47	Use the busing system to bring workers in.	11/15/2022 9:39 AM
48	affordable year round housing higher wages in direct service, direct production jobs	11/14/2022 5:52 PM
49	provide affordable housing with access or transportation to local communities	11/14/2022 5:42 PM
50	provide services year round folks use including housing opportunities to those who work in those services. there is more to town than the loudest business voices. don't sell out everything as a tourist attraction	11/14/2022 5:26 PM
51	shift to year-round tourism? Longer term affordable housing	11/14/2022 5:10 PM
52	Housing.	11/14/2022 11:16 AM
53	I think largely seasonal Employees and year round residents don't don't have the opportunity to socialize. There are few community events bring both groups together and as a whole I think they do not understand each others needs.	11/12/2022 10:55 AM
54	* Work to relax Federal limitations on visa requirements * Improve housing opportunities * Supplement childcare options	11/11/2022 10:35 PM
55	advertise, inform MORE people of the free open table - Tuesdays - Meer more local people Mae connections	11/10/2022 2:28 PM
56	why are 70% of jobs filled by employees who don't even live in Bar Harbor or in MDI? because these jobs pay poverty wages and benefit wealthy people who live on the island. no opportunity to find affordable (or any) housing here. the jobs are so poor paying that most workers in the summer come from other countries whose own currency has been undermined by the US dollar. don't tell people their wage is $10/hr and expect the can live here. you can't pay rent, buy groceries, drive a car on that kind of money	11/10/2022 1:54 PM
57	more year round employment, tourism is a trap - jobs pay little and offers no benefits. the town should try to attract small businesses that have existing exportable products. NGOs come to mind - also research organizations like think tanks, speech witness educators its the year round incomes would spare more year round residency and raise BHs GDP	11/10/2022 1:20 PM
58	more affordable housing would allow a greater diversity of people to reside in town, in turn boosting the community at large in various ways - economically, socially, ect.	11/10/2022 12:25 PM
59	all hotels house working on their campus financial incentives to rent to workers	11/10/2022 12:06 PM
60	increase rental availability would encourage year round businesses employees	11/10/2022 11:40 AM
61	provide housing for the workforce. with housing you have community, people go to the movies, plays, restaurants	11/10/2022 10:50 AM
62	public housing project income generated goes to town of Bar Harbor to pat for the project and reduce town residents property tax. lower the cost/increase the incentives for creating businesses/jobs in winter seasons raise $	11/10/2022 10:36 AM
63	encourage people to build or rent properties as year round rentals. use a room tax or something to compensate property owners who choose to do year round rentals. IE. have hotels charge $90/night to guests which gets sent to property owners who do year round rentals	11/10/2022 10:24 AM
64	allow for apartment buildings to be built instead of "44 room B+B's" How can B+Bs slide	11/10/2022 10:06 AM

	through but apartment buildings meet resistance?	
65	we need a place for people to live who work in Bar Harbor. We esp need a place for families to keep our school building occupied	11/10/2022 9:56 AM
66	increase multi-unit development	11/9/2022 5:15 PM
67	concentrate on creating and sustaining the year-round community. it shouldnt be a "balance" between seasonal and year-round, because too much emphasis on the seasonal undercuts efforts to support the year-rounders. If we have a vibrant, SUSTAINABLE YR community then we can also have visitors	11/9/2022 4:56 PM
68	end 20 year forfeiture of cruise ship tender landing fees revenue by resuming cruise ship TENDER LANDING SERVICE. this could amount to additional MILLIONS of revenue annually. Currently this revenue goes to ONE citizen, Sean Walsh, of Ocean Properties. Let there be economic competition, let the town offer its own service.	11/9/2022 4:38 PM
69	end all VRZs from here out. (not renewing permits with sales) housing is a must. also no more promoting visitation... we already have more visitors than can fix comfortably, neither its parking restaurants etc. have the downtown businesses reflect locals interests more.	11/9/2022 4:16 PM
70	the seasonal workforce needs depends on what the town provides for services/hospitality, etc. lets think about how many shops, etc. are necessary	11/9/2022 3:57 PM
71	find ways to carve out specific seasonal housing districts and offer higher density in those areas	11/9/2022 3:33 PM
72	look at all options for housing/transportation ect.. embrace the necessary changes	11/9/2022 3:13 PM
73	stop eliminating the things that will create a year-round community. 2000 people driving to work from Franklin is not it.	11/9/2022 3:03 PM
74	massive and desperate need for seasonal and workforce housing located in towns/village	11/9/2022 2:51 PM
75	More day care centers. More small rental units in taller buildings, taking up a smaller physical footprint on the ground.	11/9/2022 1:38 PM
76	Somehow pay employees enough to live in the town.	11/9/2022 10:15 AM
77	Concentrate seasonal Employée housing. Also the fishing industry may be small In numbers of employees buts it’s impact on the town’s character and attraction for tourists is large. We need to protect and value our fishing industry and our working waterfronts	11/8/2022 7:05 PM
78	Affordable, sustainable, and more housing options, monetary support for local businesses and local non profits for sustainable and living wages.	11/8/2022 6:33 PM
79	high density housing and shuttle system	11/8/2022 4:27 PM
80	Restore the balance between business and residential interests and commitment to our community. We only need a 'large seasonal workforce' because you have allowed unchecked growth for way too long, and allowed the businesses to expand without responsibility for housing employees. Lets ask ourselves if we have overbuilt, overextended the commercial side of town to the detriment of our being able to support a vibrant year round community. Let's work to create a "large year round population" and limit any more commercial growth that doesn't directly support this. That should be our goal, not increasing visitation	11/4/2022 4:24 PM
81	Employee housing options via apartment and multi-family units could help. Also requiring hotels, motels, larger B&Bs and Inns to have a certain percentage of employee housing offered.	11/2/2022 11:00 PM
82	I'm not sure but there should be a building like YMCA or a hotel that provides rooms for seasonal workers paid by employer with a common kitchen- maybe refrigerators in each room but a common kitchen.	11/2/2022 6:50 PM
83	Have to grow our housing--both temporary & year-round. Need more businesses (affordable take-out? practical stuff) that make life easier for all & BH more self-sufficient (not dependent on Ellsworth & beyond). STOP focusing on tourism!	11/2/2022 5:44 PM
84	Might not be possible. Accept reality.	11/1/2022 2:15 PM
85	Create affordable housing for young workers and families in town or within walking/biking	10/31/2022 8:31 PM

	distance. Create opportunities for social connection between seasonal workers and year-round residents.	
86	Bar Harbor has long focused too long on seasonal workers, these populations are transient, Bar Harbor's talent and energy should be focused on attracting year round corporate type of business that will build a middle class, which is missing, these are the population types that will be able to afford living on the Island.	10/31/2022 1:53 PM
87	I admire Jax Lab’s housing for employees and working on the child care issue, too. More employers [i.e. MDI Hospital] could learn from them.	10/30/2022 7:52 AM
88	We need affordable housing for fulltime residents who want to both live and work here. We also need better employee housing for seasonal workers. Current employing housing is usually in very bad shape (substandard buildings that are poorly maintained). Also, employee housing in the middle of residential areas for fulltime residents is an odd mix because seasonal workers have very different work schedules and attitudes compared to fulltime residents.	10/30/2022 6:48 AM
89	this is tourism-centric place so deal with it	10/29/2022 10:20 AM
90	Encourage employers to provide more housing by building new facilities outside of the downtown, and set up a bus service to move these workers.	10/29/2022 9:05 AM
91	Create access for families in the heart of town to generate demand for business in the off season. It would also put less stress on the employers because more people would be here year round to work (and eat, and shop)	10/28/2022 2:38 PM
92	Increasing the number of families and children- year round - is dependent on housing. Public transportation options from Ellsworth could help bring workers in if there is adequate housing there	10/28/2022 8:44 AM
93	Stop growing the number of business and start increasing the quality of the businesses.	10/28/2022 8:26 AM
94	Encouraging hotels and restaurants to open off-season there could be a year-round community. as much as I like to near-desolation of the town in winter and I think it would be nicer to have more people here and more restaurants and stores open.	10/27/2022 6:33 PM
95	Housing is the biggest issue in Bar Harbor. You can't encouage people to live and work here if there is no where to live.	10/27/2022 2:19 PM
96	People whose primary residence is not in Maine should not be allowed to retain vacation rental permits. The legislation about vacation rentals that was passed will not improve the situation by 2035. All it did was restrict things to the status quo.	10/27/2022 1:44 PM
97	Possibly by catering less to Jackson Lab and its employees, which seems counterintuitive, but the constant clamor for the Lab's input, creates an atmosphere that no one else's input matters. Converting that seasonal tourism base to a year round tourism base would help. Incubator programs for small and individual businesses. A rebuilt school. Initiatives to build long-term housing.	10/27/2022 9:38 AM
98	House employees on site.	10/26/2022 8:06 PM

Q18 Are there areas of Bar Harbor that the town should focus future economic development activities in? If so, where and what types of activities?

Answered: 72 Skipped: 112

#	RESPONSES	DATE
1	as close to the center as possible. Transportation is a big deal. If people could walk to work, walk to shop, walk for community activities (church, meetings, etc) it would be good for them and good for the town. Concentrating dwellings would also reduce infrastructure expansion needs.	11/29/2022 9:01 AM
2	Town Hill has modest development, has room for more.	11/28/2022 3:27 PM
3	bring an industry or multiple industries that offer year round jobs	11/28/2022 3:02 PM
4	no, we have enough already.	11/28/2022 2:47 PM
5	downtown is the logical place, keeping in mind there are residents there too. who value their neighborhoods	11/23/2022 5:00 PM
6	identify fringe downtown/in-town areas priced in a manner that can make more year round retail viable	11/23/2022 4:03 PM
7	Knox Road area, multi-family or attractive affordable housing	11/23/2022 3:29 PM
8	Town Hill: locally owned small shops rather than shops catering to visitors (gift shops, etc.)	11/23/2022 3:01 PM
9	Town Hill	11/23/2022 2:43 PM
10	Town Hill - public concerts and bring back the farmers market	11/22/2022 5:44 PM
11	village centers should have business/merchant centers with office, cafe, and small retail businesses. fiber optics should also be expanded to promote remote work force that is competitive with city auburn areas	11/22/2022 5:28 PM
12	Town Hill, housing and manufacturing	11/22/2022 5:04 PM
13	we should prioritize year round economic growth over seasonal tourism driven economy growth	11/22/2022 3:29 PM
14	year-round industry and business! years ago, we could buy cars, clothing, linens, appliances, etc. here in BH now, you must go off island or online to find any of these things. we are so crowded with tourists that you can hardly buy groceries in BH	11/22/2022 3:11 PM
15	More sidewalks, and better sidewalks. More crosswalks and safer crosswalks.	11/22/2022 2:58 PM
16	I believe the focus needs to be brought back to the year round residents.Make this town nice for them and in the end it will be nice for the tourists.	11/22/2022 1:01 PM
17	Something that is not seasonal in nature. Many businesses make so much money 'in season' or can't find workers for the off season, they close. This is self defeating to a year round community. If nothing is open in the winter, it makes it hard to develop a vibrant town that is available for 12 months, not just June thru Sept.	11/21/2022 9:28 AM
18	agriculture marine resources ecotourism (guided land and water towns)	11/18/2022 4:38 PM
19	downtown more year round apartments	11/18/2022 4:24 PM
20	hospital needs worker housing like Jax has	11/18/2022 4:09 PM
21	? use the park	11/18/2022 3:54 PM
22	anywhere that access is readily available, otherwise gaining housing will also add traffic!	11/18/2022 3:26 PM
23	let the market dictate reduce restrictions on lot size/coverage outside of downtown	11/18/2022 3:12 PM

24	downtown and Town Hill (more land)	11/18/2022 10:06 AM
25	create more of a village around town hill--services and small businesses that residents need	11/17/2022 3:18 PM
26	redevelopment of downtown bar harbor away from tourist based businesses to more year round activities - you can't event buy a t-shirt or underwear in BH. Hulls Cove and Town Hill deserve more attention in terms of community space and critical resources like pharmacies, grocery stores, etc.	11/16/2022 3:49 PM
27	the downtown area needs to be functioning all year round. less hotels more year round job opportunities	11/16/2022 3:28 PM
28	downtown commercial zones lab zones existing areas that are zoned primarily for business use and that have utilities	11/16/2022 2:57 PM
29	places like coffee shops and bars year round places where you can sit/hangout/or work/study in town year-round	11/16/2022 2:39 PM
30	Hulls Cove and Town Hill. Attract year round business.	11/15/2022 6:08 PM
31	buy and redevelop empty lots into housing authority - run apartments	11/15/2022 5:08 PM
32	parking housing	11/15/2022 4:45 PM
33	public transportation that is year round	11/15/2022 4:30 PM
34	more biomedical? we are heavy on tourism, beed to diversify Town Hall has opportunity to become another economic center	11/15/2022 4:19 PM
35	unknown	11/15/2022 4:05 PM
36	we need more digital normals who can work anywhere virtually. this depends on better internet	11/15/2022 3:30 PM
37	I can’t call it economic but I think BH should have a dog park.	11/15/2022 3:19 PM
38	food trucks	11/15/2022 3:12 PM
39	zones served by town water and sewer	11/15/2022 2:50 PM
40	??	11/15/2022 9:39 AM
41	solar technology and installation jobs retrofitting housing stock for energy efficiency	11/14/2022 5:52 PM
42	The area araunt pirate's cove and mainly meet on route 3 I should have more walkability and a small village feel. In Town Hill I think we could do a little bit more to make the area around the Town Hill playground be more of a year round village center	11/12/2022 10:55 AM
43	At this point I try to avoid downtown from July-Oct because it is over-run with tourists and there are few stores, services, and restaurants of value much anymore. I go to Ellsworth or other towns instead. I think we need good affordable year-round restaurants, even just 2, that care what the locals think!	11/11/2022 11:26 PM
44	* Route 3 corridor * Townhill	11/11/2022 10:35 PM
45	there are neglected buildings that could become offices rather than more hotels. high speed internet is a must.	11/10/2022 1:20 PM
46	I think smaller areas within BH such as Hulls Cove could benefit from economic development - stores/businesses/housing could create more varied destinations for tourists as well as provide more stable year-round opportunities for locals	11/10/2022 12:25 PM
47	building maintenance, carpentry more doctors	11/10/2022 12:06 PM
48	we are at a satuation point with tourists. do not permit more hotel rooms. you have already shit down short term rental growth. what will come in, as we have a quieter calmer community, I am not sure. But id we give it space, it will come. economic development. do we always need more? I say no. We have a vibrant local economy. we don't need more.	11/10/2022 10:50 AM
49	Otter Creek? Head of Island?	11/10/2022 10:06 AM
50	along corridors - then increase/improve public transportation	11/9/2022 5:15 PM

51	functional broadband everywhere would make a substantial difference in where things could/should go.	11/9/2022 4:56 PM
52	in established villages where major infrastructure exists or would be easy to connect to	11/9/2022 3:57 PM
53	cottage near 3	11/9/2022 3:33 PM
54	downtown, commerce, tourism, cruise ships.	11/9/2022 3:03 PM
55	villages and town need incentives and integration overlay zoning and planning ordinances to remove barriers and increase incentives for workforce housing	11/9/2022 2:51 PM
56	Comps for parking after visiting stores and local entertainments and attractions.	11/9/2022 1:38 PM
57	not sure	11/9/2022 10:15 AM
58	Waterfronts should be zoned maritime use or at least uses that prioritize maritime use over hotels	11/8/2022 7:05 PM
59	outskirts	11/8/2022 4:27 PM
60	we need better medical care options and quality on the island!	11/8/2022 4:19 PM
61	Only as it affects local year round sustenance, not the tourist industry. They will come regardless, and we have lost our community in the process of catering to the masses.	11/4/2022 4:24 PM
62	Areas that promote our beautiful landscape in an environmentally conscious way. Such as additional public transport options and completion/promotion of the Trenton Island Explorer connection center. And completion of a small-craft, public marina on Eden St. Supporting sustainable efforts such as solar installation and heat pumps - promoting local business installers where possible.	11/2/2022 11:00 PM
63	More real life stuff (housing, food, necessities) downtown & in village hubs & the corridors between them.	11/2/2022 5:44 PM
64	Town Hill.	11/1/2022 2:15 PM
65	see above	10/31/2022 1:53 PM
66	Safe bike paths to get around town and beyond, to Hulls Cove.	10/30/2022 7:52 AM
67	Investment in schools; fixing and maintaining infrastructure (many streets desperately need repaving).	10/30/2022 6:48 AM
68	The town should once again consider a community broadband initiative, so people can move here and work from home or their seasonal/summer homes.	10/29/2022 9:05 AM
69	Provide opportunities/incentivize companies and businesses related to the work being done at JAX and MDIBL.	10/28/2022 2:38 PM
70	I don’t think it’s tied to location, but the season. How can visitors be drawn here during the winter? This could make seasonal work year round.	10/28/2022 8:44 AM
71	Not in Hulls Cove please! Additional commercial businesses there would overwhelm the location.	10/28/2022 8:26 AM
72	Expand Hulls Cove. But make a passing lane first	10/26/2022 8:06 PM

Q19 In your opinion, what would a healthy balance between the seasonal (tourism) economy and being a year-round economy look like?

Answered: 85 Skipped: 99

#	RESPONSES	DATE
1	30% seasonal 70% year round	11/29/2022 9:01 AM
2	more restaurants open off season	11/28/2022 4:45 PM
3	there would be a cap on tourist beds available per night. there would be more multi-unit dwellings available for lower-income residents.	11/28/2022 4:30 PM
4	this is a odd question	11/28/2022 3:27 PM
5	65% - 75% of the seasonal workforces living here on island year round	11/28/2022 3:02 PM
6	tourism is a negative impact on the quality of life for those os us who live here year-round. limits on cruise ship visits is a first step. limiting auto traffic from June thru October needs to be done somehow. We don't need to promote tourism anymore	11/28/2022 2:47 PM
7	more stores that cater to locals - clothing, etc. fewer souvenir and t-shirt shops. Camden does a much better job of balancing needs than Bar Harbor does. reduce cruise ship numbers	11/23/2022 5:38 PM
8	neighborhoods in habituated mostly with year-round residents.	11/23/2022 5:00 PM
9	a limit on the amount of tourists allowed on the island to less crisis ships , to more buses going on and off island available staff housing for seasonal workers so that there is a sustainable workforce to support the tourists season	11/23/2022 4:31 PM
10	it isn't / shouldnt be an even balance	11/23/2022 4:15 PM
11	seasonal tourism continue into something closer to YR. i.e. March/April -> December industries such as research (tax/bio lab) medical, banking, and off-season tourism activities continue to support a YR economy. Bar Harbor's YR activity level is quite similar to other Maine towns of similar size. however, the decrease from peak season feels very dramatic	11/23/2022 4:03 PM
12	the seasonal economy allows up to have a sustainable year round economy - many of us rely on seasonal jobs or seasonal rental income to live here year round	11/23/2022 3:29 PM
13	more managed seasonal economy - slow growth encouraged rather than people rewarded for exploiting seasonality - sky-high rents for downtown shops, for example. give local, year round business owners a chance to get something started	11/23/2022 3:01 PM
14	limit cruise ships encourage more businesses to stay open year-round	11/23/2022 2:43 PM
15	limit of find the balance of the # of tourists that can be supported by the food industries and housing for employees and the # of people the mental health and health facilities can handle	11/23/2022 2:07 PM
16	we need more businesses to stay open in the winter, especially during the months of February, March, and April. perhaps businesses could close 1 day per week during the summer to that the business owners don't get burnt out	11/22/2022 5:44 PM
17	some of the seasonal businesses should remain open for a longer season, instead of grabbing the summer money and leaving	11/22/2022 5:28 PM
18	40% of businesses should be open year round	11/22/2022 5:04 PM
19	less seasonal, more year round	11/22/2022 3:29 PM
20	We are currently past that - it is unhealthy now, advertise less - people learn of its beauty through word of mouth, our streets should have enough traffic - but not overrun. sidewalks should have enough people, but they are currently too full. So - LESS than we have now!	11/22/2022 3:11 PM
21	Somehow encourage businesses to stay open for at least the majority of the year. Maybe	11/22/2022 2:58 PM

	10/12 months. I don't know what that would entail, but maybe like if you are open for 10/12 months, you don't have to pay for parking permits? Or something??	
22	The balance should be shifted towards the year round residents. This would encourage nicer shops and restaurants in town that could actually stay open year round because the year round residents would actually want to support them.	11/22/2022 1:01 PM
23	Something that allowed families to afford to move here to fill the schools and offered year round work.	11/21/2022 9:28 AM
24	less tourism. more resources for year round folks! this town is very wealthy, we just need to redistribute this wealth, not create more. wealth meaning - housing, businesses geared to locals not tourists, road use. promoting communist - building events and resources for year round folks using open table MDI's new space for this!	11/18/2022 4:54 PM
25	less tourism than we have had the last 3-4 years	11/18/2022 4:38 PM
26	must brain wash winter ideas to being and keep people here	11/18/2022 3:54 PM
27	greater emphasis/support for year-round employment, notary professional/technical. things like 1) excellent broadband (not spectrum!); 2) high quality of life (walkable, bike able, services, activities (hike the Criterion))	11/18/2022 3:26 PM
28	continue to evaluate tourism currently things may not be sustainable	11/18/2022 3:12 PM
29	needs to be 50/50 - unhealthy to blow up, then shut down leaving locals in the lurches	11/18/2022 10:06 AM
30	Tourism fits in but does not block access to downtown, housing, etc. year round residents don't feel that they need to avoid going anywhere but ellsworth, because they can also make use of parks, restaurants, services.	11/17/2022 3:18 PM
31	65-70% of businesses in BH being open for at lease 9+ months out of the year. Public service provision (ex. public transportation!) that isn't only geared towards tourists and jax employees. availability of year round housing as the NORM not exception	11/16/2022 3:49 PM
32	75% of businesses open year round 9-10 months of the year	11/16/2022 3:28 PM
33	our year round economy is good. there is too much tourism related economic activity, it is overtaxing the capacity of our infrastructure. need revenue source from tourism related economy to support infrastructure improvements that are needed due to the high seasonal demand	11/16/2022 2:57 PM
34	a large enough sidewalk that can accommodate tourists and year round people walking majority of housing stock is year round good quality affordable housing	11/16/2022 2:39 PM
35	It would look like more than three restaurants staying open year-round with taking two months off. Being able to walk around town in July without needing to walk in the street. There is nothing to do in November - March unless you're going to Reel Pizza and it's a shame. It's no wonder that the school populations are decreasing, you can't take your family anywhere.	11/15/2022 7:02 PM
36	We need to support and attract year round business. The tourist business take care of themselves. We need to thi k of incentives to keep business open and attract more year round.	11/15/2022 6:08 PM
37	I think once upon a time BH has a better balanced economy. we have just put so much effort into building a tourist economy this has head to such a loss of population during the winter months. its increase housing costs and desired use to cater solely to the tourist/transient community. IF the amount of money generated by tourists stayed in Bar Harbor, it would be a different community. BH is the ATM for the world.	11/15/2022 5:24 PM
38	truthfully, I don't want a year round economy. I'm a tourist operator who lives here near round and I work 7 days a week during the season, I just want them to go away after the marathon. support the Lab and MDIBL to increase year round employment and trickle-down economic activity	11/15/2022 5:08 PM
39	why do we need to be seasonal?	11/15/2022 4:19 PM
40	YR will make the balance	11/15/2022 4:05 PM
41	I think people should only be able to rent one to two properties and I don’t think a 45 bedroom building with below ground parking should count as a bed and breakfast	11/15/2022 3:19 PM

42	more affordable rents for all ages	11/15/2022 2:50 PM
43	?	11/15/2022 9:39 AM
44	town is over crowded the visitor experience has been degraded service are overwhelmed and under staffed. as a resident I avoid Bar Harbor July-October. I feel that there is no consideration for local experience. we are becoming a bedroom community ad families cannot afford housing. we are losing community!	11/14/2022 5:42 PM
45	if year round residents are able to conduct dat to dat lives unimpaired. i.e for so long we are told to "Stay out of the way" and let the tourists fo their thing. quality experience over quantity - limit development of MORE BEDS too taxing on infrastructure. should be a town tourists come to visit, not a "tourist town" we are becoming a resort, sadly.	11/14/2022 5:26 PM
46	I think it’s fine.	11/14/2022 11:16 AM
47	I actually really like the ebb and flow of the seasonal dynamics of town. I do think more community events that Spring year round seasonal employees together Would increase understanding and reduce some negative feelings of us vs them. I think more emphasis needs to be put on not just tourism dollars but sustainability of how tourists come and use our resources	11/12/2022 10:55 AM
48	Fewer tourists! The concentration in downtown BH is unbearable.	11/11/2022 11:26 PM
49	Presently, the winter is used as recouperation, wherein we rest and prepare for the next season. Many residents make their revenue during the season to carry them through the winter, while many leave. A year-round economy would not require the freneticism of the summer to carry us through the winter.	11/11/2022 10:35 PM
50	at least 50 - 50, preferably more year round than seasonal	11/10/2022 1:20 PM
51	the congestion in-town is insane driving the summer, it makes downtown BH feel like the last place you'd want to spend time	11/10/2022 12:25 PM
52	there are too many tourists for this town and island, how can we decrease tourist accommodations and ships?	11/10/2022 12:06 PM
53	go back to 3,000,000 visits a summer for ANP. the rest will follow	11/10/2022 10:50 AM
54	Businesses and restaurants, movie theaters, coffee shops stay open and profitable for biz owner	11/10/2022 10:36 AM
55	way fewer accommodations for tourists - we need balance. I cannot walk through town any more. could we pit a faint room "tax" that Bar Harbor can charge on temporary accommodations? like Florida has (that is possibly the ONLY good thing about Florida)	11/10/2022 10:24 AM
56	we need more affordable year-round housing	11/10/2022 9:56 AM
57	in the words of a COA student I spoke to recently, "Bar Harbor has plenty of Knick-nacks, but if you want to buy a vacuum cleaner, you have to go to Ellsworth".	11/9/2022 4:38 PM
58	less tourist shops more parking for locals more restaurants promote seasonal businesses having shorter seasons - there's hardly an "quiet" season left for locals to enjoy available housing more childcare options tax lodging!	11/9/2022 4:16 PM
59	more restaurants shop staying open year round	11/9/2022 3:33 PM
60	more tourism leads to more year-round as tax grows, so does the line of traffic, not homes	11/9/2022 3:03 PM
61	people that work in town can afford to live in town	11/9/2022 2:51 PM
62	60/40	11/9/2022 1:38 PM
63	not sure	11/9/2022 10:15 AM
64	Affordable housing for year round residents and the kids of year round residents in the future	11/8/2022 7:05 PM
65	dedicated (town funded?) employee housing would free up HOMES for families. this housing in head of island/town hill/Hulls Cove with a shuttle would be ideal many familiar able to live here year round - more biz able to stay open - more events and community	11/8/2022 4:27 PM

66	Institute a cap with the amount of cruise ships and passengers allowed during the season in the Bar Harbor area so that year-round residents can also enjoy the summer and fall season.	11/7/2022 9:35 PM
67	Lights on in neighborhoods and downtown year round. Being able to enjoy our Park and Town year round. Focusing on welcoming tourists to our community, not prioritizing tourist over residential experiences.	11/4/2022 4:24 PM
68	Having sufficient year-round businesses on island that allow for year-round employment (and offer competitive wages), which also sustains a vibrant local community - local schools, COA, banks, hospital and health care facilities, science organizations, hardware stores, grocers, hotels, etc. This would be supplemented seasonally by students/young adults and foreign workers on visas mostly, plus some non-residential seasonal workers.	11/2/2022 11:00 PM
69	I think large cruise ships should be eliminated and there needs to be 2 toll booths at the head of the island- one to Rt. 3 traffic and one to Rt.102. Residents need to show a resident card, others have to buy an Acadia pass. Too many people are using Acadia and not paying the fees so there is overcrowding.	11/2/2022 6:50 PM
70	We're at the far end (like an 8 on a 10 point scale) over-weighted toward tourism when we should be more like a 4 where Community comes first, tourism after. What does this look like? Not like a ghost town the minute cruise ships are gone. Most houses lit up in the winter instead of fewer than half. More little shops & restaurants we patronize all year. More community events year round.	11/2/2022 5:44 PM
71	Take a look at Camden and maybe Rockport.	11/1/2022 2:15 PM
72	I'd like to be able to walk the length of Cottage Street in July in less than 30 minutes. I'd like to be able to find a parking space at Hannaford in the middle of the day in August. Ideally, I'd like to see an economy that relies less on commuters and guest workers, and more on people who live here-- but that would mean making it possible for people who work here to live here, too.	10/31/2022 8:31 PM
73	seasonal tourism is taking care of itself, stop worrying about it, move on to development of year round opportunities.	10/31/2022 1:53 PM
74	Allow smaller ships…..Walgreens is a disaster area when cruise ships are in town. Locals can’t get meds, vaccines, etc.	10/30/2022 7:52 AM
75	More affordable housing for fulltime families.	10/30/2022 6:48 AM
76	I don't know if there can be a balance. Given is geographic location, unless more businesses set up shop there is not going to be a big draw for year round residents.	10/29/2022 8:58 PM
77	any balance is healthy enough	10/29/2022 10:20 AM
78	The tourism economy is becoming a year-round economy as the climate moderates and Acadia National Park is seen as place to visit even in winter. So, we will continue to see a shift that's been happening for some time now, while the off-season tourism should continue to be supported, a healthy balance would include some time for residents to reclaim their sense of community and rebuild relationships and infrastructure.	10/29/2022 9:05 AM
79	One that doesn't shut down for the winter. It's all about the people - a healthy balance means there's families living and working here and creating that sense of community. Which has been lost.	10/28/2022 2:38 PM
80	It could involve and be measured by an increase in businesses that stay open year round! Quality businesses that both locals and tourists can utilize and appreciate.	10/28/2022 8:26 AM
81	Encourage businesses to open that would serve the year round community not just tourists (t shirt, souivener, overpriced ice cream shops)	10/27/2022 2:19 PM
82	It's not that far off right now, but there are too many vehicles in town in the on-season. I can't easily access my PO box downtown during peak season unless I go very early or very late.	10/27/2022 1:44 PM
83	This creates a false assumption that it's an either-or.	10/27/2022 9:38 AM
84	Half of the current number.	10/26/2022 8:06 PM
85	Limit hotels and airbnbs to what we have. Find a way to get tourist dollars to fund local development. Every where that I visit taxes hotels and airbnbs.	10/26/2022 7:04 PM

Q20 Are there barriers to development and economic growth in Bar Harbor? If so, what are they?

Answered: 86 Skipped: 98

#	RESPONSES	DATE
1	We are on a small island on a cold coast 300 miles from Boston. We lack public transportation. We lack a serious high tech backbone. There is no real "ladder of success" for young people -they feel stuck	11/29/2022 9:01 AM
2	the environment - health of natural world	11/28/2022 4:45 PM
3	geographic location sub-optimal internet lack of housing lack of sufficient childcare	11/28/2022 4:30 PM
4	the hotels. the real estate and business there in are poised to be near round business, but they do not shrink or divert energy. local spaces and businesses that genuinely cannot stay open have not benefit.	11/28/2022 4:10 PM
5	yes, the overwhelming amount of focus on catering to tourist type businesses (gift shops, etc) the amount of buildings being allocated for more hotels/bed and breakfasts	11/28/2022 3:43 PM
6	easy - ANP owns large % of land, zoning restrictions prevent dense	11/28/2022 3:27 PM
7	price of land and building costs, buildable space	11/28/2022 3:02 PM
8	cost of land/buildings/housing.	11/23/2022 5:00 PM
9	too much emphasis on seasonal services	11/23/2022 4:15 PM
10	occupancy cost of commercial areas make it difficult to support many retail/restaurant operations desired by local residents	11/23/2022 4:03 PM
11	housing for year-round workforce.	11/23/2022 3:01 PM
12	competition with interests of ANP and federal government	11/23/2022 2:43 PM
13	general lack of availability of undeveloped property for housing, etc.	11/23/2022 2:28 PM
14	housing, impact on environment, affordability	11/23/2022 2:07 PM
15	There appears to be two visions of a "year round" community. One is of a community that has housing and services available for a diverse sector workforce including research, healthcare, education, trades, etc, and the other is of a "open-year round" tourism and hospitality industry. What we mean by and desire in a year round community needs to be resolved. How do year round residents in all industries access housing, community, goods, services, etc in an active tourist season, and how do hospitality workers find year round employment or housing that they can afford on seasonal employment. Can tourism be geographically separated from 'local' living? Or should it be interspersed? Is the answer to over crowding down town to see tourism spread across the island and town, or does it necessarily need to be reduced? can downtown and the villages be configured better to handle the crowds and still convey local traffic/business/quality of life for all? There seems to be a perception that any reduction in tourism is 'bad for business' but I suspect that the resourceful business community could adjust to a local serving economy. As more an more businesses become so tourism oriented that they are simply not appealing or accessible to locals, it becomes harder or less desirable for year round locals to patronize them year round. It is possible that there aren't enough year-round locals to support all the local businesses in lower tourism seasons. As the population of local employees gets further displaced, this becomes a self-fulfilling prophesy and drives us further away from a vibrant year round community.	11/23/2022 7:21 AM
16	employees and housing - nothing new here!	11/22/2022 5:44 PM
17	there is an idea that BH is just tourist heaven the summer with no money to be made in the winter, this speaks to a certain level of greed when comparing summer to winter, other areas of Maine, have year round businesses here middle class income is enough to stay open. a livable	11/22/2022 5:28 PM

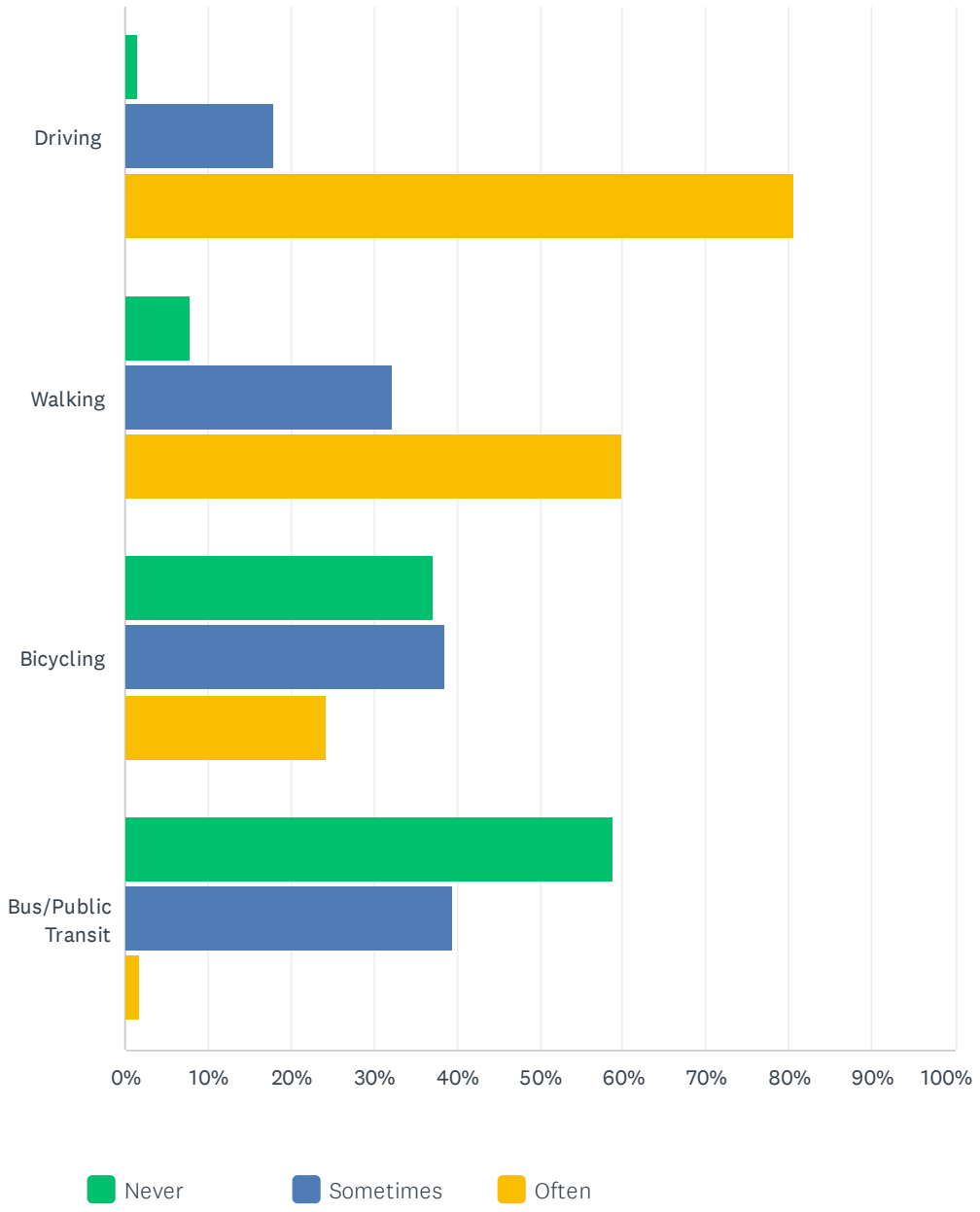
	wage with affordable housing ate the keys to growing BH. barriers are past profit and taking tourist money attitudes. LUO also have created a barrier to growing other businesses.	
18	high taxes and development costs. there is lengthy development process onerous permitting process	11/22/2022 5:04 PM
19	growth should not be the goal, a happy community should be. growth does not always success this. - it definitely hasn't when considering the growth of the tourism industry and the health and happiness of the year round community climate change	11/22/2022 3:48 PM
20	cost of housing and real estate generally	11/22/2022 3:29 PM
21	1) the negative feedback of the business community - they fear that takes away from their possible sales. 2) money talks!	11/22/2022 3:11 PM
22	Yeah I have a decent job at the hospital and I'm still living paycheck to paycheck even though I'm otherwise debt-free because my mortgage situation is crazy even BEFORE taking the outrageous inflation into consideration	11/22/2022 2:58 PM
23	Yes, we are too focused on tourism.	11/22/2022 1:01 PM
24	Peoples attitudes. Many, many people move here after falling in love with the area and do not want it to change in any way after moving here	11/21/2022 9:28 AM
25	work force but I also feel we don't need to develop and grow the economy just because. there are carrying capacity/density issues of humans on the land we should consider	11/18/2022 4:38 PM
26	the LUO	11/18/2022 4:24 PM
27	housing	11/18/2022 4:09 PM
28	nothing here in winter!	11/18/2022 3:54 PM
29	predominating attitude of rentals/visitors over residents and community	11/18/2022 3:26 PM
30	housing	11/18/2022 3:12 PM
31	Yes, only the rich and greedy are doing it.	11/18/2022 10:06 AM
32	Housing. Narrowness of services available, limited career opportunities in some industries	11/17/2022 3:18 PM
33	yes - the development of a tourist based economy has been a conscious police choice. other waterfront/coastal communities in Maine have not allowed tourism to overrun and crowd out other businesses from flourishing	11/16/2022 3:49 PM
34	money hungry business owners who won't show generosity to their local community, more support from the town is needed to move in a forward direction	11/16/2022 3:28 PM
35	little land zoned for many business uses - contractors, light industrial, office ...	11/16/2022 2:57 PM
36	its hard for local businesses to survive in such a seasonal economy	11/16/2022 2:39 PM
37	Yes, this damn town won't let any chains in. It seems like it's against any business other than a hotel - sorry Inn - or a T-shirt shop. It'd be nice if we had a bowling alley, restaurants that were open year-round, and local places where we didn't need to drive 35 minutes to Ellsworth for.	11/15/2022 7:02 PM
38	Cost of rent lack of year round employees.	11/15/2022 6:08 PM
39	cost	11/15/2022 5:24 PM
40	the price of rent/real estate/commercial spaces is stupidly high and tends to favor businesses that are extractive i.e. T-shirt shapes and souvenir ships that buy cheap-labor-produces consumer foods and sell them at a high mark-up, which is the only way they can afford commercial loans. incentives/disincentivize commercial space with tax abatements and outright purchases - public/private partnerships to offer cheaper commercial properties to businesses that don't sell touristy junk.	11/15/2022 5:08 PM
41	space! we can only expand so much, we are on an island that is mostly a national park workers! we need more workers, which means more housing transportation	11/15/2022 4:30 PM
42	Bar Harbor has a tendency to demand consensus. if a few vocal individuals push back it tends	11/15/2022 4:19 PM

	to ruin it for the quiet majority	
43	hospitality, building seasonal hotels	11/15/2022 4:05 PM
44	I think it’s dumb that you can’t have a food truck downtown	11/15/2022 3:19 PM
45	affordable housing	11/15/2022 2:50 PM
46	Those who are wealthy in Bar Harbor have too much say.	11/15/2022 9:39 AM
47	Reliance on one season, reliance on fossil fuel emitting cars and cruise ships that might not be here in 20 years	11/14/2022 5:10 PM
48	I think there is discord between a push for economic growth and a town centered focus on sustainability and community often those those 2 ideas are at odds with each other.	11/12/2022 10:55 AM
49	* Zoning restrictions * Disproportionate valuation of weekly rentals over monthlies	11/11/2022 10:35 PM
50	town council and chamber need to think about YEAR-ROUND	11/10/2022 1:20 PM
51	ease of public transportation during non-pear season is a big one in my mind	11/10/2022 12:25 PM
52	amount off and available, need to protect natural resources, well water, ect. we must recognize our limits	11/10/2022 12:06 PM
53	rental housing availability	11/10/2022 11:40 AM
54	environment should be the priority. (less souvenir ships on Main Street. waste of golden premium location and bad image for town)	11/10/2022 10:36 AM
55	yes. the only incentive in Bar Harbor for housing and accommodation is profit, we need to encourage more development of year round housing	11/10/2022 10:24 AM
56	Town Council BH Planning Board	11/10/2022 10:06 AM
57	we can improve the LUO to make it easier to have a business in one's home. rents for downtown spaces are so out of control. we need to be able to have local folks doing local things. I don't shop much in the downtown because other than groceries and Sherman's I'm not interested in what is offered in the gift shops	11/9/2022 4:56 PM
58	conflicts of interest in town government. Bias heavily in favor of downtown business owners, Walsh/Witham, and cruise ship corporations. Development obviously currently centers around these entities. with more diverse representation, development could reflect year round services for fishing, farming, tourism, value-added food service, online creatives, for whom support is currently lacking.	11/9/2022 4:38 PM
59	monopolies between a few large scale develops, mostly in hospitality/lodging	11/9/2022 4:16 PM
60	cost for startups for Real Estate	11/9/2022 3:57 PM
61	high quality housing for year round residents resources available during off season	11/9/2022 3:33 PM
62	good public transportation the hand close of the season	11/9/2022 3:19 PM
63	1. NIMBY 2. People who already have theirs	11/9/2022 3:03 PM
64	current system creates many barriers to workforce housing	11/9/2022 2:51 PM
65	Land barons are buying huge swaths of land without being restricted = ugly buildings	11/9/2022 1:38 PM
66	not sure	11/9/2022 10:15 AM
67	People having to live here gf island to work here incentives them to leave the area or not engage in community leadership roles (town committees etc)	11/8/2022 7:05 PM
68	Yes. The cycle of every area in this survey is continuous. If one thing is off balanced, everything else is also off balanced.	11/8/2022 6:33 PM
69	so many. as a biz owner I feel very unsupported and almost despised by our town council. I feel like we are continuously having to fight to be hears over the many non biz owners	11/8/2022 4:27 PM
70	The Chamber of Commerce. The lack of financial support from so many non-profits that use our infrastucture and facilities. Affordable housing primarily....our schools have been impacted	11/4/2022 4:24 PM

	by our only being able to hire locally, as have our trades and medical and other services that should be thriving here. Lack of a local option tax, thwarted for years by the Chamber. Lack of mentoring/ interning programs for the trades and other essential jobs that we are in desperate need of.	
71	Same as above. Zoning needs to free up multi-unit building. Of course there are barriers beyond our control: the cost now of doing anything. But we have to project a better attitude & vision. We have to look like we value the real life of the community first.	11/2/2022 5:44 PM
72	Large lots, site conditions	11/1/2022 2:15 PM
73	We have relatively little space in which to expand residential and commercial uses, given the large amount of the town's land area that is national park land. We have to be really strategic about how we use that limited land resource. Also, a big barrier right now is the way that housing costs are skyrocketing, due at least in part to big spenders from out of state buying homes at prices locals can't afford. This ties up more of our limited land area in housing that's only used for part of the year or for just a few people, when some of those properties could be developed instead as multi-family housing.	10/31/2022 8:31 PM
74	The barriers are geographic, we're way up here.	10/31/2022 1:53 PM
75	All the money we get from cruise ships go to cruise ship passengers [bathrooms, sidewalks, etc]. NIMBY is always a barrier.	10/30/2022 7:52 AM
76	Limits on cruise ship passengers. Traffic congestion all the way to Ellsworth.	10/30/2022 7:08 AM
77	The Town Council is run by a cabal of powerful business owners who make sure that their vested interests come first. We need to make sure that the voices of the "regular people" are heard--and are listened to.	10/30/2022 6:48 AM
78	Aging population, increased tourism and popularity.	10/29/2022 8:58 PM
79	zoning restrictions	10/29/2022 10:20 AM
80	The LUO and various zoning districts certainly complicate any new growth. Also, the town is limited by surrounding parklands, and must grow up, rather than out.	10/29/2022 9:05 AM
81	Not enough land, too hard to recruit employees, no housing, expensive cost of living, no major willingness or motivation by older citizens to invest for the future	10/28/2022 2:38 PM
82	Housing	10/28/2022 8:44 AM
83	Indeed! Does this question assume that development is a good thing and that it goes hand in hand with economic growth?? There are barriers to sound development created by the mix of humans that represent their own interests in local government.	10/28/2022 8:26 AM
84	Yes, false assumptions. Bubble thinking. Fear. Us and them mentalities. ANP taking up most of the land (this is also a wonderful thing).	10/27/2022 9:38 AM
85	Lack of a local base population to sustain real, year round businesses	10/26/2022 8:06 PM
86	Reliance on t-shirt sales and ice cream cones	10/26/2022 7:04 PM

Q21 What modes of transportation do you use and how frequently?

Answered: 135 Skipped: 49

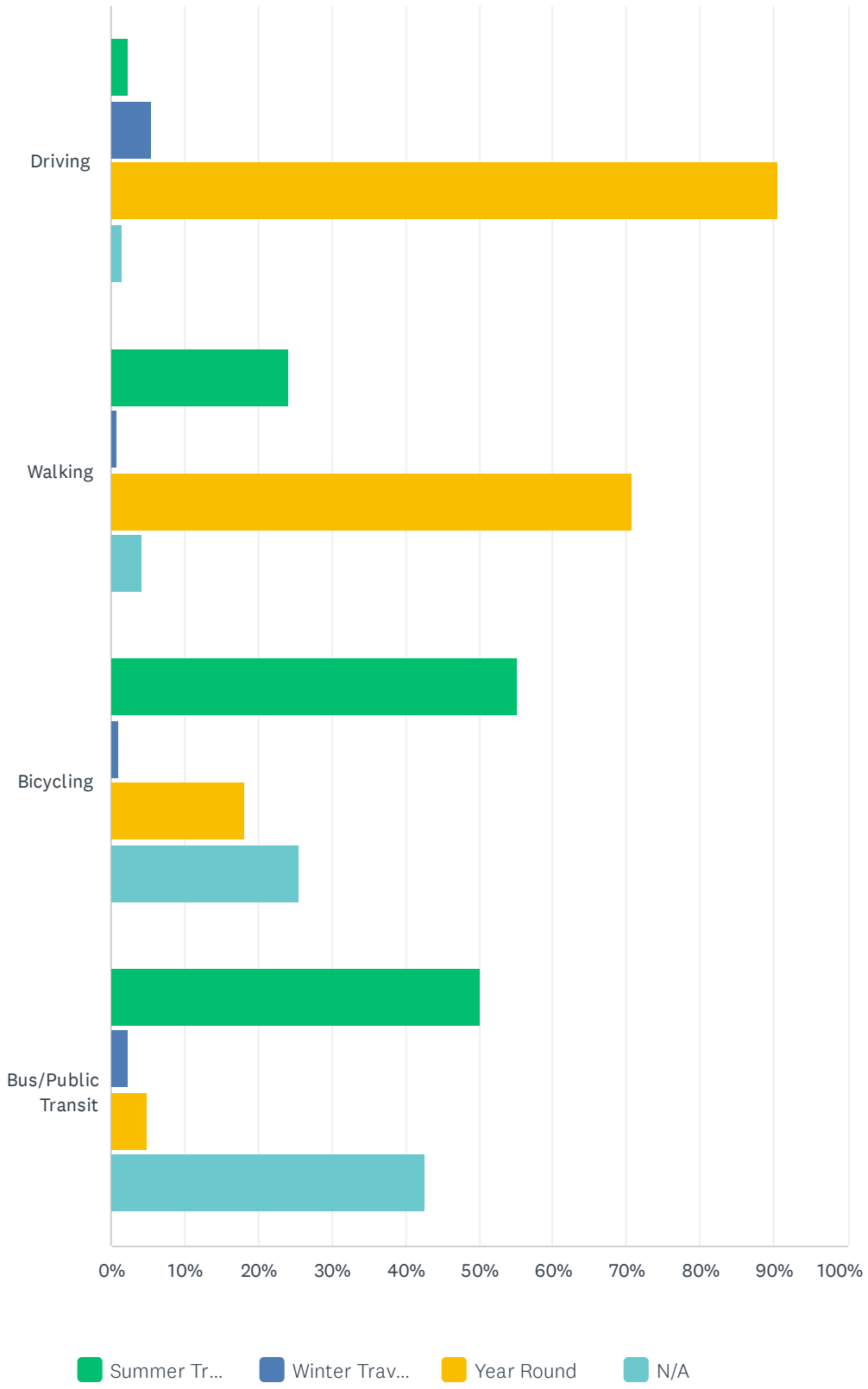


	NEVER	SOMETIMES	OFTEN	TOTAL
Driving	1.55% 2	17.83% 23	80.62% 104	129
Walking	7.87% 10	32.28% 41	59.84% 76	127
Bicycling	37.01% 47	38.58% 49	24.41% 31	127
Bus/Public Transit	58.87% 73	39.52% 49	1.61% 2	124

#	OTHER (PLEASE SPECIFY)	DATE
1	Cross country ski - recreation - winter travel	11/15/2022 5:30 PM
2	Ridesharing - sometimes - year round travel - getting to places outside of MDI	11/15/2022 4:22 PM
3	Train - sometimes - winter travel - safe, more affordable, less harsh than flying	11/9/2022 3:25 PM
4	motorcycle	11/9/2022 1:45 PM
5	Boat - summer travel - fun to town	11/8/2022 4:04 PM

Q22 When do you use the following transportation modes?

Answered: 130 Skipped: 54



	SUMMER TRAVEL	WINTER TRAVEL	YEAR ROUND	N/A	TOTAL
Driving	2.36% 3	5.51% 7	90.55% 115	1.57% 2	127
Walking	24.14% 28	0.86% 1	70.69% 82	4.31% 5	116
Bicycling	55.32% 52	1.06% 1	18.09% 17	25.53% 24	94
Bus/Public Transit	50.00% 41	2.44% 2	4.88% 4	42.68% 35	82

#	OTHER (PLEASE SPECIFY)	DATE
1	COA Night Bus - Sometimes - Winter/Summer travel - sometimes its raining and Im just not feeling the bike ride	11/8/2022 3:14 PM
2	Boat - often - recreation but I now stay out of BH because of cruise ships. if I have to go there, I hail them on the UHF. its sad to now see them anchored west of porcupines because now I can't get away from them	11/7/2022 5:20 PM
3	motorized scooter - summer travel - commute to work - or just for fun	11/7/2022 5:12 PM
4	I rarely bicycle because it is unsafe to be a cyclist in Bar Harbor. Drivers are aggressive and there isn't sufficient cycling infrastructure. I would use public transit if it was better resourced in terms of frequency and stops.	10/26/2022 6:42 PM

Q23 Why do you use the transportation modes you selected above?

Answered: 119 Skipped: 65

#	RESPONSES	DATE
1	i love too far out of the center of town to walk to work and shops	11/29/2022 9:05 AM
2	I live out of the downtown and driving is really the best/only option most of the time. I'm not on the bus routes, even in the summer, but sometimes park near a stop and use the bus if I have to go downtown, but schedules are often more geared to tourists than to residents. I have sometimes, in the past, ridden my bike to work, but shoulders & bike lanes are narrow and it sometimes feels hazardous, plus, is not safe or comfortable for about half of the year due to weather and light conditions. 8 miles one way is a bit far to walk to & from my job, and roads are the only viable corridor, which have issues for pedestrians that are much the same as for bicycles.	11/29/2022 7:21 AM
3	driving - commuting, shopping and playing walking - walking within town where I work and hiking bicycling - recreation roads unsafe for commuting. need massive improvements to encourage more density	11/28/2022 4:47 PM
4	driving - errands to Ellsworth, groceries, commute to work walking - we live in the village and are fortunate to walk - groceries, errands	11/28/2022 4:31 PM
5	Driving - only option for me on normal drive walking - im too far from town proper to walk anywhere	11/28/2022 4:12 PM
6	driving - no other real options walking - live out of town - walking is impractical bicycling - super scary roads on MDI bus/public transit - island explorers is useful if you're a tourist. an effective public transit system is needed and I'd use it	11/28/2022 3:49 PM
7	driving - door to door sales walking - no where to park near businesses middle day - choose a parking space and walk bus/public transit - to get to trailheads in Acadia	11/28/2022 3:29 PM
8	driving - too long to walk to work (Salisbury Cove and Bar Harbor) walking - walk to town in summer from JAX because town parking is so difficult bicycling - ride through the park for pleasure bus/public transit - when bus schedules are active	11/28/2022 3:04 PM
9	driving - during the off season, there are no other options to get to work and with the Island Explorer would take me too long walking - exercise bus/public transit - ease of not having to park in town Bar Harbor	11/28/2022 2:50 PM
10	driving - need vehicle for work walking - when I'm in town, its more enjoyable its quick, easy to get around and park	11/23/2022 5:41 PM
11	driving - necessity/shopping walking - to get into town bicycling - community to work town pleasure bus/pub transit - to get to/from trail heads	11/23/2022 5:03 PM
12	driving - to get to work and other resources, healthcare, see friends, get somewhere outside of BH walking - to move around BH - go to the store, see friends etc. bicycling - to move around BH once in a while bus/public transit - only sometimes from Banger to Portland. Never the Island Explorer because the schedule and locations font aline with my work and needs.	11/23/2022 4:36 PM
13	driving - I live in the woods and go to select spaces like work which is out of the way	11/23/2022 4:16 PM
14	driving - I have a reliable vehicle and its convenient walking - when parking is difficult	11/23/2022 4:04 PM
15	driving - convenience. I live in Town Hill walking - when in a town or for hiking bicycling - exercise bus/public transit - I use island explorer	11/23/2022 3:30 PM
16	driving - usually have things to haul or bring home walking - better way to get around town bicycling - dangerous to do very often bus/public transit - not convenient process/stops	11/23/2022 3:03 PM
17	driving - sidewalks are poor walking - safety during summer to walk	11/23/2022 2:45 PM
18	driving - work, kid transportation, recreation walking - local modality when in town, exercise,	11/23/2022 2:31 PM

	park bicycling - park entry - tried to use it for work transportation by times did not suit normal working hours to my location	
19	driving - to go to my summer job out of town and because there is no public transport. I'd love to go by bus if there was a service!! walking - because I LOVE walking and because I need to bicycling - to go to school and around town, I alternate with walking bus/public transit - I don't use it because it is VERY limited and doesn't meet my needs	11/23/2022 2:14 PM
20	driving - to get to neccessary stores to restaurants, church, entertainments, friends, etc. live 5 mi from downtown walking - when already in town bicycling - rarely - exercise. too dangerous mostly bus/public transit - when cat unavailable	11/22/2022 5:47 PM
21	driving - the bus system isn't convenient enough (timing between buses, drop off/pick up frequency) to use it as an alternative walking - I wish there were more SIDEWALKS n Town Hill!! we need one all the way from Terror to the market, for locals and tourists to get to the restaurants without driving. bicycling - I love biking on the carriage roads, but would never feel safe on the main roads. we need carriage roads or bike paths through wooded areas across the island!	11/22/2022 5:34 PM
22	driving - because I have a busy schedule and live on the outskirts of town walking - because I refuse to pay to park and will not park on a main metered street bicycling - exercise and recreation	11/22/2022 5:07 PM
23	driving - convenient walking - in town shopping , walking and hiking	11/22/2022 3:49 PM
24	Driving - only opportunity where I live walking - pleasure, exercise	11/22/2022 3:13 PM
25	I hate bicycling, and I mostly walk everywhere in town because I live right here.	11/22/2022 3:06 PM
26	Luckily, I live in town and can walk to work and most errands but I do drive very often, mostly just to get off island.	11/22/2022 1:06 PM
27	We moved out of the downtown area a few years ago, and if I want to get to work, I now have to drive. There is no convenient option for public transportation, even though I live within walking distance of Rt 3, to get downtown. I don't own a bicycle, but even if I did, I'm too far away from where I work. I walk to run errands, and when I lived downtown, I walked 85% of the time.	11/21/2022 9:35 AM
28	driving - usually only option walking - I walk if im already parked downtown, or near downtown bicycling - I bike often but not for transportation bus/public transit - Island Explorer is good option	11/18/2022 4:57 PM
29	driving - never in town. can walk to EVERYTHING walking - always in town. exercise, fresh air, mood enhancer, see friends, free bicycling - too risky ride in town, too old to ride father bus/public transit - rarely - Island Explorer to NEH, like!	11/18/2022 4:12 PM
30	driving - not much in-town, unless it is raining, but to o outside the downtown/off-island walking - library, groceries, hospital, bank bicycling - I'm not comfortable biking in the downtown. I tried it for a while, but don't feel safe	11/18/2022 3:57 PM
31	driving - live 10 miles from town walking - exercise bus/public transit - rarely	11/18/2022 3:28 PM
32	driving - I live in Town Hill and there is no other options bicycling - no safe cycling roads in town bus/public transit - no connectors available	11/18/2022 3:14 PM
33	convenience	11/18/2022 10:14 AM
34	driving due to longer distance from services, groceries etc.	11/17/2022 3:21 PM
35	walking - makes sense in town	11/16/2022 3:50 PM
36	driving - I need to for work and its the most convenient waking- I like walking around town (I live on Spring St) so its easy to walk into town bicycling - sometimes its fun - but I wont always feel safe since summer traffic is crazy and the shoulders don't feel safe bus/pub transit - to get somewhere in Acadia without having to pay or worry about parking	11/16/2022 3:31 PM
37	driving - to get places that aren't bike able or when the weather is bad walking - I enjoy walking and you can avoid traffic bus/public transit - its too bust in the summer and doesn't run in the winter	11/16/2022 2:59 PM
38	driving - convenience of schedule walking - stroke: walking is not stable bicycling - stroke - no	11/16/2022 2:43 PM

	balance bus/public transit - too far to walk from home to bus pick-up	
39	I walk or bike everywhere. I drive if inclement weather or if I am getting too many groceries. I do not use the busses because they do not run consistently enough, to and from Ellsworth or Bangor on a frequent enough schedule and they aren't YEAR ROUND.	11/15/2022 7:06 PM
40	The explorer is geared toward tourists. Which is fine but it is not a viable option for regular life. It takes too long and doesn't offer routes that would be helpful for everyday activities.	11/15/2022 6:17 PM
41	driving - to access places not in walking distance pf my downtown house. grocery store walking - I live downtown and can walk to many businesses, amenities, public facilities etc bicycling - most often I bike for recreational purposes bus/public transit - don't use this mode since the pandemic.	11/15/2022 5:30 PM
42	driving- to go to work walking - I live Bar Harbor and walk everywhere neccessary in town bicycling - more efficient than walking but better for myself and Bar Harbor than driving. Sadly, I can't bike in the winter because the roads and sidewalks are not cleared for a priority on bicycles bus/public transit- not enough service to useful for where I need to fo, if there was more frequency, I would	11/15/2022 4:49 PM
43	driving- convenience and to go distances too far to walk or bicycle walking - exercise, health and convenience bicycling - exercise and limited commuting or errands bus/public transit - to save fuel and when its more convenient	11/15/2022 4:33 PM
44	bicycling - everyday except of snow, makes me happy and cheap bus/public transit - COA day bus night bus and Island Explorer, safer than biking in winter and dark	11/15/2022 4:22 PM
45	driving - consistent/convenient travel to Ellsworth and beyond walking - healthier than driving, easier to local stores.restaurants during summer traffic bicycling - same as walking	11/15/2022 4:07 PM
46	driving - car only for heavy groceries, very little car use walking - town is small! bicycling - I love to bike	11/15/2022 3:32 PM
47	Cause I have a car and it’s way more convenient	11/15/2022 3:25 PM
48	driving - too far to walk to work walking - good for in town bicycling - don't have one bus/public transit - not the best system for getting to from work, great for hikes!	11/15/2022 3:13 PM
49	driving - biking isn't safe on MDI, though it would be my chosen form of transportation walking - save on fuel prices, stay local and use nearby resources as much as possible bicycling - faster than walking, more efficient than driving. But unsafe on MDI Bus/public transit - no year-round option for bus, and Island Explorer routes don't travel the Crooked Rd	11/15/2022 2:55 PM
50	Convenient	11/15/2022 9:42 AM
51	driving - to get around	11/14/2022 5:54 PM
52	driving - convenience walking - exercise bicycling - Main form of exercise	11/14/2022 5:43 PM
53	driving - to get things in town and out of town, groceries etc walking - prefer to walk when possible for mental and physical health bicycling - employment, physical exercise; ability to access carriage roads	11/14/2022 5:28 PM
54	driving - distance to places im going; ability to take my dog easily and be able o leave him in car (never in summer) as needed walking - love to walk and prefer not to drive when I can walk bicycling - recreation - don't feel safe biking in car roads in town bus/public transit - usually takes ur dog places, so take a car.	11/14/2022 5:14 PM
55	I’m scared to bike and usually need a way to haul gear or supplies. I live 10 miles from my work so a bit far to walk!	11/11/2022 11:30 PM
56	We live at the head of the island, and driving is a necessity. We can use the bus during the busy season to get to Bar Harbor.	11/11/2022 10:43 PM
57	driving - small child to move around while working full time walking - exercise and mental health; drive to town, park and walk bus/public transit - too inconsistent for managing work/childcare ect. seems more flexibility with getting to recreation spots	11/10/2022 2:30 PM
58	driving - work commute; getting to town from Town Hill walking - recreation in town ANP bicycling - recreation	11/10/2022 1:56 PM

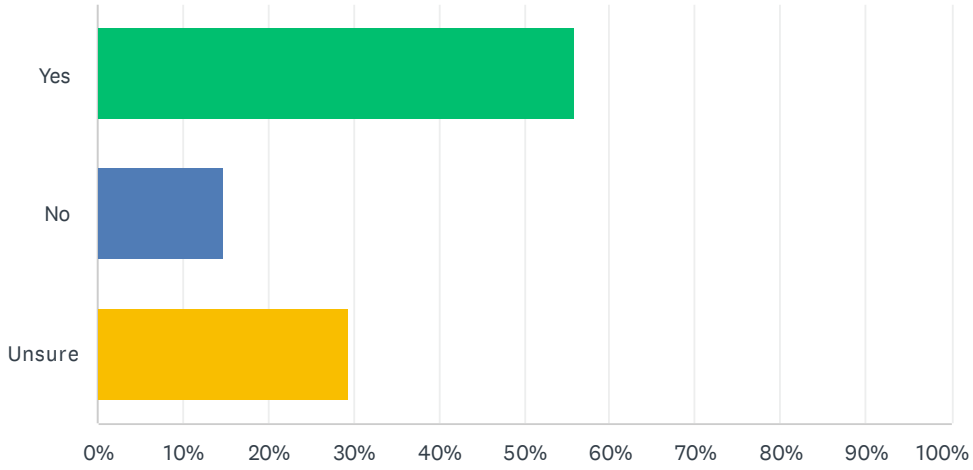
59	driving - I live near Indian Point, need to drive to any store bicycling - only for recreation, roads unsafe for quality commuting bus/public transit - not near any bus/transit stops	11/10/2022 1:22 PM
60	driving - because I can't find housing downtown, let alone on the island walking - walk to meeting and shop/eat downtown while at work bicycling - leisure Bus/bus transit - to visit ANP	11/10/2022 12:32 PM
61	driving - but almost never in town walking - I'm in town - avoid parking issues bicycling - great fun but not super safe	11/10/2022 11:42 AM
62	driving - longer trips (e.g. to Ellsworth; transporting goods) walking - preferred mode for health and well-being, environment and cost bicycling - ditto above about preferred mode (but less in winter) bus/public transit - infrequently - Island Explorer only runs then	11/10/2022 10:53 AM
63	driving - only option to moving kids around SAFELY. Live in rural area walking - only to a beach near my house ~3x per year bicycling - not safe enough but hope to bike to work once both kids ride the bus	11/10/2022 10:38 AM
64	driving - shopping or work walking - hiking bus/public transit - Islander	11/10/2022 10:25 AM
65	driving - live out of town center walking - exercise Bus/public transit - use the Islander	11/10/2022 10:07 AM
66	bicycling - promote health	11/10/2022 9:57 AM
67	I now have to commute to work as I could not find housing in downtown Bar Harbor, but often walk/bike around town. In the summer, I sometimes use the Explorer to get into the park to support the service and not use gas.	11/9/2022 9:07 PM
68	driving - not close enough to walk - multi tasking walking - exercise, walking a dog bicycling - explore the area bus/public transit - occasional - too busy usual - slow	11/9/2022 5:17 PM
69	driving - I live in Town Hill walking - goof for climate change impact, etc. and me bus/public transit - when Island Explorer available - hate to drive in congestion to Concord Coach in Bangor sometimes	11/9/2022 4:58 PM
70	driving - to shop, to find entertainment walking - exercise bus/public transit - to get to Logan Airport. When the ANP park wasn't so crowded I used the Island Explorer to access the park	11/9/2022 4:42 PM
71	walking - in town	11/9/2022 4:16 PM
72	driving - convenience walking - health	11/9/2022 3:58 PM
73	walking - health reasons bicycling - health reasons would bike but unsafe in town on Main Street, Mt. Desert, Cottage and West St. Bus/public transit - Downeast bus to airport	11/9/2022 3:37 PM
74	driving - not many other options walking - I usually park and walk when I am in town Bicycling - exercise and recreating but roadways are unsafe for bicyclists bus/public transit - travel to Boston	11/9/2022 3:25 PM
75	driving - self employed, family jobs all around island, recreation walking - to avoid downtown traffic bicycling - I bicycle for recreation by not transportation - roads here don't have the consistently wide shoulders and tourist drivers are too many and not paying attention, and not always friendly to cyclists.	11/9/2022 3:07 PM
76	Driving from the outskirts of BH to the town proper for necessities (groceries, etc)	11/9/2022 1:45 PM
77	Exercise. I live outside of town...	11/9/2022 10:17 AM
78	To get to work, to get food, to go to entertainment activities, to get medical care	11/8/2022 6:37 PM
79	driving - habit and convenience walking - safety and convenience bicycling - quicker bus/public transit - to leave MDI	11/8/2022 4:29 PM
80	driving - convenient only way to get to other parts of island walking - walk into town	11/8/2022 4:20 PM
81	walking - get to work bus/public transit - doesn't get me where I need to go	11/8/2022 4:17 PM
82	driving - convenience walking - exercise bicycling - exercise bus/public transit - stop do not appear convenient	11/8/2022 4:04 PM
83	driving - convenience walking - I have feet	11/8/2022 3:59 PM
84	driving - there is so little public transport, especially in the low tourist seasons walking - I live	11/8/2022 3:49 PM

	in town and study at the college, so its one of the easiest ways of getting there year-round. Bicycling - its east for short distances, at least when its warm enough bus/public transit - I have only used the Island Explorer a few times and I love the rate and that its free! to kist app short pf a season!	
85	driving - because I can't walk around town and really get to places like Hanford I live In town walking - because I live close to everything I can get the fast walking or driving bicycling - because I can get to places easily foot or bicycling bus/public transit - because I never need to fp far unofficially in town to ride a bus.	11/8/2022 3:44 PM
86	driving - live out of town walking - when I can park and walk to do errands I love it bicycling - fun, fast don't need parking Bus/Public Transit - I use Island Explorer	11/8/2022 3:38 PM
87	Driving - convenience	11/8/2022 3:29 PM
88	driving - convenience; weather walking - exercise bicycling - exercise Bus/Public Transit - to nor have to drive to town	11/8/2022 3:26 PM
89	driving - to get to spots out of town walking - to avoid traffic quick in town errands bicycling - to avoid traffic during season bus/public transit - to facilitate hikes that aren't loops. to avoid parking issues in the park during season	11/8/2022 3:21 PM
90	Driving - I don't have good/prevalent access to a car, but I do occasionally drive when my bike would be too long/slow Walking - its reliable Bicycling - I bike almost everywhere. its efficient and I don't really have a car	11/8/2022 3:14 PM
91	driving - its the safest and most efficient from Town Hill Walking - it is my preference but I need to drive to where it is safe to walk Main roads are too dangerous! No shoulders for walking paths or I'd walk more places Bicycling - mostly out of necessity when my car isn't available I WANT to use this mode but it is terribly dangerous on main roads (and secondary roads) if there were more bike paths I'd use this all the time! Bus/Public transit - it is efficient but no bus stops near my house in Town Hill	11/8/2022 3:02 PM
92	I do not use my car if there is alternative modes of transportation especially during the summer months when traffic congestion peaks.	11/7/2022 9:36 PM
93	driving - travel to work, no public transportation available live in a poorly BH close to amenities walking - use the natural resource invite friends, on own, to exercise bus/public transit - need services for line to work	11/7/2022 5:46 PM
94	driving - easier bicycling - don't own a bike bus/public transit - bus from Banteon to Boston only	11/7/2022 5:41 PM
95	driving - easiest for out of downtown, drive for island connections walking - can't drive/park downtown - walking easier for downtown residents bicycling - only on carriage roads. traffic too congested for me to be comfortable on road bus/public transit - Island Explorer - rarely	11/7/2022 5:36 PM
96	Driving - no other equitably convenient mode	11/7/2022 5:29 PM
97	driving - work, errands, transfer station, etc walking - recreation bicycling - recreation	11/7/2022 5:20 PM
98	driving - as the ned arrives walking - its good to get out and has health benefits bicycling - exercise and occasionally to work. this also included my motor scooter - except the exercise benefit is exchanged for FUN Bus/Transit - I did not use the park bus at all this summer	11/7/2022 5:12 PM
99	Driving - need to transport family, get to work walking - I live downtown so I walk to Hannafords or out to eat	11/7/2022 5:05 PM
100	driving - most convenient walking - good exercise, saves fuel, relaxing Bicycling - faster than walking Bus/Public Transit - doesn't go where and when I want to go	11/7/2022 4:56 PM
101	I live outside of the downtown district so walking and biking (especially with a child) is not possible. I used to use the Island Explorer on occasion however it no longer passes by my road and is typical packed.	11/2/2022 11:18 PM
102	I am a year round resident and I am still working on the Island.	11/2/2022 6:58 PM
103	I live in town & prefer to walk or bike everywhere I can as long as I can. Use my car for groceries, garbage.	11/2/2022 5:50 PM
104	Use Island Explorer in summer to avoid parking issues in Acadia National Park. Schedule is	11/1/2022 2:24 PM

	not amenable to other than recreational uses.	
105	I walk (or bike in summer) whenever I can. I drive when I have to get heavy things (e.g. groceries) or transport my young child long distances. I ride the Island Explorer bus to get into the park in summer.	10/31/2022 8:44 PM
106	I have cars, bikes and feet and I use them	10/31/2022 1:55 PM
107	Best available modes for convenience and cost.	10/30/2022 11:22 AM
108	Easier to get around town by bike or foot. Don’t have to worry about parking.	10/30/2022 7:57 AM
109	Safest and quickest	10/30/2022 7:13 AM
110	I am lucky because I can walk to my job and to do most of my shopping. I drive for longer shopping trips and take neighbors to doctor appointment.	10/30/2022 6:53 AM
111	Roadways outside of town are not suitable for bikes and pedestrians. Narrow or non existent shoulders and high speeds.	10/29/2022 9:05 PM
112	driving obviously the only practical means for almost all situations.	10/29/2022 10:21 AM
113	I travel between my house in rural Bar Harbor to everywhere else, and I bicycle for occasional local trips.	10/29/2022 9:09 AM
114	The island explorer is not dependable at all and is a less desirable transit method the further out of town you get. The buses are sometimes full and slow	10/28/2022 2:47 PM
115	Convenient and healthy to walk and bike	10/28/2022 8:47 AM
116	Convenience based on my location in Hulls Cove	10/28/2022 8:32 AM
117	I live at the edge of town so I can actually walk, but most of Bar Harbor (outside downtown) and the rest of the island is strictly car-only.	10/27/2022 1:52 PM
118	Walking is healthier. Driving is sometimes necessary	10/27/2022 9:40 AM
119	I’m trying to get to the grocery store, or to secluded spots where tourists are not	10/26/2022 8:10 PM

Q24 Are there barriers (excluding the weather) that prevent you from completing more of your daily trips by walking, biking, or public transit?

Answered: 34 Skipped: 150



ANSWER CHOICES	RESPONSES	
Yes	55.88%	19
No	14.71%	5
Unsure	29.41%	10
TOTAL		34

Q25 If you could change anything about Bar Harbor’s transportation system or infrastructure, what would you change and why?

Answered: 116 Skipped: 68

#	RESPONSES	DATE
1	year round bus service. bring the train back Ellsworth. buses to ellsworth/bangor. make the island explorer year round	11/29/2022 9:05 AM
2	I know all of the following provide/foster some sort of transportation for their workers/members. At what point would it make more sense to try to get these organizations to work together more to serve the various needs? Jackson Lab (workers who commute), YMCA (kids to/from schools), COA (downtown shuttle, sometimes to their farms(?)), Downeast Transportation (usual routes + IEx), Island Connections (mostly elderly), school buses. Possibly hotels?? I'd like to see the town's school buses converted to electric & children within about 1.5mi of the school should all walk there (barring disabilities). Can workers sign up to use the empty seats on the school buses to commute?	11/29/2022 7:21 AM
3	complete streets for better walking and biking extending service of island explorer	11/28/2022 4:47 PM
4	more share use paths!	11/28/2022 4:31 PM
5	make public transit so it can be uses to EASILY get between towns without having to go through BH	11/28/2022 3:49 PM
6	add free parking foe all MDI residents, not just BH zip code	11/28/2022 3:29 PM
7	more dedicated bike lanes and routes for safe travel	11/28/2022 3:04 PM
8	more bike lanes, both in and out of town	11/23/2022 5:41 PM
9	bike trails/lanes along crooked road; Route 3; and other major roads	11/23/2022 5:03 PM
10	LESS CAR CENTRIC SPACES!! more pedestrian and walking. make the streets in town for people not cars. when driving, more visibility and signage is neccessary at intersections and corners especially in town. more public transit, while disincentivizing driving with public transit only lanes, we also need GOOD bike lanes with barriers between cars and bikes and wide bike lanes	11/23/2022 4:36 PM
11	expand its offerings to Ellsworth and Bangor, shuttles off island for work	11/23/2022 4:16 PM
12	congestion Downton, lack of stop lights crosswalks w/signals to help with flow of traffic (pedestrian and vehicles)	11/23/2022 4:04 PM
13	decrease parking to increase walking and biking start to narrow roads to squeeze out cars and more space for bikes	11/23/2022 3:03 PM
14	wider sidewalks would make a difference to increase safety and flow of pedestrians	11/23/2022 2:45 PM
15	bike paths, year round bus transportation around the island	11/23/2022 2:31 PM
16	BIKE LANES! All around town and also to Hull's Cove, Jackson Lab and honestly all island Sidewalks: wider, and plowed and salted daily in the winter Promoting a CARPOOLING APP! this works incredibly well in other countries (e.g. Blablacar)	11/23/2022 2:14 PM
17	cheaper parking, more peripheral parking areas with CONVENIENT shuttles to busy areas	11/22/2022 5:47 PM
18	have ALL/most tourists leave their vehicles on the mainland, which would decrease traffic and increase the frequency of public buses (making it more desirable for all). charge a huge fee to bring their vehicles to incentivize leaving cars on the mainland.	11/22/2022 5:34 PM
19	allow town residents to park at the meters for free. we should not have to pay if we live here. start the bus (island explorer) at Memorial Day. there are a lot of tourists then	11/22/2022 5:07 PM
20	create bike lanes, increase # of bus stops	11/22/2022 3:49 PM

21	control traffic calming into town by tourists locals could use a car sticker	11/22/2022 3:13 PM
22	Not allowing households to have more than one free residential parking permit per capita. My one neighbor has like 4 cars and he takes up all the resident parking spaces on our street	11/22/2022 3:06 PM
23	Less congestion on the streets. Maybe more one way streets, wider sidewalks, bike lanes...	11/22/2022 1:06 PM
24	There is NO transportation system. At least not for locals on the island. What little options there are, are not frequent enough to work well. In the summer, most seats are taken by visitors, or by pp that live off island, meaning it's often full before it's near where i could utilize it.	11/21/2022 9:35 AM
25	more Island Explorer and electric cart for planet health	11/18/2022 4:39 PM
26	YEAR ROUND PUBLIC TRANSIT	11/18/2022 4:25 PM
27	Um - there is no system!	11/18/2022 4:12 PM
28	public with fixed routes to run in giant loops to logical places - easy on/off	11/18/2022 3:57 PM
29	reduce traffic downtown	11/18/2022 3:28 PM
30	bike lanes. we would have MANY more bike commuters if there were safer options	11/18/2022 3:14 PM
31	have small buses for local transportation to grocery, hospital/doctors, banks	11/18/2022 10:14 AM
32	bike route safety is really poor	11/17/2022 3:21 PM
33	island explorer is a wonderful resource	11/16/2022 3:50 PM
34	more bike lanes (protected) for safety	11/16/2022 3:31 PM
35	bike lanes frequent off island buses pedestrian streets	11/16/2022 2:59 PM
36	a bus route to downtown BHB to head of island and back. not for park routes	11/16/2022 2:43 PM
37	Bar Harbor/Mount Desert Island's public transportation system (busses) should be year-round and at a consistent and frequent enough rate that people are comfortable adopting commuting by bus to driving. Look to Vermont for a more appropriate bus schedule.	11/15/2022 7:06 PM
38	There is no real public transportation there is a tourist bus to get to the park and hotels. That is not public transportation or how it works. It goes for a few months out of the year. If I were to be expected to change my life around public transport it would need to be year round and actually go to residential areas.	11/15/2022 6:17 PM
39	pedestrian improvements - more space between crosswalks and parking spaces for pedestrian safety. reduce speed limits downtown and enforce it. trees and shrubs constrict sidewalks, sidewalks very poor on living stone because of tree roots, very hazardous to walk at the area where Albert Meadow meets Grant Park parking area (no place for people to walk) attempt to permanently protect the shore path for public use.	11/15/2022 5:30 PM
40	large tour buses that come with passengers (tourists) from out of town should be required to but an annual permit for parking anywhere in town. they are so big, they Arely fit on the two-way roads and when parking, take so much space	11/15/2022 5:10 PM
41	no parking on Cottage and Main Street, actual protected bike lanes (not only paint!); less car-centric spaces, spacial design that invites people to walk, wider sidewalks; protection on toads for bikes between eg. Bar Harbor town and town hill	11/15/2022 4:49 PM
42	more and more convenient public transportation for less/fewer parking spots so ad to discourage use of cars	11/15/2022 4:33 PM
43	extension multi-use path? already so beautiful and used often. should be used more	11/15/2022 4:22 PM
44	wider sidewalks cottage and main parking on outer streets for tourists more	11/15/2022 3:32 PM
45	I worry about where rt 3 runs through hulls cove. It just seems like it will be continually washed out as climate change increases serious storms long the coast.	11/15/2022 3:25 PM
46	focus a bit more on locals, not just park (but its great for Park!)	11/15/2022 3:13 PM
47	bicycle routes that are safe pub transit like the Island Explorer should have a route down	11/15/2022 2:55 PM

	Crooked Rd, although there could be issue with no shoulder for a bus to pull off/stop	
48	No parking meters. Use more busing from Trenton.	11/15/2022 9:42 AM
49	less traffic - maybe close several streets to cats and make it a pedestrian area.	11/14/2022 5:54 PM
50	make Main Street one way, north, at least part of the year; from Firefly Lane to West Street. Allow parking and enlarge the sidewalks	11/14/2022 5:28 PM
51	get rid of cars on Main Street between Firefly Land and West St. or if not possible, at least make it one - way only, northbound. That will reduce congestion significantly downtown	11/14/2022 5:14 PM
52	free scooter parking	11/14/2022 11:18 AM
53	I would have a year round bus system and I would Add more trails and safe bakelanes	11/12/2022 11:00 AM
54	Add bike lanes to west side of Bar Harbor	11/11/2022 11:30 PM
55	I avoid traveling into Bar Harbor during the summer due to parking. the bus system is great. If i were closer to Town we would use it more often.	11/11/2022 10:43 PM
56	better bike lanes some year - round Island Explorer - like transportation for people without driving their personal vehicle as an option	11/10/2022 2:30 PM
57	bike lanes on main roads eg. Crooked Rd, Indian Point Rd, Norway Dr, etc.	11/10/2022 1:56 PM
58	more public transit routes and frequency fast (DC) charging stations for EVs	11/10/2022 1:22 PM
59	frequency of bus and service locations. this would help increase ridership	11/10/2022 12:32 PM
60	bike paths in key areas. E-bikes technology is becoming affordable and efficient. an e-bike weighs ~40-50 lbs. plus rider. a car is thousands of pounds. the former represents responsible energy usage.	11/10/2022 12:08 PM
61	make it more walkable, bicycle-able, and friendly to these modes vs a singular focus on cars and parking	11/10/2022 10:53 AM
62	bike lanes, esp. on Eagle Lake Rd and other major roadways	11/10/2022 10:38 AM
63	Better bike infrastructure, it is not safe to drive around the island as a biker.	11/10/2022 12:31 AM
64	Safe cycling/walking Limiting car traffic on certain streets (ex. upper Roddick)	11/9/2022 9:07 PM
65	side street sidewalks! not just the visible to tourists sports in the center of town	11/9/2022 5:17 PM
66	I am 74 and someday will be unable to drive. either in-town housing? on demand transportation?	11/9/2022 4:58 PM
67	it would be nice to have a bus from BH to Bangor again Island Explorer should extend its season, open earlier, stay open later. is there a reason they don charge a rider fee?	11/9/2022 4:42 PM
68	make it year round	11/9/2022 3:58 PM
69	close Main Street from Atlantic Ave to West Street for cars all vehicles. Deliveries could occur early mornings before dawn.	11/9/2022 3:37 PM
70	move Island Explorer away from Village Green - too much congestion and it eliminates parking for bus and other vehicle	11/9/2022 3:25 PM
71	more bike paths	11/9/2022 3:14 PM
72	make a one way loop in downtown? for wider sidewalks. bus (island explorer) hub somewhere other than village green	11/9/2022 3:07 PM
73	fewer cruise ships. its polluting and brings out economy down to the level of t-shirt sales. our professional and technical professionals are the future. not selling trinkets.	11/9/2022 2:53 PM
74	Better facilities for motorcyclists = flat parking surfaces. Many parking spots are not level = flat. It's hard to park a motorcycle on a slanted or curved surface. Many hidden drains and curved pavement at Stop signs, Intersections make it hard for those with heavy bikes to enter traffic without turning into oncoming traffic on the wrong side of the road.	11/9/2022 1:45 PM
75	not sure	11/9/2022 10:17 AM

76	I am confused by the changes I. The bus routes. They used to come by our house but don't anymore. Not sure if we can rely on it for work	11/8/2022 7:09 PM
77	More parking accessibility and availability for locals, more support for the bus drivers, road fixtures, because locals are here to support the town 24/7 as we live here, work here, etc. We have to use the roads and sidewalks constantly/year round and the focus seems to only be high trafficked tourist/wealthy areas.	11/8/2022 6:37 PM
78	downtown walking only	11/8/2022 4:29 PM
79	fix the roads for food instead of bandaids	11/8/2022 4:17 PM
80	consider walking town biking town in summer tourists can park off island and bus in	11/8/2022 4:09 PM
81	better advertise stops and routes	11/8/2022 4:04 PM
82	add more public transit, not just summer IE.	11/8/2022 3:59 PM
83	a year round accessible public transport route so people don't drive/have a car can get around! more bike friendly roads!	11/8/2022 3:49 PM
84	more free parking for locals. let locals park in paid parking 1-5 hours free/month	11/8/2022 3:38 PM
85	Rt 3 from Ellsworth is inadequate for commuting times. it will be difficult to widen and esthetically undesirable as well. more affordable housing might alleviate the traffic	11/8/2022 3:34 PM
86	better bike lanes of road adjacent paths Crooked Road*	11/8/2022 3:29 PM
87	put in a parking garage because parking is still lacking, even with the meters	11/8/2022 3:26 PM
88	more year round bus routes	11/8/2022 3:21 PM
89	In a fantasy world there'd be a year-long gondola system that had routes between BHB-Ellsworth, BHB-Somesville, and other such long-distance routes of importance. In the meantime I think pushing the island explorer to year-round might help with this issue	11/8/2022 3:14 PM
90	create walking and bike paths that transverse the island. a real means of getting place apart from the carriage roads	11/8/2022 3:02 PM
91	More Island Explorer buses.	11/7/2022 9:36 PM
92	buses for residents year round. elderly members need help getting around	11/7/2022 5:36 PM
93	trash pickup would do a lot to limit BH traffic also, if there was a shared bike lot, I'd park further away and bike downtown	11/7/2022 5:20 PM
94	unsure	11/7/2022 5:12 PM
95	no buses or trollies on West Street!	11/7/2022 5:05 PM
96	bike paths on crooked road year round public transportation	11/7/2022 4:56 PM
97	Parking garages as part of larger hotels, and within less visible areas of town such as the lots of West St. Additional bike lanes. Possibly cottage st as a1-way during peak tourist months (similar to what NEH does). Expanded public transportation, including completion/promotion of the off island "park & go" bus depot	11/2/2022 11:18 PM
98	Use the old ferry terminal for parking. Shuttle people in-town.	11/2/2022 6:58 PM
99	Ideally, we'd have bike routes. I don't know if that's possible. Biking doesn't feel super safe though. I'd like to have a bus system--continuous--connecting the villages & the labs with our downtown.	11/2/2022 5:50 PM
100	Charge a modest fare for riders using technology to avoid fare box issues. Extend service and finance through commuter passes. Find a way to make campgrounds and hotels pay more for bus stops.	11/1/2022 2:24 PM
101	Bar Harbor needs a parking garage, much as we hate to admit it. The meters are helpful, but don't do enough to address downtown congestion. Commuters need parking, visitors need parking, and residents need parking.	10/31/2022 8:44 PM
102	Westbound on Mt. Desert Street at the intersection with Eden Street: The two lanes should be	10/30/2022 11:22 AM

	"Straight and Left Turn" and "Right Turn Only"! What they are now is "Left Turn Only" and "Straight and Right Turn" and as a result, right turning cars (which appear to be a majority) sit and wait, idling, congesting, and polluting unnecessarily.	
103	Better bike paths. Close downtown to motorized vehicles [except for the disabled]	10/30/2022 7:57 AM
104	Widen the roads. Make bike paths. Q 24 above is nonsensical.	10/30/2022 7:13 AM
105	Satellite parking areas on the outskirts of the village where people can park and be bused into the center of the village. There are too many cars in the village at peak season, making it difficult and unsafe for drivers and pedestrians. Create a pedestrian mall in the downtown section during the tourist season so that people can stroll and shop without feeling crushed; limit the number of cruise ships!	10/30/2022 6:53 AM
106	Adding sidewalks and bike paths. Increasing frequency of busses and adding more stops. Increase technology so you can have real time data on where a bus is.	10/29/2022 9:05 PM
107	Year round bus service, possibly available in rural areas by using an app similar to Uber to summon a vehicle (maybe an autonomous one) that would take individuals to a central area.	10/29/2022 9:09 AM
108	I would create a long-term parking solution that was predictable and dependable (parking garage) and I would make some streets (Rodick for one) pedestrian only. I would also bury the power lines when the streets are next redone, it's such an eye-sore. We literally have phone poles in the right of way on the roads. I would build on the eden street bikeway by COA and create more of those experiences, with direct access to the park (perhaps past the transfer station or to Jackson Lab/Siure du Mont	10/28/2022 2:47 PM
109	Frequent buses to Ellsworth and Bangor. It’s difficult to fly in to Bangor and get here without a car. Walking, let alone driving, is difficult with the crowds downtown	10/28/2022 8:47 AM
110	Better marketing on how to tap into the public transportation from locations that are not downtown or current hubs. For instance, how to access the bus system from Hulls Cove or Salisbury Cove in order to go to NE or SW Harbor for a short trip and vice versa	10/28/2022 8:32 AM
111	Expand the shoulder of roads for better bicycle safety.	10/27/2022 6:35 PM
112	Real year round public transit, Island Explorer is great for tourists in the summer, but If I want to get from Bar Harbor to SWH or NEH in the winter, it's drive or call a cab. we need a real municipal public transit system in partnership with the other island communities.	10/27/2022 4:03 PM
113	More sidewalks and bike lanes. I live on Cromwell Harbor road and A TON of people walk on the street, unsafely here, with young children sometimes. We are within walking distance of Kebo mountain, but it's very dangerous to walk up the blind road near the graveyard where there is a sharp turn with no sidewalk (glen mary road intersection). Also, towns like Burlington, Vermont have a brick road, vehicles-not-allowed section (Church street in that case). This would have been ideal on the stretch of Main st between Mt Desert street and Cottage, which is nigh-impossible to navigate in peak season. But I realize this will never happen lol.	10/27/2022 1:52 PM
114	#24 shouldn't be a yes or no answer. Better sidewalks.	10/27/2022 9:40 AM
115	Paid parking is unfair to locals. Tourists can take the bus	10/26/2022 8:10 PM
116	Bike lanes, better roads, better sidewalks	10/26/2022 7:06 PM

Q26 If plans were created to address transportation issues downtown, including parking, walkability, accessibility, and aesthetics, what transportation issues need further analysis in the downtown?

Answered: 91 Skipped: 93

#	RESPONSES	DATE
1	making down town car free	11/29/2022 9:05 AM
2	Seasonally pedestrianizing the core of downtown. Encourage/facilitate the use of smaller locally owned/operated electric vehicles; I was surprised how well the GEM vehicle business worked for many people and it provides another option for temporary transportation that provided independent local movement without people having to come here in a car.	11/29/2022 7:21 AM
3	more park and ride for mass transit	11/28/2022 4:47 PM
4	so much park walkings and speeding	11/28/2022 4:31 PM
5	turning downtown into pedestrian only	11/28/2022 3:49 PM
6	need to address the competition for limited space for cars/bikes/pedestrians. maybe some one-way traffic with bike lanes.	11/28/2022 3:04 PM
7	I would love to see some toads one-way (Cottage and West) in the summer, and I wish Rodrick were wider or was closed to traffic	11/28/2022 2:50 PM
8	better sidewalks,	11/23/2022 5:41 PM
9	more bike racks	11/23/2022 5:03 PM
10	corners of streets. bike lanes. less car-centric, more bike and walk centric	11/23/2022 4:36 PM
11	clearer signage on one ways and traffic patterns the thin streets only getting skinnier	11/23/2022 4:16 PM
12	see answer on #3	11/23/2022 4:04 PM
13	more bus stops that go from one end of town to another, with stop in between	11/23/2022 3:03 PM
14	additional parking	11/23/2022 2:45 PM
15	bike paths - safe lanes -	11/23/2022 2:31 PM
16	elderly/disabled parking--is there enough and is it placed adequately for people to use. voluntary improvements to sight lines at various intersections. ledgelawn and cromwell harbor, and ledgelawn and mt desert. many others, including crooked road and 102 (obstructed by two utility poles, business signage and plantings)	11/23/2022 7:26 AM
17	pedestrian-only zone(s)	11/22/2022 5:47 PM
18	too many tourist vehicles clogging the road	11/22/2022 5:34 PM
19	I don't know if anything can be done about the tourists who walk around as if cars didn't exist. FREE METERS for residents	11/22/2022 5:07 PM
20	decent sidewalks all around town safety enforce crosswalks	11/22/2022 3:13 PM
21	Sidewalks need to be repaired in many places and extended in some places. Maybe some intersections could even have walking bridges like that crazy-ass intersection by Ben & Bill's. Also a lot of the crosswalks are hyper-concentrated in areas with a lot of consumer/visitor traffic, but there should be more in the residential areas of Bar Harbor where people are walking to work, etc	11/22/2022 3:06 PM
22	The Island Explorer bus hub should not be the village green! We should simply have a bus stop just like the other towns on the island. This service is mostly intended for park visitors and the park should be the ones to pay and deal with this, not the town and not my taxes.	11/22/2022 1:06 PM

23	Shuttles for parking out of downtown, more buses.	11/21/2022 9:35 AM
24	parking meters were a good idea, as was resident parking areas	11/18/2022 4:57 PM
25	pedestrian safety as part of the planning	11/18/2022 3:57 PM
26	parking	11/18/2022 3:28 PM
27	sidewalks in deplorable condition, especially for people that may be somewhat unsteady or handicap; roads are too crowded and small - many should be one-way (West St., Rodick & Holland Ave. & by police dept.) and other streets (Cottage St.) should be closed to car traffic in summer when there are too many people trying to drive downtown and sidewalks are too crowded. Allow 15 min. free parking for locals at Town Hall to run in pay bills etc. Allow locals free parking at metered areas during summer - the least that can be done to alleviate frustration from overcrowding.	11/18/2022 10:14 AM
28	flow of traffic. many pinch points with too many people crossing the street at poor visibility points and it takes too long to turn left. no easy bypass	11/17/2022 3:21 PM
29	parking width of streets	11/16/2022 3:50 PM
30	walkability regarding overcrowding	11/16/2022 3:31 PM
31	If you want people to bike downtown, people can't be driving illegally. You need bigger roadways to actually make bike lanes and not 'multi-use paths'	11/15/2022 7:06 PM
32	Parking needs to be addressed in a manner that takes locals into account not just for tourist. Locals can't be expected to walk everywhere in town we are busy. We work multiple jobs in the summer just to live her I can't walk everywhere I just don't have the time.	11/15/2022 6:17 PM
33	safety at intersections. analyze intersections poor sight lines and shift parking to crease more open area for better sight lines. many side streets are too narrow for parking plus one or tow way traffic should point cross walks where side streets intersect with Main, Cottage, Mount Desert	11/15/2022 5:30 PM
34	street corners (no visibility for bike and cars and walkers because of parking) bike lanes that invite all abilities tourism without cars on MDI	11/15/2022 4:49 PM
35	further analysis of bike parking possibilities	11/15/2022 4:22 PM
36	wider sidewalks for tourists	11/15/2022 3:32 PM
37	I don’t like having the big tour buses downtown, I think they clog stuff up even more. The pier area in general is a cluster f which is a big deterrent for folks that need to use the boat ramp etc.	11/15/2022 3:25 PM
38	less cars! expand sidewalks	11/15/2022 3:13 PM
39	downtown is simply TOO CONGESTED - there are too many visitors here. Cruise ship passengers should be the first to be eliminated as they provide little benefit, economically, to the BH town and its citizens, and have considerable impact on ecologies (water and air)	11/15/2022 2:55 PM
40	Keeping cars off the island. Bus them in.	11/15/2022 9:42 AM
41	cars downtown - need less	11/14/2022 5:54 PM
42	less congestion - especially in summer	11/14/2022 5:43 PM
43	walkability	11/14/2022 5:28 PM
44	Extreme congestion on Main Street	11/14/2022 5:14 PM
45	The island explorers should be located elsewhere. village green area is too congested.	11/14/2022 11:18 AM
46	A hub for busses and car pools.	11/12/2022 11:00 AM
47	an exclusive walking-only street along Main Street.	11/11/2022 10:43 PM
48	burying power lines	11/10/2022 1:56 PM
49	build parking garages to consolidate parking on wider sidewalks and create bike lanes pay for it by raising the price to park (and help make bus travel more appealing $$$ talks)	11/10/2022 12:32 PM

50	covered bike path outer downtown area? solar panels on roof. 3 or 4 season bike commute	11/10/2022 12:08 PM
51	see above	11/10/2022 10:53 AM
52	parking?	11/10/2022 9:57 AM
53	resident parking permits not enforced the same as metered spots	11/9/2022 5:17 PM
54	we need to develop "off site" parking and a reliable transportation system into downtown for both tourists and employees	11/9/2022 4:42 PM
55	town to outlying areas in winter	11/9/2022 3:58 PM
56	limiting the number of people entering MDI from cruise ships. sidewalks aren't wide enough to accommodate all the people on Main Street so they walk across the streets everywhere by on the cross walks	11/9/2022 3:37 PM
57	walkability aesthetics - improvements to lower Collage St. and lower Main Street would draw foot traffic to outer edges of downtown and possibly help with congestion parking - is what it is. there is only so much of it	11/9/2022 3:25 PM
58	downtown parking is a real problem	11/9/2022 2:53 PM
59	See 25 above.	11/9/2022 1:45 PM
60	not sure	11/9/2022 10:17 AM
61	Parking, walkability… the same list as in the question	11/8/2022 7:09 PM
62	encourage visitors to park outside and take public transport	11/8/2022 4:29 PM
63	public transit	11/8/2022 3:59 PM
64	how much space is being used for cars! how can we make it more about the people? walk streets?	11/8/2022 3:49 PM
65	maybe make cottage st one way in summer?	11/8/2022 3:38 PM
66	the amount of abatable parking for the amount of traffic/vehicles	11/8/2022 3:26 PM
67	make it pedestrian only	11/8/2022 3:21 PM
68	parking. perhaps parking could be lightly outsourced with shuttles form the parking lots into town	11/8/2022 3:14 PM
69	make Cottage St. pedestrian only	11/8/2022 3:02 PM
70	More traffic lights installed on more streets, especially at Main Street and Mount Desert Street.	11/7/2022 9:36 PM
71	more (electric) bikes to cars our of town	11/7/2022 5:46 PM
72	downtown shuttle bike lanes	11/7/2022 5:36 PM
73	unsure - the sidewalks in the downtown area are narrow - but I don't think there is a solution for this	11/7/2022 5:12 PM
74	make Bridge St one way make West St one way	11/7/2022 5:05 PM
75	not sure	11/2/2022 5:50 PM
76	Downtown is too small and dense for major transportation development. Consider encouraging small electric vehicles such as the Acadia Gem system.	11/1/2022 2:24 PM
77	Sight lines when turning out of side streets-- In the summer when all the parking spaces are full, I feel like I'm taking my life in my hands whenever I have to turn left out of Wayman Lane or Hancock Street. Also, I think we need to integrate discussions of affordable housing with discussions of transportation. If we had a town that wasn't so prohibitively expensive to live in, we wouldn't have 70% of our workers driving in from off-island every morning. Another thing to consider: can any of the downtown streets be turned into pedestrian malls? It would improve the charm of the town, and if done right, it could help alleviate the vehicle-pedestrian-jaywalker madness that keeps me from driving in the downtown zone from May to October if I can possibly avoid it.	10/31/2022 8:44 PM

78	Bar Harbor doesn't have a parking proble, we don't need a town funded parking garage, the garage would be useful for people frequenting business, they should foot the bill for a garage if one is warranted.	10/31/2022 1:55 PM
79	What leading-edge communities have done to make their downtowns more livable and walkable rather than ceding them to automobiles and parking lots/garages.	10/30/2022 11:22 AM
80	Enforce the rules we currently have. Buses are frequently “dieseling” right under the “no idling” signs.	10/30/2022 7:57 AM
81	One way traffic to make bike lanes possible. Or limit parking on main roads to one side.	10/30/2022 7:13 AM
82	See above.	10/30/2022 6:53 AM
83	Parking still needs to be further analyzed to see if we can decrease the amount of cars in town. Several of the main streets in town could be slightly reconfigured to encourage better pedestrian flow and provide a traffic calming.	10/29/2022 9:05 PM
84	current parking meter approach seems pretty good	10/29/2022 10:21 AM
85	Distance from parking to go shopping: this is problematic for older citizens.	10/29/2022 9:09 AM
86	Public Transit	10/27/2022 4:03 PM
87	Investigate moving the parking out of town and shuttling people into a walkable downtown. Also do parking garages make sense? They're building an underground one for the new B&B on Cottage.	10/27/2022 1:52 PM
88	All.	10/27/2022 9:40 AM
89	Hotels should provide parking, and tourists should bus in	10/26/2022 8:10 PM
90	Bike lanes	10/26/2022 7:06 PM
91	Reduce congestion by making parts of Main Street pedestrian traffic only, or at minimum have Main Street between Firefly Lane and the pier be one way only.	10/26/2022 11:36 AM

Q27 What transportation improvements should be prioritized downtown?

Answered: 83 Skipped: 101

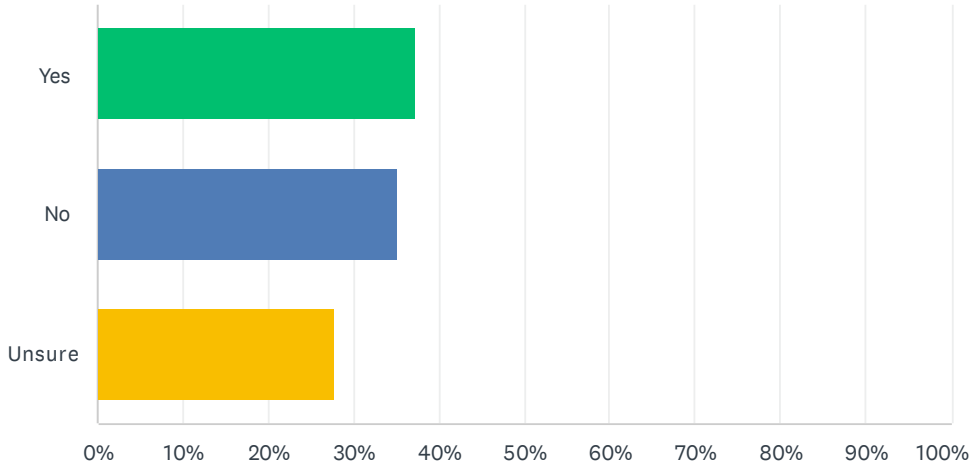
#	RESPONSES	DATE
1	make cottage st and main st pedestrian only during the day.	11/29/2022 9:05 AM
2	I'd like to see lodging providers incentivized to provide electric charging stations. I'm a little hesitant to provide a huge number downtown because (a) it might displace available parking spaces and (b) people would use them as parking spaces, thus limiting the number of vehicles that could use the station. One idea would be a system that texts the charging car's owner when the car is almost charged and if they don't move it in a specified amount of time, they begin to be charged 5x the usual parking meter rate, with no ceiling.	11/29/2022 7:21 AM
3	trafic calming	11/28/2022 4:31 PM
4	eliminate driving for reduce Rodick to Main Street and eliminate cars for college to mt desert st on main	11/28/2022 3:49 PM
5	better visibility (parked cars blocks view of pedestrians and traffic)	11/28/2022 3:04 PM
6	better bike lanes, and safer intersection, better bicycle connectors to the carriage trait	11/23/2022 5:41 PM
7	less car-centric. close large streets to cars. create public spaces in the streets by closing streets to cars and increasing street permits for space usage.	11/23/2022 4:36 PM
8	sidewalks and roads	11/23/2022 3:03 PM
9	pedestrian streets?	11/23/2022 2:31 PM
10	circulator transportation, e.g. a small trolley bus that people can ride unlimited, paired with peripheral parking. reduce parking/cross walks around the mt desert/main st and cottage/main intersections or establish a bypass route around downtown to get people in and out efficiently. can't turn left in the summer.	11/23/2022 7:26 AM
11	see a.	11/22/2022 3:13 PM
12	More ticketing of people who don't have parking permits. I hardly EVER see people getting ticketed on the street I live on (1st south). Also who the F gave the go-ahead for the GEMs? I seriously hope that business gets absolutely crushed by the cruise ship limit that just got passed. Those things are parking all over the place -- even in spots that aren't parking spaces at all	11/22/2022 3:06 PM
13	Sidewalks! Ive never seen such junk sidewalks.	11/22/2022 1:06 PM
14	Shuttles to discourage parking, but, you have to offer parking somewhere....	11/21/2022 9:35 AM
15	no cars on Main St section downtown	11/18/2022 4:39 PM
16	I live next to a parking lot, a lot of fighting for spaces and road blocked by people sitting and waiting for a space to open	11/18/2022 4:12 PM
17	parking	11/18/2022 3:28 PM
18	one-way streets, closed streets (pedestrian friendly)	11/18/2022 10:14 AM
19	visibility and fewer obstructions (telephone poles, plantings). better placement of sidewalks, centralized parking structures.	11/17/2022 3:21 PM
20	bigger sidewalks!!!!!	11/16/2022 3:31 PM
21	bike ability	11/16/2022 2:59 PM
22	parking space for summer season, develop a bus run to downtown on the major roads on the island. some residents have no transportation of their own. (can't drive anymore)	11/16/2022 2:43 PM

23	Bike lanes and better sidewalks that actually get treated and plowed to encourage people to walk without the risk of injury.	11/15/2022 7:06 PM
24	Parking	11/15/2022 6:17 PM
25	pedestrian improvements and pedestrian safety	11/15/2022 5:30 PM
26	less cars! safer bike infrastructure!	11/15/2022 4:49 PM
27	more and frequent public transportation that is affordable	11/15/2022 4:33 PM
28	traffic calming should be prioritized in town	11/15/2022 4:22 PM
29	paved streets!	11/15/2022 3:32 PM
30	Change the law that prevents parking meter money for being used on anything other than parking meters.	11/15/2022 3:25 PM
31	becoming more walkable	11/15/2022 3:13 PM
32	fewer cars downtown - fewer cars allowed prioritize year-round residents	11/15/2022 2:55 PM
33	More busing of tourists.	11/15/2022 9:42 AM
34	POT HOLES	11/14/2022 5:54 PM
35	close Main St/Cottage St in summer pedestrian and handicapped access only	11/14/2022 5:43 PM
36	closing some streets to cars at least during busiest times from tourists	11/14/2022 5:28 PM
37	Again, see above	11/14/2022 5:14 PM
38	Adding The ability to bike in the 2 block downtown sector without being in the road or on the crowded sidewalks. I think I would like to accomplish this ideally by removing Parking on one side of the street and creating a bike lane	11/12/2022 11:00 AM
39	More bike parking/locking stations.	11/11/2022 11:30 PM
40	parking	11/11/2022 10:43 PM
41	bike/walk	11/10/2022 1:22 PM
42	much wider sidewalks; bike lanes or traffic-reducing, traffic-calming measures	11/10/2022 10:53 AM
43	Idea of pedestrian only Main streets	11/10/2022 10:38 AM
44	Less cars, more space for pedestrians and bikers.	11/10/2022 12:31 AM
45	I like Island Explorer combined with walking but not enough of us off season	11/9/2022 4:58 PM
46	I DO NO support a parking garage in downtown BH. I do support development of a transportation "hub" to better move people around the island.	11/9/2022 4:42 PM
47	extend the season	11/9/2022 3:58 PM
48	dealing with tour buses and campers - can we get them to avoid the main square congestion (Mt. Desert, Main and Collage Corners)	11/9/2022 3:07 PM
49	buses	11/9/2022 2:53 PM
50	See 25 above.	11/9/2022 1:45 PM
51	not sure	11/9/2022 10:17 AM
52	mini bus for disabled	11/8/2022 4:29 PM
53	more parking (maybe a parking lot?)	11/8/2022 4:20 PM
54	public transit	11/8/2022 3:59 PM
55	less parking - more walking streets	11/8/2022 3:49 PM
56	further REDUCE cruise ship visitors	11/8/2022 3:34 PM
57	parking GARAGE	11/8/2022 3:26 PM

58	limit left tuns off of Hedgelawn	11/8/2022 3:21 PM
59	no motor vehicles in downtown area in the summer. Pedestrian only with electric buses	11/8/2022 3:02 PM
60	Increased traffic lights to regulate the traffic more fairly.	11/7/2022 9:36 PM
61	bike parks, rental, drop off. done in outer area	11/7/2022 5:46 PM
62	sidewalks, signage	11/7/2022 5:36 PM
63	increase public transportation longer months	11/7/2022 5:05 PM
64	turn main street into a walking plaza. improve hande cars accessibility	11/7/2022 4:56 PM
65	Less cars. And if that means less tourists, so be it. Why do we think that every year needs to break previous visitation records to be successful? How about we start to make carrying capacity our primary focus - and try to readjust the balance that has been so skewed by unchecked commercial growth for decades. Why not cut back and focus on asustainable year round economy?	11/4/2022 4:37 PM
66	Not allowing buses to block several spots in town or in the park. Charging more for paid parking, not offering locals more non-paid options	11/2/2022 11:18 PM
67	We need to find some kind of shuttle system so traffic can be reduced downtown. At times it is so congested I worry that an emergency vehicle might not be able to get through.	11/2/2022 6:58 PM
68	not sure, I just avoid driving downtown from May to November so I don't have any problems	11/2/2022 5:50 PM
69	Sidewalks, cross walks located where people ACTUALLY cross. More bollards.	11/1/2022 2:24 PM
70	Much as I hate to think of it, the parking garage.	10/31/2022 8:44 PM
71	See above.	10/30/2022 11:22 AM
72	Make Holland Ave one way, but fix the sidewalk , too!	10/30/2022 7:57 AM
73	Bicycle friendly	10/30/2022 7:13 AM
74	See above.	10/30/2022 6:53 AM
75	Upgrading of sidewalks and reconfiguring streets to better facilitate pedestrian traffic. Eliminate some parallel spots and add more benches or outdoor seating at restaurants or retail. Similar to what has been done in Portland and other cities.	10/29/2022 9:05 PM
76	Parking, traffic circulation, better pedestrian-only experiences. (close rodick st and build the parking garage behind west st hotel already)	10/28/2022 2:47 PM
77	Fewer cruise ship busses would be great. They pose an ugly image for the town, much like what happened in other cruise ship towns.	10/28/2022 8:32 AM
78	Public Transit & more EV charging	10/27/2022 4:03 PM
79	Walkability above all else. And cutting down on private vehicles.	10/27/2022 1:52 PM
80	Sidewalks (including outer downtown proper)	10/27/2022 9:40 AM
81	Intersection of Cottage and Main. Narrow road outside McKays	10/26/2022 8:10 PM
82	Make certain areas pedestrian only	10/26/2022 7:06 PM
83	Downtown is unsafe for pedestrians and cyclists during the summer because of aggressive drivers and traffic congestion. I think downtown should be pedestrian-focused.	10/26/2022 6:42 PM

Q28 Do you think Bar Harbor does enough to safeguard its natural resources?

Answered: 94 Skipped: 90



ANSWER CHOICES	RESPONSES	
Yes	37.23%	35
No	35.11%	33
Unsure	27.66%	26
TOTAL		94

Q29 Do you think any natural resources are over protected? If so, which ones?

Answered: 51 Skipped: 133

#	RESPONSES	DATE
1	No. (I'm sure some people will say deer, but I disagree)	11/29/2022 7:21 AM
2	no	11/28/2022 4:48 PM
3	no	11/28/2022 4:12 PM
4	not always. very little access to water due to commercial and industrial development ANP! growth pressure on the park triples down hill. town has to feed park and ledge those people, plus amuse them when they are turned away from ANP or can't afford increasing needs to visit population areas	11/28/2022 3:55 PM
5	no	11/28/2022 3:30 PM
6	with cruise ship DUMPING even at a range legal - not good for ocean -	11/28/2022 3:06 PM
7	no	11/28/2022 2:52 PM
8	open space, farmland precluding room for housing	11/23/2022 5:04 PM
9	no	11/23/2022 4:18 PM
10	no	11/23/2022 4:05 PM
11	no	11/23/2022 2:46 PM
12	As we work to develop more housing we need to be careful to protect our ground water. most of our town (outside of downtown) depends on wells. we do not have groundwater that recharges easily. it is important to keep ample trees and wild area to help protect our groundwater	11/23/2022 2:17 PM
13	No way the Northeast creek watershed must be protected - all water flow to the sea	11/22/2022 3:52 PM
14	no, there is more could remove invasive plants, especially in our lakes and ponds	11/22/2022 3:15 PM
15	No. I completely disagree with everyone who is up-in-arms about the right whale thing.	11/22/2022 3:11 PM
16	no	11/22/2022 1:07 PM
17	not aware of any	11/18/2022 5:00 PM
18	no	11/18/2022 4:41 PM
19	no	11/18/2022 4:26 PM
20	Never!	11/18/2022 10:16 AM
21	?	11/16/2022 3:32 PM
22	land use development, housing restrictions	11/16/2022 3:08 PM
23	no	11/15/2022 7:27 PM
24	No	11/15/2022 6:20 PM
25	land	11/15/2022 5:31 PM
26	land	11/15/2022 5:10 PM
27	our stocks of white, male, able-bodied, business-owning persons	11/15/2022 4:52 PM
28	no	11/15/2022 4:34 PM

29	some shore land restr. are burdensome	11/15/2022 3:33 PM
30	No	11/15/2022 3:25 PM
31	no	11/15/2022 2:57 PM
32	No	11/15/2022 9:43 AM
33	no	11/14/2022 5:55 PM
34	no.	11/14/2022 5:45 PM
35	No!	11/11/2022 11:33 PM
36	Deer.	11/11/2022 10:47 PM
37	no except for potential over use	11/10/2022 1:57 PM
38	no such thing	11/10/2022 1:25 PM
39	deer are an issue on the island, it would be beneficial to allow hunting of deer	11/10/2022 12:09 PM
40	the level of protection, particularly open lands makes it difficult to find viable space for housing	11/10/2022 10:54 AM
41	no	11/10/2022 10:09 AM
42	no	11/10/2022 9:59 AM
43	no	11/9/2022 5:18 PM
44	no	11/9/2022 5:00 PM
45	no	11/9/2022 10:18 AM
46	No	11/8/2022 6:38 PM
47	No, not over protected.	11/7/2022 9:37 PM
48	NO	11/4/2022 4:45 PM
49	Tree growth areas. It is a tax dodge not appropriate on an island.	11/1/2022 2:29 PM
50	MHCT	10/26/2022 8:13 PM
51	No	10/26/2022 7:08 PM

Q30 Do you think any natural resources are under protected? If so, which ones?

Answered: 64 Skipped: 120

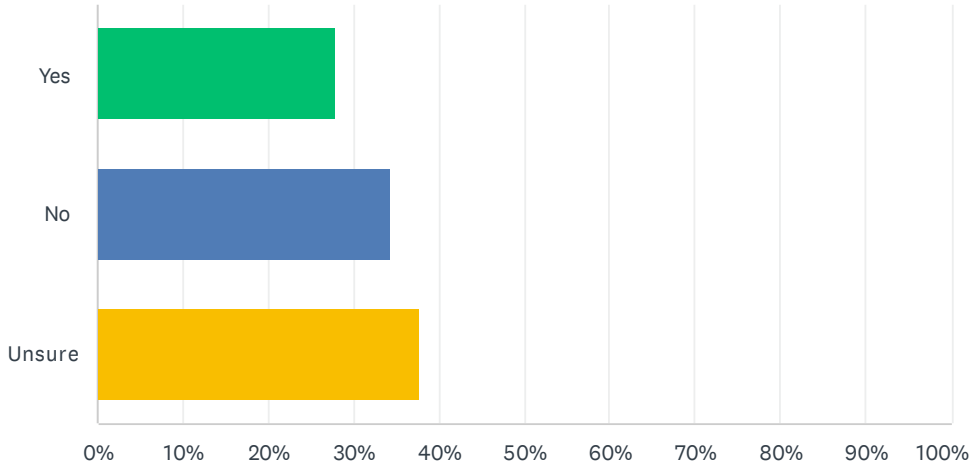
#	RESPONSES	DATE
1	wildlife in general. Marine life along the shore	11/29/2022 9:07 AM
2	Groundwater. Lots of development has taken place in the watershed since the Northeast Creek nutrient modelling tool "broke" due to software becoming obsolete. Your poster says no freshwater bodies are impaired, but you don't have data to support that for NEC. Need to retrofit culverts to allow for better aquatic organism passage as we adapt them to climate change.	11/29/2022 7:21 AM
3	yes. wetlands. they need more/better protection	11/28/2022 4:48 PM
4	erosion of streams marine habitat	11/28/2022 4:33 PM
5	unsure ... perhaps vernal pools	11/28/2022 3:30 PM
6	entire ecosystem is affected unless less fossil fuel vehicles	11/28/2022 3:06 PM
7	protecting natural resources including water quality of Frenchman Bay super important. This means limiting cruise ship pollution	11/28/2022 2:52 PM
8	I've seen a lot of clearing of land lately that does not seem to represent the values of the residents. my neighbor clear cut forest behind me to put in a flaming resort - we don't need more places for tourists to stay!	11/23/2022 4:18 PM
9	visual aspects of the Frenchman Bay due t mega cruise ships. this is also a problem due to air pollution due to these ships	11/23/2022 4:05 PM
10	the land connecting to the mainland. Mod flats and ocean should be cared for	11/23/2022 3:04 PM
11	I've heard that the town is going to turn several acres of forest on Knox Rd into a solar array which is not for the island. I have only read about this in the Islander, so don't know much about it. But the forest is needed by the animals that live there. I don't think its a good place for a solar array.	11/23/2022 2:34 PM
12	Northeast Creek watershed with individual wells around it at risk. Waterfront under protected from cruise ships. all outlying areas are at risk of overdevelopment. I'd rather have in-fill than sprawl rather than both.	11/22/2022 5:09 PM
13	no one seems to care about watersheds, how do we develop them? where does housing belong? looking forward to a plan that safeguards corridors for wildlife to and from the park -	11/22/2022 3:52 PM
14	no, the conservation commission is monitor habitats, as fo the park and friends of Acadia	11/22/2022 3:15 PM
15	Air quality for sure. Smoking near buildings is not enforced, no idling of cars is DEFINITELY not enforced. Energy doesn't really seem to be concerned either, because there are town-level incentives for energy efficiency or sustainable energy production.	11/22/2022 3:11 PM
16	no	11/22/2022 1:07 PM
17	The recent solar ordinances kinda backfired by allowing large corporations not from this area to clear cut land and install an array for profit. Why are we not putting solar installs on parking lots, like France does.	11/21/2022 9:37 AM
18	the harbors - too many cruise ships, large yachts	11/18/2022 5:00 PM
19	no	11/18/2022 4:26 PM
20	yes. the Kings Creek area is Salisbury Cove. there is currently a plan to subdivide along the coastline there. Not a good idea! also the causeway coming onto the island could be in danger with rising sea levels	11/18/2022 4:14 PM

21	the coastal line and shellfish beds there-in. too many cars in the park	11/18/2022 3:29 PM
22	yes, water quality - Arsenic in the water!	11/18/2022 3:14 PM
23	woodlots--fragmented and often destroyed for non-priority purposes	11/17/2022 3:23 PM
24	ocean. sanitary system overflows cruise ships...	11/16/2022 3:50 PM
25	?	11/16/2022 3:32 PM
26	water, green energy	11/16/2022 3:08 PM
27	unsure	11/16/2022 2:45 PM
28	All of them. Cruise ships pollute the water and air, and the number of increasing tourists pollute more everywhere they go. Our town is dirty in the summertime from trash cans not being where they need to be, and lids that don't close correctly so wind, animals, and people can pull trash out. And it's dirty in the off-season because people litter from the lack of trash cans entirely. In the winter, the amount of idling cars adds to the pollution we face.	11/15/2022 7:27 PM
29	water	11/15/2022 5:10 PM
30	water, air, should, bio-diversity	11/15/2022 4:52 PM
31	yes	11/15/2022 4:34 PM
32	no	11/15/2022 3:33 PM
33	Not really.	11/15/2022 3:25 PM
34	We're close. Need to consider sustainable fisheries (not over harvesting) water quality/quantity in waterbodies	11/15/2022 2:57 PM
35	No	11/15/2022 9:43 AM
36	forests and solar farm clearcutting	11/14/2022 5:55 PM
37	water - cruise ships an embarrassment to Bar Harbor	11/14/2022 5:29 PM
38	concern about septic tanks/fields that may pollute other properties and warm ground	11/14/2022 5:14 PM
39	Vernal pools and farmland	11/12/2022 11:04 AM
40	Drinking water sources for residents not on public town water. Trees. Parts of sone watersheds.	11/11/2022 11:33 PM
41	too many visitors in ANP	11/10/2022 1:57 PM
42	air and water. I'd really like to know they impact on air and water of those cruise ships. additionally, cruise ships look like giant tombs and detract from the natural beauty of the area, especially on Rt 3 between Hulls Cove and Bar Harbor	11/10/2022 1:25 PM
43	Frenchman's Bay - Eddie Monat reports denigration of the ocean floor, pollution from cruise ships, plastic trash air quality needs more protection	11/10/2022 11:44 AM
44	generally, well preserved	11/10/2022 10:54 AM
45	our coastal water. too many cruise ships	11/10/2022 10:26 AM
46	sometimes a lack of enforcement of rules trash. dog issues.	11/10/2022 10:09 AM
47	Frenchmans Bay - too many cruise ships	11/10/2022 9:59 AM
48	private forest	11/9/2022 5:18 PM
49	unsure	11/9/2022 5:00 PM
50	not sure	11/9/2022 10:18 AM
51	Habitat fragmentation is a concern	11/8/2022 7:14 PM
52	Trees not replaced when removed. The recycling program needs much improvement.	11/7/2022 9:37 PM
53	Our Bay - the cruise industry is a major source of pollution of air and water internationally. (The	11/4/2022 4:45 PM

	fact that we test our water and there is no impact is a facetious selling point.) Our water table is fragile, particularly out of town. Development there should be curtailed. Less is better.	
54	though the ocean isn't "ours," when we welcome cruise ships we fail our moral stewardship of the water	11/2/2022 5:57 PM
55	Young families.	11/1/2022 2:29 PM
56	Groundwater-- I don't know what the aquifer recharge rates are, but there are an awful lot of new wells going in. Our wastewater discharge is another area of concern. The sewage treatment plant does not have the capacity to serve the enormous influx of summer visitors, and from what I have heard that sometimes leads to discharge of undertreated wastewater into the ocean. I also think farmland is underprotected in Bar Harbor, and more could be done to support and encourage working farms.	10/31/2022 8:51 PM
57	Allowing huge campgrounds is not right, especially when there are narrow, dangerous roads leading to them.	10/30/2022 8:01 AM
58	We cannot be complacent about sea-level rise. Though we may be safe right now, this situation can and will change in the future. We must be prepared.	10/30/2022 6:57 AM
59	Frenchman Bay is polluted by the cruise ships and the tour busses. We need to restrict the cruise ships to a maximum of 1000 disembarkations a day. The tour busses also need to be restricted.	10/29/2022 9:56 AM
60	Air quality: cruise ships, polluting vehicles. I'm not sure we can regulate this.	10/29/2022 9:12 AM
61	Using buildable land for solar farms is the laziest form of development there is. These projects should be used on buildings, on land that cant be used for anything. Perfectly good land for housing being used for solar farms is very wasteful.	10/28/2022 2:50 PM
62	Northeast Creek, the Tarn, Hadley Point	10/26/2022 8:13 PM
63	Water quality	10/26/2022 7:08 PM
64	Aquatic resources	10/26/2022 6:42 PM

Q31 Do you think Bar Harbor is balancing protection of natural resources with the need for housing and other development?

Answered: 93 Skipped: 91



ANSWER CHOICES	RESPONSES	
Yes	27.96%	26
No	34.41%	32
Unsure	37.63%	35
TOTAL		93

Q32 Why or why not?

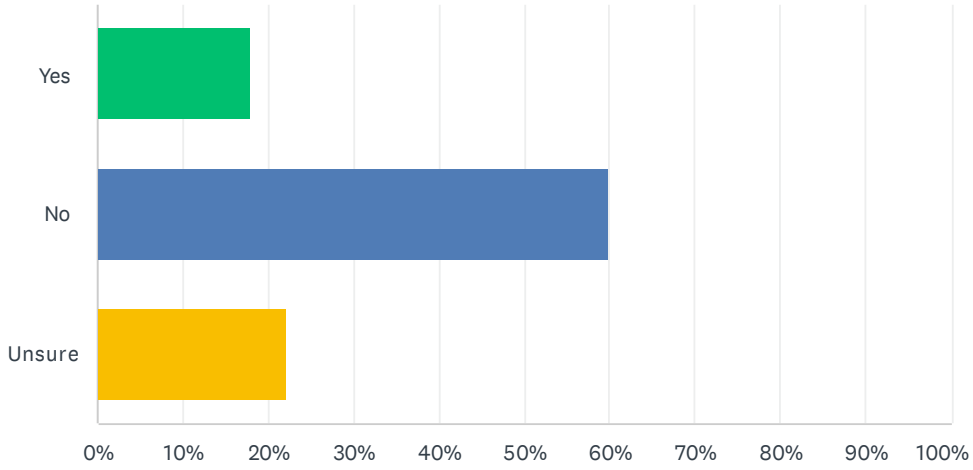
Answered: 46 Skipped: 138

#	RESPONSES	DATE
1	I don't feel like we are even considering this. There is a sort of "that is the Park's Problem" attitude	11/29/2022 9:07 AM
2	We encourage development outside areas with public utilities, but do nothing to monitor the effects of septic systems (they are neither tracked, post building permit, nor monitored for proper maintenance) or groundwater supply/quality.	11/29/2022 7:21 AM
3	we enable growth on undeveloped land rather than buildings high density housing	11/28/2022 4:48 PM
4	there's still lots of forested area and we aren't cutting down lots of trees to build huge buildings	11/28/2022 4:33 PM
5	not historically, but this effort and the town staff are moving us in the right direction	11/28/2022 3:30 PM
6	both of these issues are extremely important. I feel housing issues can somewhat be addressed using tools like relaxing setbacks density and road frontage requirements	11/23/2022 5:43 PM
7	I love open space, buy with all our protected areas there is very little available land for housing development	11/23/2022 5:04 PM
8	I don't know enough about the development process	11/23/2022 4:37 PM
9	I kind of answered this on the other side	11/23/2022 4:18 PM
10	housing has been a dead last issues for this island for far too many years	11/23/2022 3:04 PM
11	we should find ways to use existing housing stock or unused buildings like the Log Cabin restaurant on Rt 3. Using that property would be preferable to cutting down more forest.	11/23/2022 2:34 PM
12	I see clear cutting being done unnecessarily. what is up?	11/23/2022 2:17 PM
13	every new development puts event more pressure on wells outside of town	11/22/2022 5:09 PM
14	there is no plan - no vision abut our collective ecology - we need more ecological literate people on the planning board and council	11/22/2022 3:52 PM
15	but BH and other towns on MDI should create affordable housing for workers on the island. and the recent hotels (Mount Desert Street and Cottage St) would consider building apartment buildings in town where children and walk to school, and easy to get other - such groceries, etc.	11/22/2022 3:15 PM
16	housing development: could be better safe use if current "old dilapidated" properties were enhanced. it seems large % of trees are cut and new land is taken over instead of perhaps buying old/existing properties to construct housing or businesses	11/18/2022 5:00 PM
17	there is not enough housing for current residents or people loving to move to the area	11/18/2022 4:26 PM
18	they seem to be moving in the direction of more clustered housing to preserve more open space	11/18/2022 4:14 PM
19	housing and farm space have no chance breaking space while renting is so crazy	11/18/2022 3:29 PM
20	too many hotels using too much water	11/18/2022 10:16 AM
21	with the amount of land that we have available we need to make better use of the land that is capable of being developed - ANP already makes up a huge amount of land	11/16/2022 3:32 PM
22	LUO too restrictive/protective	11/15/2022 5:31 PM
23	the natural resources are overweighted and need to be backed off	11/15/2022 5:10 PM
24	septic treatment shuttling soil nutrients out to sea where they are largely irretrievable. composting human waster keeps soil nutrients on land - but is illegal here.	11/15/2022 4:52 PM

25	the amount of restrictions limit development	11/15/2022 3:33 PM
26	so far yes, but we need to be careful about sprawling development out into significant habitat or good agricultural soils	11/15/2022 2:57 PM
27	?	11/15/2022 9:43 AM
28	looking for ways to creatively house people without infringing on the natural beauty - more multi-family homes for example	11/14/2022 5:45 PM
29	I never hear protecting natural resources in the same discussion as our housing crisis	11/12/2022 11:04 AM
30	The overpopulation of deer is a result of limited predatory control.	11/11/2022 10:47 PM
31	so far so good	11/10/2022 2:31 PM
32	trying hard to do this...	11/10/2022 1:57 PM
33	protecting natural resources is the most important issue of our time. forests and waters are our only hope for a viable future	11/10/2022 1:25 PM
34	very little land available for housing	11/10/2022 10:54 AM
35	I think housing has be long needed but tipping the scales away from natural resources isn't the answer.	11/10/2022 10:09 AM
36	I see development winning - out of town people buying up housing stock / Air BnB	11/10/2022 9:59 AM
37	I see too many trees disappearing	11/9/2022 5:18 PM
38	If natural resources includes a view of the water, downtown Bar Harbor cannot see the water due to land barons creating large (area) and tall (height) buildings for reasons unknown = probably easy income.	11/9/2022 1:49 PM
39	n/a	11/9/2022 10:18 AM
40	Large lot sizes. Making sure that land trust properties or easements are accessible to the public.	11/1/2022 2:29 PM
41	I think Bar Harbor could do more to encourage development in the already-developed zones of the town instead of widely-spaced single-family homes out in the woods (which make up most of the new construction I'm aware of).	10/31/2022 8:51 PM
42	Trying to balance, not always successful…..money talks.	10/30/2022 8:01 AM
43	The protection of our natural resources should take precedence over business interests. We cannot continue to grow! MDI will not be a place people want to come to if we do not restrict the daily numbers of tourists.	10/29/2022 9:56 AM
44	Acadia is most of the island and is protected forever. We can plan for growth in some of our more neglected neighborhoods like Hulls Cove, Salisbury Cove, Hadley Point, Town Hill.	10/28/2022 2:50 PM
45	It leans heaving on natural resources	10/27/2022 9:40 AM
46	ANP prevents BH from exploiting NP land	10/26/2022 8:13 PM

Q33 Are you in favor of relaxing natural resource regulations to ensure certain kinds of development take place over the coming decade?

Answered: 95 Skipped: 89



ANSWER CHOICES	RESPONSES	
Yes	17.89%	17
No	60.00%	57
Unsure	22.11%	21
TOTAL		95

Q34 Why or why not?

Answered: 68 Skipped: 116

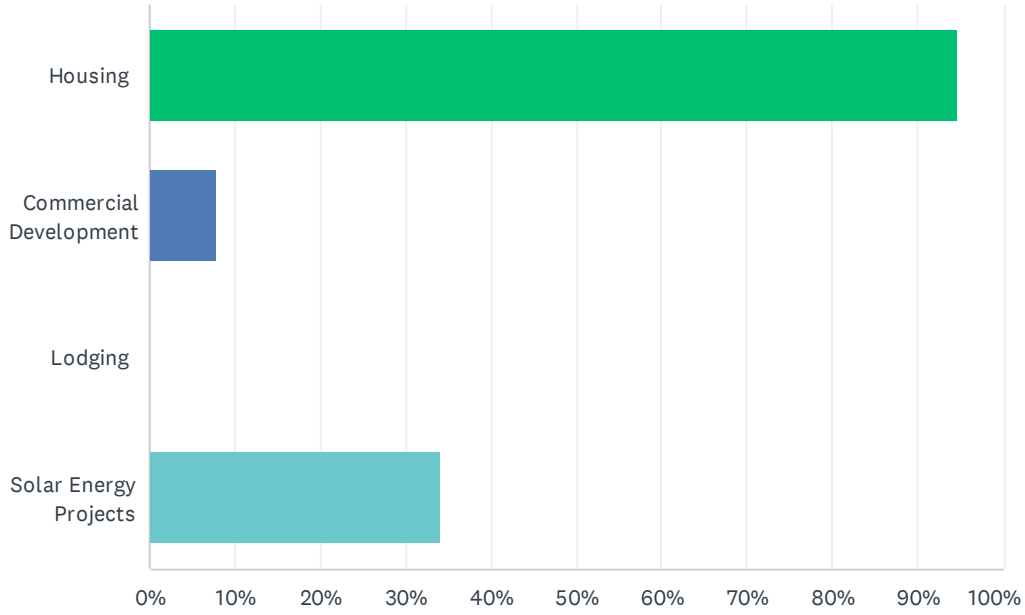
#	RESPONSES	DATE
1	the landscape is 3/4 of the reason to be here. If I wanted to be in Portland I would be in Portland	11/29/2022 9:07 AM
2	once its gone, its gone -	11/28/2022 4:48 PM
3	to some extent yes if all the implications are taken into account. however, there are already lots of indirect implications of development on streams	11/28/2022 4:33 PM
4	concern over how this would be reviewed, including each case. some interested parties may have a thumb on the scale to upset the balance and move to relaxing regulations too hastily	11/28/2022 3:30 PM
5	because natural resources are more important for health of planet	11/28/2022 3:06 PM
6	doesn't have to be either/or protect, but build affordable housing on depleted existing sites	11/28/2022 2:52 PM
7	our natural resources are our brand, once they are gone, they are gone.	11/23/2022 5:43 PM
8	see above, room for intensive housing development I.e. multi-story	11/23/2022 5:04 PM
9	generally no, though its hard to day across the board. typically relaxing regulations does not lead to good long term outcomes	11/23/2022 4:37 PM
10	ONLY if this development would be for affordable year round housing	11/23/2022 4:18 PM
11	once these are gone there is no recovering	11/23/2022 4:05 PM
12	if it allows more building and protect the park, yes	11/23/2022 3:31 PM
13	we need people living year round on this island	11/23/2022 3:04 PM
14	relaxing protections are a bad idea in the long run. a healthy environment is the rely to support everything else while it is tempting to relax standards to increase housing, a better idea would be to address density restrictions in those area already impacted	11/23/2022 2:46 PM
15	destroying natural resources has unintended consequences for the future.	11/23/2022 2:34 PM
16	no, no, no!! groundwater!!!	11/23/2022 2:17 PM
17	I am not familiar with the specific of "natural resource regulations" perhaps a more focused question would generate better responses.	11/22/2022 5:48 PM
18	develop infill with town water and sewer rather than in areas served by wells and septic. change height regulations in town to allow folks to build one more story up.	11/22/2022 5:09 PM
19	no way - get a plan be smarter - we must protect out water and green space -	11/22/2022 3:52 PM
20	not natural resource regulations - "cultural character" land use regulations like min lot sizes and height restrictions	11/22/2022 3:30 PM
21	we should develop sensitivity in development on sites	11/22/2022 3:15 PM
22	It's a slippery slope.	11/21/2022 9:37 AM
23	this island/BH is a GEM. there need to be very high standards in Natural Resource Protections moving forward. if regulations were relaxed, the town will grow faster, and more furious than it has in the past 15 years - natural resources should be a priority moving forward. solar projects in favor of but would be really opposed to wind farms in and around this island	11/18/2022 5:00 PM
24	one of the key reasons that MDI is a GREAT place to live and/or visit is because of the sense of wilderness (meaning lack of development, open green spaces, large swaths of forest). it would be TERRIBLE if the forests were destroyed for whatever reason, allowing parking lots and development to take over. Look at the Florida Keys as an example of what could happen!!!	11/18/2022 4:41 PM

25	our natural resources are the life blood of the island and bring the tourist here. we should preserve that	11/18/2022 4:14 PM
26	areas already developed could reduce lot sizes - add access points before we tap into wetlands and other large natural beauty spots	11/18/2022 3:58 PM
27	the need for farmland and housing has increase so dramatically, but for the allocation of land into trusts.	11/18/2022 3:29 PM
28	Duh!	11/18/2022 10:16 AM
29	housing is a priority and there are many limitations around where more can be built.	11/17/2022 3:23 PM
30	should concentrate development on lands without significant natural resources	11/16/2022 3:50 PM
31	the state and the federal gov. already regulate certain natural areas and I think those are probably adequate	11/16/2022 3:32 PM
32	once gone, you may never get them back	11/16/2022 2:45 PM
33	Absolutely not. We need to protect the environment and better utilize the space we have. There is available and unprotected space that can be developed and if there is a lack of space on the ISLAND, then MDI and neighboring towns should be working together toward summer housing developments and public transportation to get to and fro.	11/15/2022 7:27 PM
34	Wetlands need protection for the changing climate. I think we need to build up rather than out.	11/15/2022 6:20 PM
35	LUO too restrictive and discourages density encourage sprawl - more compact development would be more protective of resources	11/15/2022 5:31 PM
36	LUP is too restrictive with a National Park	11/15/2022 5:10 PM
37	my generation will pay for the excesses of our elders in the form of privation	11/15/2022 4:52 PM
38	code enforcement needs to crack down on people building on wetlands, swamps and vernal pools	11/15/2022 4:34 PM
39	we need to protect resources but my answer to this depends on many factors	11/15/2022 4:22 PM
40	see above	11/15/2022 3:33 PM
41	What kind of relaxations are you talking about? In general would be hesitant	11/15/2022 3:25 PM
42	not sure what "relaxing" means. I would like to see the town focus on year-round and seasonal employee housing in already developed zones	11/15/2022 2:57 PM
43	Not worth it.	11/15/2022 9:43 AM
44	we need nature to support life in all ways for all beings we face a future of drought and flood and we face biodiversity loss and need wild plants and species for US to survive	11/14/2022 5:55 PM
45	I think our natural resources are the most valuable part of living here	11/14/2022 5:45 PM
46	We have to do our part for the global climate crisis engine relaxing standards meant to protect our environment isn't the way to do it the reason we have the park and lots of other resources and the economic drivers that they bring it's because resources were protected we shouldn't undo those protections	11/12/2022 11:04 AM
47	Allowing limited archery/crossbow hunting access to MDI residents only.	11/11/2022 10:47 PM
48	it has to be thoroughly debated and evaluated	11/10/2022 2:31 PM
49	its not worth it. reduce the number of visitors, kick out the cruise ships, tear down Keto golf course and build tiny house and affordable housing there, natural resources ate the reason why our air is so clean and why I live here instead of NYC	11/10/2022 1:25 PM
50	we need to slow down regulations	11/10/2022 10:26 AM
51	Habitat is the key to future life on earth	11/10/2022 10:09 AM
52	only development should be looking to safeguard natural resources	11/10/2022 9:59 AM
53	save our green	11/9/2022 5:18 PM

54	we need harmony between people and nature to stay healthy	11/9/2022 5:00 PM
55	Increase # of attractions available within walking distance of downtown.	11/9/2022 1:49 PM
56	don't know	11/9/2022 10:18 AM
57	Natural resources should always be a top priority	11/7/2022 9:37 PM
58	We are destroying the very reason our island is so special and unique by clear cutting, building resorts and glamping areas, accomodating the cruise industry and urging more visitation to the point that we devalue the visitor and local experience by overcrowding and high prices. Negative impact benefitting few.	11/4/2022 4:45 PM
59	Natural resources are part of this Island and why I love it here.	11/2/2022 7:01 PM
60	This has to be done very carefully. No one would visit or live here if it were not the beautiful environment.	11/1/2022 2:29 PM
61	I think Bar Harbor needs solar energy development, but not at the expense of relaxing natural resource protections. There are plenty of rooftops and parking areas where solar panels could be installed, and it would be much better to put them there instead of degrading our natural environment or giving up our farmland for solar development.	10/31/2022 8:51 PM
62	The climate crisis is here.	10/30/2022 8:01 AM
63	Bar Harbor is over developed. We cannot and should not allow rampant development to impede on the natural beauty of this blessed and beautiful region.	10/30/2022 6:57 AM
64	As above	10/29/2022 9:56 AM
65	It's better to build denser housing and leave much of the land natural, see the development on Young's Mountain Rd	10/29/2022 9:12 AM
66	Public Utilities needed, let's extend them out to key areas.	10/28/2022 2:50 PM
67	I'd need more information with specifics.	10/27/2022 9:40 AM
68	I feel like only developers would take advantage of the relaxed restrictions, so no	10/26/2022 8:13 PM

Q35 If you are in favor of relaxing natural resource regulations, which kinds of development do you think this would be appropriate for?

Answered: 38 Skipped: 146



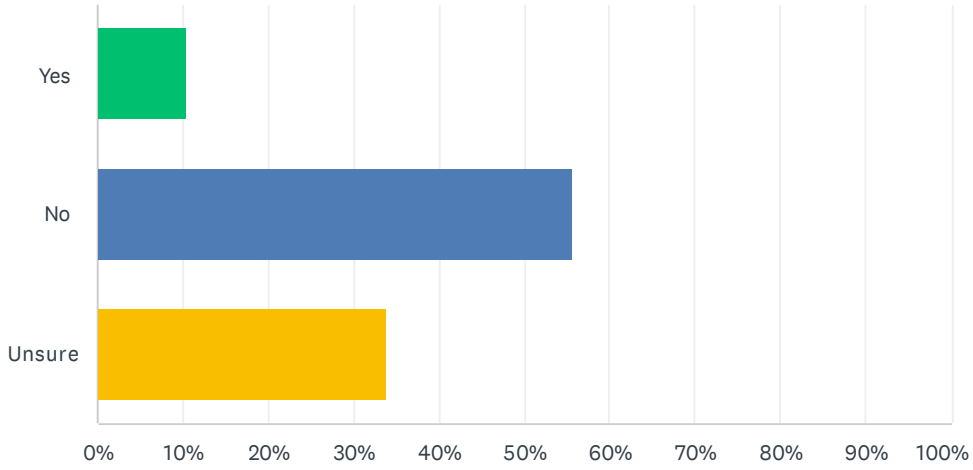
ANSWER CHOICES	RESPONSES	
Housing	94.74%	36
Commercial Development	7.89%	3
Lodging	0.00%	0
Solar Energy Projects	34.21%	13
Total Respondents: 38		

#	OTHER (PLEASE SPECIFY)	DATE
1	solar energy projects - no because you could put this on other buildings	11/28/2022 4:33 PM
2	Housing - year round esp. for workforce housing	11/28/2022 3:30 PM
3	Solar energy projects - DO NOT clearcut forests for solar this makes no sense the Knox Rd Solar Farm is illogical and you are promoting corporate take on of our rural community	11/22/2022 3:52 PM
4	no to all of these	11/18/2022 4:41 PM
5	renewable resources/agriculture - local food sources	11/18/2022 4:26 PM
6	farmland	11/18/2022 3:29 PM
7	planting high value tree crops on public land and in Acadia	11/15/2022 4:52 PM
8	None	11/12/2022 11:04 AM
9	Wildlife corridors would be marginally impacted by limited housing and solar installations.	11/11/2022 10:47 PM
10	solar energy projects - definitely no!	11/10/2022 2:31 PM

11	Housing - only affordable/workforce Solar Energy projects - if community owned	11/10/2022 9:59 AM
12	solar panel project can be done while protecting nature	11/9/2022 5:00 PM

Q36 Do you feel that Bar Harbor’s existing zoning is effectively guiding development activity in town?

Answered: 106 Skipped: 78



ANSWER CHOICES	RESPONSES	
Yes	10.38%	11
No	55.66%	59
Unsure	33.96%	36
TOTAL		106

Q37 If no, what improvements would you suggest?

Answered: 70 Skipped: 114

#	RESPONSES	DATE
1	why is there a "subway" on Cottage? why not a non-chain sandwich store? More of the North End of the island should be farms again. JAX needs to be controlled in terms of footprint/impact on the Viewshed. It ISN'T a "non-profit research institute". It is a massive for profit business & needs to be treated as such	11/29/2022 9:27 AM
2	Last comp plan had designated growth areas but not sure the zoning, particularly lot size, was changed to reflect that aim, and septic system & well placement are going to limit density.	11/29/2022 7:40 AM
3	if zoning was less restrictive than perhaps housing options, i.e. year round rentals would be more affordable	11/28/2022 4:49 PM
4	very few zones with clear boundaries more enforcement of uses stiff ties for improper use (as in $millions of $ fines) get rid of contradictory zoning charge hefty fees for development to pay for infrastructure and environmental developer must pay impact fee as well - impacts for bike trails, open space - long term vision	11/28/2022 4:38 PM
5	there are too many nit-picking regulations	11/28/2022 4:14 PM
6	too complex! simplify!!!	11/28/2022 3:56 PM
7	too many and too confusing	11/28/2022 3:31 PM
8	yes, but probably can be improved/updated encourage/require open space/walkability (sidewalks, etc).	11/28/2022 3:08 PM
9	more residential	11/23/2022 5:43 PM
10	it is not clear what are commercial vs. residential districts	11/23/2022 4:20 PM
11	higher density development for YEAR ROUND or LONG TERM use	11/23/2022 4:07 PM
12	re-define B&B's vs hotels discourage more transient accommodations encourage more affordable housing	11/23/2022 2:49 PM
13	simplify the zoning maintain residential "feel" if you want people to live downtown	11/23/2022 2:18 PM
14	the earnest zoning ordinance is too cumbersome fewer zoning districts more consistant language	11/22/2022 5:50 PM
15	simplify - sensibly	11/22/2022 5:35 PM
16	use of land new tennis courts across from YMCA for a dog park	11/22/2022 3:53 PM
17	real solutions to lack of affordable housing curtail the vacation business which hogs everything	11/22/2022 3:18 PM
18	Why do we have so many zones? You need a lawyer to navigate it, and when you hire one, you pay them to find loop holes in the LUZO to allow you,. or the developer, to do as you wish. It's not consistent, it seems like we have a knee jerk reaction to something, so we regulate it.	11/21/2022 9:42 AM
19	fewer zones fewer restrictions in the zones switch to maximums, not minimums make the zoning pencil to the finances to build more lot coverage, taller buildings, less parking on site, eliminate setbacks	11/18/2022 5:04 PM
20	fewer zones and less sports zoning	11/18/2022 4:42 PM
21	fewer zones, and better throughout too many years of trying to sop development and not enough thought into what would make the best for the community	11/18/2022 4:27 PM
22	existing zoning limits year round housing opportunities	11/18/2022 4:15 PM
23	ground against LOU during the consideration process	11/18/2022 3:32 PM

24	fewer different zones make year round housing a priority don't allow new construction to be used for temporary housing	11/18/2022 3:15 PM
25	too many loop holes in regulations, approval methods loose	11/18/2022 10:18 AM
26	fewer zones, more specific to types of uses. Fewer differences among the neighborhoods regarding lot coverage and size, etc. focus more on where we want what type of development.	11/17/2022 3:27 PM
27	BnB definitions parking requirements enforcement rental houses	11/16/2022 3:51 PM
28	we live in a downtown residential area. both rewarding , in that it allows great access and walkability. on the other hand, the character of the next street over (Rodick) is very different, and its noise/bustle spills over, especially on weekend nights, additionally the crush of downtown traffic makes the downtown increasingly less livable. on a positive note, the restaurants/entertainment area seems to have extended further down south on Main Street, making the south Main area more vibrant. as the number of visitors continues to grow, however it too will become increasingly overcrowded. our greatest fear is that downtown will increasingly resemble Duvall Street in Key West we need to balance the entertainment need of visitors with protections for the livability of in-town neighborhoods	11/16/2022 3:36 PM
29	it is very complex	11/16/2022 3:09 PM
30	bar harbor zoning represents 1. downtown business owners 2. Walsh and Witham 3. Cruise ship corporations. include in town comprehensive plan: "citizens identified a need for more diverse representation on town council, citing current representation biased toward downtown business owners, Walsh/Witham, and cruise ship corporations"	11/16/2022 2:48 PM
31	Too many zones to big of housing lot size and complicated restrictions that seem to only apply to those that aren't rich enough to do what they want and just pay a fine	11/15/2022 6:25 PM
32	could be more restrictive needs to be updated to close that "not a hotel, hotel" loophole	11/15/2022 5:12 PM
33	increase density allowances - esp for multi-unit new dev.	11/15/2022 4:53 PM
34	more year round housing including year-round affordable housing	11/15/2022 4:09 PM
35	it is too piecemeal, with parts added on to address an urgent need. it needs a high-level overview to address and consolidate all of the parts	11/15/2022 3:37 PM
36	less zones, more development for housing	11/15/2022 3:15 PM
37	buying land back from trusts to use for housing or incentivizing property owners to allow add-ons, trailers, sub letters.	11/15/2022 2:58 PM
38	too many zones with different regulations also, limiting occupancy to 5 unrelated people is NOT good	11/14/2022 5:56 PM
39	its complicated but somewhat functional - maintain Town Hill and other rural lands -	11/14/2022 5:47 PM
40	cut # of zones allow greater density in rural areas	11/14/2022 5:31 PM
41	more multifamily dwelling	11/14/2022 5:16 PM
42	I am Not familiar enough with the zoning plans to answer this question	11/12/2022 11:11 AM
43	Reduce zoning restrictions.	11/11/2022 10:50 PM
44	reduction in many of the dimensional standards	11/10/2022 2:34 PM
45	remove some of the overly burdensome standards. removing area per family would go along way!	11/10/2022 2:01 PM
46	fewer restrictions it is pointless to have small areas that can't be used certain ways next to other districts with different allowed uses - the "barriers" are minimal and create confusion	11/10/2022 1:28 PM
47	density, softcost, setbacks	11/10/2022 12:34 PM
48	changes to allow or even encourage development of his density housing	11/10/2022 12:11 PM
49	with housing needed, limit non-residential uses in residential zones. for example - in the downtown residential zone commercial uses are prohibited including hospital, parking garage, commercial greenhouse, undertakers for affordable housing development sires for longer scale	11/10/2022 11:49 AM

	rental projects (50-75 units) are needed, with utilities. this scale allows development to take advantage of affordable housing tax credits and financing.	
50	I think the amount of buildings/parking on specific property should be for flexible	11/10/2022 10:56 AM
51	zoning originally based on who did what, where. need to be "nationalized"	11/10/2022 10:39 AM
52	no more hotels (or LARGE INNS) downtown on open land. we could accommodate year round employees if we used some of that space for apartment	11/10/2022 10:29 AM
53	room for more intense, multi=story housing development similar to Witham Employee Housing development at Keto and Mt. Desert	11/10/2022 10:11 AM
54	more comprehensive planning. move training for planning board and appeals board. more resources for enforcement	11/10/2022 10:01 AM
55	encouraging year round rentals too many zoning districts building height limits don't allow for housing	11/9/2022 5:00 PM
56	with current town staff. is it efficiently doing so? probably not.	11/9/2022 4:44 PM
57	hotels should not be able to be constructed as "B&B's"	11/9/2022 3:59 PM
58	less zones! a use table for each zone!	11/9/2022 3:28 PM
59	No first hand experience, but from hearsay, it seems our LUO discourages infill, multi-unit development.	11/2/2022 6:09 PM
60	Discourage more lodging.	11/1/2022 2:34 PM
61	I think we need fewer zoning districts in the interest of transparency (e.g., do we really need to distinguish between Salisbury Cove Rural, Hulls Cove Rural, Indian Point Rural, etc.? Can it just be "rural"?) and better enforcement. There are some loopholes that can lead to ridiculously large houses on small lots and/or obviously commercial (rental) buildings in residential neighborhoods; look at the new construction on Bloomfield Road for instance.	10/31/2022 9:03 PM
62	A 45 room bldg is NOT a bed and breakfast.	10/30/2022 8:07 AM
63	Advantage year round housing	10/30/2022 7:15 AM
64	Simplify it.	10/29/2022 9:16 AM
65	I think we are missing opportunities because it's too complicated. So many zones for a tiny area...	10/28/2022 2:57 PM
66	I do not believe that the 2007 Comp plan was properly utilized and followed, based upon how developers reinterpreted it for their own sales pitches and subsequent use	10/28/2022 8:38 AM
67	Repeal/Replace the LUO	10/27/2022 4:04 PM
68	Downtown transitional should be smaller. There should be so many zones.	10/27/2022 9:43 AM
69	Limits on airbnbs and rentals. Make housing affordable to year round residents	10/26/2022 7:10 PM
70	We need a moratorium on hotel development. There are too many hotels, and the congestion in town is overwhelming. Reduce cruise ships, and put a halt to new hotel construction.	10/26/2022 11:40 AM

Q38 Do you have thoughts on any zoning changes (permitted uses, density, etc.) for your neighborhood or other neighborhoods? Please indicate the neighborhood in your answer.

Answered: 56 Skipped: 128

#	RESPONSES	DATE
1	it seems like BH creates zones to satisfy the needs of a developer. did you really need to change the zoning map for the Oceanarium to make improvements? seems like a lot of red tape.	11/28/2022 4:14 PM
2	let tourists park on legdelawn using kiosk	11/28/2022 3:56 PM
3	maintain/require green space/open space/walkability/bike lanes to have a less auto-centric town.	11/28/2022 3:08 PM
4	need to zone for housing needs not right in some areas you have to be able to afford acreage to live here	11/23/2022 4:37 PM
5	less allowed rentals, too much workforce housing in residential districts - create lots of noise and less community of year round residents in affordable housing no more "BnBs" that are really large hotels in out already crowded downtown area (like across from Hanaford)	11/23/2022 4:20 PM
6	Bloomfield - is residential but mostly weekly rentals, workforce housing now. how can we have residential areas that are clearly business oriented? we need clean residential zones	11/23/2022 4:07 PM
7	Town Hill Rural allow farms to provide employee housing by allowing more than one unrelated adult per bathroom/kitchen (in all districts)	11/23/2022 3:32 PM
8	foster agriculture by allowing farmworker housing as Mt. Desert does for Beach Hill Farm and employees at Camp Beach Cliff allow commercial kitchen to encourage value added production in Town Hill rural allow more farm animals (Chicken & Pigs)	11/23/2022 2:49 PM
9	fewer zones	11/23/2022 2:35 PM
10	make it less cumbersome to and provide incentives to make APTS/multi-units	11/23/2022 2:18 PM
11	allow density housing allow "little houses"	11/22/2022 5:50 PM
12	downtown:density	11/22/2022 5:35 PM
13	make changes more accessible for everyone to understand - I want language that a middle schooler would be able to understand! otherwise people will probably feel disengaged and fee like best government is going over their heads. boring and confusing language is bad!!	11/22/2022 3:33 PM
14	I think that for people who are hoarding large swaths of land right downtown for single-family residences (e.g. Colketts) there should be a higher property tax penalty	11/22/2022 3:20 PM
15	turn some districts back to residential only - no transit accommodations change B&Bs and hotels being the same	11/22/2022 3:18 PM
16	How can we tax secondary homes that are not used year round more to discourage them? I'm not anti vacation rentals, we've had two previously, but the explosion in growth is insane. We sold our last house, which we had converted to a year round rental, and multiple realtors were 'facetiming' on their phones with clients who had no intention of ever living here, and wanted to buy the home as an investment rental.	11/21/2022 9:42 AM
17	im not sure we do need to adjust to allow more and better high density housing for employees and more people	11/18/2022 4:42 PM
18	obviously less density to help with housing crisis	11/18/2022 4:27 PM
19	increase density in town	11/18/2022 4:15 PM

20	we need high density housing with open areas to keep things pleasant	11/18/2022 3:32 PM
21	stop allowing more hotels, BnBs etc. lets encourage year round housing	11/18/2022 3:15 PM
22	allow more density and fewer lodging and other businesses. Agriculture and services make sense but a lot of land is going to hospitality type purpose.	11/17/2022 3:27 PM
23	BnB definitions/room limits	11/16/2022 3:51 PM
24	"local septic ordinance" : Bar Harbor allows human solid waste composting pithing specification for how this is safely achieved	11/16/2022 2:48 PM
25	Village residential 2 increase density	11/15/2022 6:25 PM
26	would like to see in town permits for allowing fowl, 3 chickens on Hancock St.	11/15/2022 5:31 PM
27	increase density in town and on some existing hotel properties	11/15/2022 5:12 PM
28	emphasis for density and apartment buildings at 3-4 stories	11/15/2022 4:35 PM
29	incentives to builders to build housing affordable for families year round	11/15/2022 4:09 PM
30	downtown is built-out as it can possibly be. the new "B&B" on Cottage Street is a bad idea! if land can be gained on the way to Otter Creek and the Jax Lab, that is here expansion should take place	11/15/2022 3:37 PM
31	Zoning is so not accessible to me. It’s gobble Dee gook	11/15/2022 3:26 PM
32	time to build UP not out -	11/14/2022 5:47 PM
33	see above - Town Hill, Eagle Lake Rd, Hulls Cove, Salisbury Cove	11/14/2022 5:31 PM
34	more multi family dwelling	11/14/2022 5:16 PM
35	I have seen in many places sauling the housing crisis by allowing variance to zoning laws if you increased density of housing and some of that went to low income families I have never seen the result of that go well for the communi would rather change the zoning and then be strict about our rules	11/12/2022 11:11 AM
36	Reduce zoning requirements for multiple house developments to increase concentration with the option of tiny house use with composting toilets.	11/11/2022 10:50 PM
37	reduction of vernal pool regulations	11/10/2022 2:34 PM
38	reduce the area per family in every residential zone in the immediate downtown area	11/10/2022 2:01 PM
39	downtown residential is a theory - since many properties are used for commercial purpose (i.e. seasonal rentals)	11/10/2022 1:28 PM
40	same as above	11/10/2022 12:34 PM
41	change in town set back restrictions	11/10/2022 12:11 PM
42	see above. also, eliminate the FAR provision in the downtown residential zone.	11/10/2022 11:49 AM
43	I live near northeast creek on Route 3, and the land behind me has been cleared for a campground. I wish this are has more protection because we no longer see the wildlife we once did, I also worry about access to water as we are on a well.	11/10/2022 10:29 AM
44	specific to areas of town served by town sewer and water explore opportunities for expanding water/sewer	11/10/2022 10:11 AM
45	cluster development in Town Hill center to preserve more open space in the rest of Town Hill	11/10/2022 10:01 AM
46	increase density for residential neighbors (one scale) and another for more rural neighborhoods (another scale)	11/9/2022 4:44 PM
47	allow smaller lots sizes to increase density in areas where it makes sense to extend sewer and water allow higher height limits! allow multiform in more zones!	11/9/2022 3:28 PM
48	no	11/9/2022 10:19 AM
49	Need more zoning tjat prioritizes maritime uses - uses that are dependent on water access,	11/8/2022 7:22 PM

	over uses that are simply enhanced by being on the water like hotels and restaurants	
50	I'm in Downtown Residential. We could use some nice "missing middle" multi-unit development here. Don't know which zoning changes need to happen to enable it.	11/2/2022 6:09 PM
51	Bar Harbor's zoning regulations are somewhat Byzantine from my perspective. I think we would be better served by a simplified set of zones.	10/31/2022 9:03 PM
52	Increase density in shoreland	10/30/2022 7:15 AM
53	My neighborhood is currently very dense: virtually every house/building has another building of some sort behind it. I see new construction putting even more houses/building on the same lot with other buildings, making things too dense and concentrated. I wonder how our water/sewage system can stand it.	10/30/2022 7:01 AM
54	Increase the density for modern housing units in town for year round residents!	10/28/2022 2:57 PM
55	Marijuana retail shouldn't be in downtown transitional, which is currently mostly homes. For a town that stresses a lack of housing and neighborhoods, this seems counterintuitive.	10/27/2022 9:43 AM
56	We need to tighten up the definition of Bed and Breakfasts, so no more hotels get built under that label.	10/26/2022 11:40 AM

Q39 Bar Harbor has a great deal of conserved land, but also has experienced remarkably little infill development on developable parcels. What do you think are the pros and cons of further developing existing lots to have a higher overall building density? Infill development refers to the building and constructing of structures on vacant land within an already developed area of the community.

Answered: 64 Skipped: 120

#	RESPONSES	DATE
1	improved access to infrastructure chains. makes things more walkable	11/29/2022 9:27 AM
2	Pro: more housing stock; can concentrate where there are services/utilities to handle it Con: it may not be the type of housing that is driving the real-estate market. I think buyers value space & privacy, assuming they can afford it	11/29/2022 7:40 AM
3	I would be in favor of higher density if it was used to build new housing for workers to be able to afford to live here	11/28/2022 4:49 PM
4	pros - more affordable housing which uses less land and create community cons - increased development and all the side effects of that	11/28/2022 4:38 PM
5	pros - the land is already in use. I would like to see density with relatively small footprints - i.e. apartments rather than houses. cons - habitat destruction	11/28/2022 4:14 PM
6	no keep the woods	11/28/2022 3:56 PM
7	cons is losing the nature and beauty that brought us here	11/28/2022 3:31 PM
8	ok, as long as access (bike, pedestrian) is included - NOT just vehicles	11/28/2022 3:08 PM
9	lots of people close together can be unpleasant, but its a more efficient use of land	11/28/2022 2:53 PM
10	would like to see higher density allowed downtown - apartment buildings every developer required to provide a % low cost housing	11/23/2022 3:32 PM
11	ONLY for year round residents - NOT short term rentals	11/23/2022 2:49 PM
12	its appropriate	11/23/2022 2:35 PM
13	cons - less privacy and green space pros - more land available for residential purposes	11/22/2022 5:50 PM
14	above	11/22/2022 5:35 PM
15	build up, not out downtown is already being overdeveloped but the developments appear to be hotels/Inns and banks rather than affordable housing	11/22/2022 3:33 PM
16	avoiding urban sprawl, and building on land that has already been broken up in chunks. It would be a shame to split up continuous swaths of preserved land when we could really just build on land that's already surrounded by urban development	11/22/2022 3:20 PM
17	con - its so neccessary to have open spaces and nature. that's heats good about small towns and rural living lets turn hotels into apartment buildings, affordable ones	11/22/2022 3:18 PM
18	pros - greater density makes more walkable, bike able livable communities greater density also utilizes existing infrastructure - water, wastewater, roads, etc. can also address some housing needs! cons - perception of loss of character (but without change it will only become more unaffordable)	11/18/2022 5:04 PM
19	many pros and it is needed (nearly!)	11/18/2022 4:42 PM
20	help housing/workforce problems	11/18/2022 4:27 PM

21	build - we need housing or we will lose our community	11/18/2022 4:15 PM
22	I support infill in area that area n town water and sewer lines. I am concerned about maintaining healthy groundwater in areas on wells if we allow higher building density in those areas	11/18/2022 3:59 PM
23	higher density would be very helpful for affordable housing - improve quality of life and sometime it would also allow people to buy, rather than. rent and build equity.	11/18/2022 3:32 PM
24	concentrate housing, increase neighborhood/community feel, decrease fragmentation.	11/17/2022 3:27 PM
25	more available rental housing - apartments condos townhouses for year round living	11/16/2022 3:51 PM
26	again - I am not sure about this. I live on Glen Mary and love our neighborhood - and at the same time I recognize the need for more year round housing	11/16/2022 3:09 PM
27	water recharge and septic leachate	11/16/2022 2:48 PM
28	Infill development will be incredibly necessary for town to move forward	11/15/2022 6:25 PM
29	areas could have higher density infill WILL change the character of the area need to enforce the building code need to stop fill-in in wetlands and vernal pools on house sites	11/15/2022 5:12 PM
30	pros - so children can walk to school and playgrounds the YMCA, etc.	11/15/2022 4:35 PM
31	density is encouraged in small lots, and allow very small houses - maybe allow a higher apartment building for year-round occupancies	11/15/2022 4:09 PM
32	water and sewer infrastructure are problems so many areas need septic systems and wells it is a challenge to higher-density construction	11/15/2022 3:37 PM
33	pros - more housing for residents, more economic opportunities/businesses cons - more noise, more traffic	11/15/2022 3:15 PM
34	pros - luring young professionals with renewable space, bolster year round life, adding space for people to relax and grow, expanding the view that you can live here for more than 1 summer	11/15/2022 2:58 PM
35	do not destroy critical historical while developing land -	11/14/2022 5:47 PM
36	we must save some green space	11/14/2022 5:31 PM
37	pros are a potential increase in housing cons are that it could be turned to more hospitality/short term rental	11/14/2022 5:16 PM
38	I think this is preferable to developing new areas of town	11/12/2022 11:11 AM
39	pros - expanded tax base, more vibrant year round community, maintain school enrollment cons - hurdle, not cont water	11/10/2022 2:34 PM
40	allowing more density in downtown promotes a better quality of life, encourages diverse socio-economic community, and keep generations in the same neighborhoods while parking and transportation maybe an issue, realization that walking and biking are easier will take hole forming this into a pro	11/10/2022 2:01 PM
41	we need more housing of varying kinds and infill is the only way to achieve that the only con/limitation is to make sure the water/sewer/ etc systems can support the additional use	11/10/2022 1:28 PM
42	the pros are it helps with our housing goals	11/10/2022 12:34 PM
43	I think we need to enable high density housing lots that are already served by town water and sewer	11/10/2022 12:11 PM
44	I think development of infill parcels would be beneficial, especially for parcels that have sewer and water. it seems that little of infill land is available for scale and if available the price is high.	11/10/2022 11:49 AM
45	pros: having sufficient housing for the working population. id prefer if we spend out horizontally rather than building apartments cons: increase tourism, traffic and emissions. deforestation/erosion	11/10/2022 10:56 AM
46	I think it sounds like a great solution to our housing challenges, nit it should not be allowed for retail/tourism purposes.	11/10/2022 10:29 AM

47	pros - available to develop housing cons - loss of small - town feel and green space	11/10/2022 10:11 AM
48	Pros of infill development is that is van free up more space for preservation cons is too much density can be miserable	11/10/2022 10:01 AM
49	pros: workforce housing opportunity, and chance for homes suitable for rent or purchase for younger families cons: chance of losing some rural characteristics.	11/9/2022 4:44 PM
50	cons - I have witnesses conflicts between neighbors Downton regarding property boundaries running along (or within) driveways. If you increase density you risk increasing these types of conflicts. more people on top of each other leads to more complaints. downtown you lose charm in neighborhoods by over-developing lots	11/9/2022 4:18 PM
51	probably necessary	11/9/2022 3:38 PM
52	pros - less sprawl and facilitates greater walkability	11/9/2022 3:28 PM
53	its inevitable on the population increase. pros and cons are easy to list	11/9/2022 2:54 PM
54	I think it is worth exploring	11/8/2022 7:22 PM
55	Some will complain about crowding & changing the character of our town. We have to do it carefully--no awful, too-high monstrosities. But we also have to help people get over the prejudice of these "single-family" houses & lots. They can be wasteful of precious space/resources and block the growth we need.	11/2/2022 6:09 PM
56	Need to look at existing development restrictions such as setback requirement very carefully. Extedn water and sewer service to overcome objections due to sanitary conditions.	11/1/2022 2:34 PM
57	Pros: preserve open space, farmland, and woods. Keep development where the infrastructure (water and sewer) is already built. Cons: water and sewer infrastructure is at (or past) capacity already at summer peak. Building up the downtown means losing small private green spaces (yard/garden) that improve quality of life.	10/31/2022 9:03 PM
58	A good place to put in low-income, year-round housing?	10/30/2022 8:07 AM
59	favor reasonable expansion of infill ability	10/29/2022 10:23 AM
60	Cons: it can look very unattractive if done poorly, and pose problems if the infrastructure doesn't support it. Pros: you can build in an area that forms a community where people can walk or bike.	10/29/2022 9:16 AM
61	Pros are that it concentrates development to an area that can sustain it and faces less dramatic impact than an outlying district. It also helps reduce the sprawl and creates opportunities for a neighborhood to re-invent itself. And some in-town neighborhoods desperately need that reinvention.	10/28/2022 2:57 PM
62	Pro is more housing. Con is less open space.	10/27/2022 9:43 AM
63	Crowded people aren’t happy. Investment properties are the only problem here	10/26/2022 8:15 PM
64	Seems to me that downtown has lots of infill development. There are so many houses behind houses, apartments above garages, etc. Perhaps you are referring to areas outside of town. Many people with larger lots outside of town value their privacy and space, and don't want to be crowded by neighbors.	10/26/2022 11:40 AM

Q40 What areas of the community do you feel are least appropriate for an increase in building density?

Answered: 63 Skipped: 121

#	RESPONSES	DATE
1	the periphery. Any potential Farm land	11/29/2022 9:27 AM
2	wetlands, Conserved land, shorelands, Emery District, land west of Rt102, areas likely to flood with sea level rise	11/29/2022 7:40 AM
3	bear ocean or water water supplies, where is is least environmental and causes runoff for water sources. increased density will mean increased traffic so the developers and town must pat for planned infrastructure due to the increased density. BH must be wise about the long term COSTS of development. COST INCLUDE: infrastructure, loss of open space, solution, issues with drainage	11/28/2022 4:38 PM
4	farmland	11/28/2022 4:14 PM
5	keep the green	11/28/2022 3:56 PM
6	Town Hill, residential downtown BH	11/28/2022 3:31 PM
7	maintain open space in high developed areas and increase density where already developed	11/28/2022 3:08 PM
8	rural zones/lots near park parcels	11/28/2022 2:53 PM
9	downtown	11/23/2022 4:20 PM
10	properties adjacent to Acadia boundaries	11/23/2022 4:07 PM
11	rural zones	11/23/2022 2:49 PM
12	shoreland areas	11/23/2022 2:35 PM
13	waterfront	11/22/2022 5:50 PM
14	unknown	11/22/2022 5:35 PM
15	commercial street area of Mt. Desert and Carriage St	11/22/2022 3:53 PM
16	rural areas areas proximal to Acadia	11/22/2022 3:33 PM
17	areas that are directly adjacent to ANP land	11/22/2022 3:20 PM
18	all	11/22/2022 3:18 PM
19	where infrastructure doesn't exist or where we don't want to invest in the infrastructure	11/18/2022 5:04 PM
20	directly downtown would be a poor area for that	11/18/2022 4:42 PM
21	none	11/18/2022 4:27 PM
22	waterfront	11/18/2022 4:15 PM
23	any area (60 sq miles) that rely on wells for water	11/18/2022 3:59 PM
24	more hotels	11/18/2022 3:32 PM
25	temporary housing/hotels	11/18/2022 3:15 PM
26	downtown	11/18/2022 10:18 AM
27	farms along 102, norway, crooked.	11/17/2022 3:27 PM
28	Shoreline wetlands	11/15/2022 6:25 PM
29	rural areas	11/15/2022 5:12 PM

30	downtown Bar Harbor	11/15/2022 4:23 PM
31	can't think any appropriate density, if well design	11/15/2022 4:09 PM
32	on the way to the golf course	11/15/2022 3:37 PM
33	downtown	11/15/2022 3:15 PM
34	Shore front WALSCH	11/15/2022 2:58 PM
35	downtown	11/14/2022 5:56 PM
36	Town Hill rural	11/14/2022 5:47 PM
37	Cottage St	11/14/2022 5:31 PM
38	Areas bordering the park should not have increased density we should also focus Our future building on areas that are already dense but we should limit heights heights and other regulations as we want to keep small village feel	11/12/2022 11:11 AM
39	Bar Harbor is concentrated. Move through the Rt 3 corridor into Town Hill.	11/11/2022 10:50 PM
40	shore land districts	11/10/2022 2:34 PM
41	agricultural areas like farmland in otter creek and Town Hill/Norway Drive	11/10/2022 2:01 PM
42	there are many areas already set aside	11/10/2022 1:28 PM
43	not sure, I think all areas are on the table	11/10/2022 12:34 PM
44	area not served by town water and sewer	11/10/2022 12:11 PM
45	areas withiout utilities and/or with environmental constraints. areas with existing or increased density - roads, sewers, water.	11/10/2022 11:49 AM
46	businesses for tourism - mainly because there is already a housing crisis and most people who work here have to live off island	11/10/2022 10:56 AM
47	many areas do not have suitable should to support increased housing density	11/10/2022 10:11 AM
48	area near parks and other preserved areas	11/10/2022 10:01 AM
49	historic farmland area that could return to farm use areas that could be at risk for groundwater/well capacity	11/9/2022 4:44 PM
50	shoreline	11/9/2022 3:38 PM
51	in areas with little infrastructure or potential for future infrastructure (public water, sewer)	11/9/2022 3:28 PM
52	the immediate downtown areas in close proximity to ANP.	11/9/2022 2:54 PM
53	unsure	11/9/2022 10:19 AM
54	super historic streets--maybe West St?	11/2/2022 6:09 PM
55	Existing conservation areas.	11/1/2022 2:34 PM
56	I think the more rural parts of town should be kept rural; if we're going to build giant buildings, let's keep them in the downtown.	10/31/2022 9:03 PM
57	We do NOT need more hotels, burdening the water and sewer systems.	10/30/2022 8:07 AM
58	West Street, the "downtown" section of Salsbury Cove	10/29/2022 9:16 AM
59	Areas that cannot easily support the new traffic, don't have access to major roads, or future utilities expansion etc.	10/28/2022 2:57 PM
60	It is difficult to find areas where density should be increased, and that is a good thing. But that said, they should be carefully agreed upon and then properly developed.	10/28/2022 8:38 AM
61	This is a weird question. When is increasing building density inappropriate? Having a smaller footprint is a more efficient use of space.	10/27/2022 1:54 PM
62	Downtown 1 and 2. Many of the outer areas with larger acerage requirements.	10/27/2022 9:43 AM

63	Anywhere near the park	10/26/2022 8:15 PM

Q41 How do you think Bar Harbor’s zoning regulations impact the town’s fiscal health, especially given the importance of property taxes to the town’s revenue stream? How could the town make improvements?

Answered: 48 Skipped: 136

#	RESPONSES	DATE
1	heavily tax non-working waterfront summer homes	11/29/2022 9:27 AM
2	I honestly don't know which generates more revenue--bigger lots with fewer buildings have a pretty high value in the market, but more houses on smaller lots might (or might not) have greater overall property value.	11/29/2022 7:40 AM
3	developers should pay more sq ft to taxes than residents	11/28/2022 4:38 PM
4	tax the non taxable Jackson lab land hospital land	11/28/2022 3:56 PM
5	more houses also bring more costs to the town typically, so zone carefully (e.g. higher density where developed)	11/28/2022 3:08 PM
6	don't know enough to say	11/28/2022 2:53 PM
7	we need to protect local residential housing stock	11/23/2022 2:35 PM
8	yes maybe a sliding scale for houses and lots of a certain size	11/22/2022 5:50 PM
9	would improve. spread the "word"	11/22/2022 5:35 PM
10	remove height zoning in downtown, its already super developed so might as well build apartments	11/22/2022 3:33 PM
11	Higher density zoning and allowing for subdevelopment = more buildings = more money per area	11/22/2022 3:20 PM
12	weekly rental properties should pay higher property taxes than those lived in. enough difference to guide use!	11/22/2022 3:18 PM
13	The zone often restricts options available for development	11/21/2022 9:42 AM
14	government in the real estate fame, especially in ME where we rely on property taxes to pay for services. the greater value in a community, the more access to financial resources, make chafes to the zoning to allow for greater density in the parts of town you want to see it!	11/18/2022 5:04 PM
15	overall rehab existing situation to meet todays needs	11/18/2022 4:27 PM
16	need more buildings on tax roll	11/18/2022 4:15 PM
17	no	11/18/2022 10:18 AM
18	enforce zoning rules for all	11/16/2022 3:51 PM
19	In one sense - the more the merrier -	11/16/2022 3:09 PM
20	Smaller house lots will increase tax lots do it	11/15/2022 6:25 PM
21	zoning in BH is very easy to navigate	11/15/2022 5:12 PM
22	how do I get a clear picture of the fiscal health? E.g. proportion of property tax accounts for total income! I guess not a good answer	11/15/2022 4:23 PM
23	more taxes uncreased for homes occur $1 million to reduce middle income residents	11/15/2022 4:09 PM
24	I think many decisions are made for higher density in the downtown area for the benefit of business people, to the detriment of residents. more taxes could be levied onto tourists for lodging and restaurants because they would pay. not sure if this answers the question!	11/15/2022 3:37 PM

25	allow more housing to be built for year round residents, they'll put more money into the local economy	11/15/2022 3:15 PM
26	find other sources for taxes tourism, parking fees - property taxes are killing middle class	11/14/2022 5:47 PM
27	eliminates many prospective home builders, as they can't afford to buy that much of land - esp. round people with families unless we have young families, out school population goes down and the community "dies"	11/14/2022 5:31 PM
28	yes. Large lot zoning drives up housing costs, which drive out year-round residents	11/14/2022 5:16 PM
29	I'd like to know a little bit more about how our fiscal health and reliance on tax face matches with other towns I think we're actually in a pretty good place	11/12/2022 11:11 AM
30	LUO impact fiscal health in a profound way. cost and barriers to development are either so punitive or expensive that they prohibit or severely curtail reasonable development	11/10/2022 2:34 PM
31	they create barriers for economic growth of ALL zones in BH	11/10/2022 2:01 PM
32	it is too complicated for many yo work though the process, which limits development and tales a lot of money up fronting any project	11/10/2022 1:28 PM
33	by creating a better environment to build housing, it will bring more people to contribute to the economy, create a bigger tax base, and maybe cut down on traffic because people could live closer to their work.	11/10/2022 12:34 PM
34	I have no idea	11/10/2022 12:11 PM
35	allow more intensity in developing downtown	11/10/2022 10:11 AM
36	effective zoning can enhance fiscal health by making Bar Harbor attractive and the economy sustainable	11/10/2022 10:01 AM
37	with a smaller lot size you can have more people live here and spread out the taxes to more people and the more year-round people - the more $ could be spend year-round instead of a huge bulk in the summer and then the town be dead in off-season	11/9/2022 3:28 PM
38	not terribly concerned given the parking revenues recognized. valuations are fair, and property tax levels are relatively low	11/9/2022 2:54 PM
39	unsure	11/9/2022 10:19 AM
40	Don’t know but interested in this question	11/8/2022 7:22 PM
41	more citizens, more taxpayers. But our development has to be at least in large part for year-round residents. We DON'T want to sacrifice our neighborhoods for more hoteliers to house their staff. Nothing against those people, it's just that they don't tend to be part of the community and they're so wedded to the seasonal work we need to ween our town from.	11/2/2022 6:09 PM
42	Municipalities need to persuade the legislature to ignore real estate developers and tax property flipping.	11/1/2022 2:34 PM
43	I don't think I'm qualified to answer this.	10/31/2022 9:03 PM
44	Don’t overtax the people with less land and less living space.	10/30/2022 8:07 AM
45	Diversification is important.	10/28/2022 2:57 PM
46	Tax the ultra rich a little more?	10/27/2022 1:54 PM
47	It obviously harms it.	10/27/2022 9:43 AM
48	Increase taxes on second homes and businesses	10/26/2022 8:15 PM

Q42 Which parks and recreation activities are important to you and why? What's missing in town? What goals do you think could the town have for the next 15 years for Bar Harbor's parks and recreation offerings?

Answered: 96 Skipped: 88

#	RESPONSES	DATE
1	Acadia National park. Blue Horizon. Stone Barn. all are great places to walk, the latter two allow dogs to run. Bridge st to the Bar is a great water access. We loved having Glen Mary pool available when our kids were young. It is also a great ice ringk in winter (when it works)	11/29/2022 9:33 AM
2	walking is important; love the Shore Path & connection to the park with Great Meadow Loop	11/29/2022 7:46 AM
3	outdoor exercise equipment at athletic fields - calisthenic exercise park - pull up bar dips - monkey bars etc. tennis court area revisit dog park/training area split into small and large dogs	11/28/2022 4:51 PM
4	access to Frenchman Bay, in the downtown area, for residents recreational use. we need a boat launch and a marina we need out harbor to be working harbor for fisherman our round people need to be safe, on the water in our harbor. there is too much activity for safety now.	11/28/2022 4:40 PM
5	village green, a gathering space especially town band nights M & Th. but with the expansion of the town band a larger gazebo is neccessary	11/28/2022 4:15 PM
6	maybe a dog park? builds community?	11/28/2022 3:57 PM
7	maintain resources we currently have invested in before any additional development is undertaken. This is important to many, but not my highest concern.	11/28/2022 3:33 PM
8	more parks/pocket parks in high density town/village increase safe streets for bike travel	11/28/2022 2:54 PM
9	shore path, Town Green, Agamont, Grant Park, make these and other sites more accessible to foot and bicycle travel to increase their use in a low-impact way (e.g. for birders too).	11/23/2022 5:46 PM
10	hiking, biking, rock climbing, swimming. this island has beautiful spots for recreating in nature. GOALS: preserving this place no matter what	11/23/2022 5:29 PM
11	engage with the park to plant high value, fruit nut trees on sloped areas of park. this public resource will bear prolifically each year hundreds of years with no energy input after they are established, hickory, chestnut, walnut, pear, apple, etc.	11/23/2022 4:45 PM
12	there is a park and rec department open Glen Mary - have town offered program for residents in the summer	11/23/2022 4:25 PM
13	hiking goals - preserve the current land for parks	11/23/2022 4:07 PM
14	Sand Beach Bar Island Make the parks more accessible to pedestrians make people who drive into the island (tourists) pay to bring their cars to not make the parks so car centric	11/23/2022 3:33 PM
15	we need to fix Glen Mary so it is usable again	11/23/2022 3:05 PM
16	ballfields and outdoor basketball court parafe for 4th and fireworks cleanliness to green spaces	11/23/2022 2:51 PM
17	youth sports most important dog park! we need one	11/23/2022 2:35 PM
18	All the parks are important. I think Glen Mary Park in particular needs improvement and it under utilized. I'm anxious to see the improvements to the pool area. Village Green, Agamont Park and Grant Park are in great shape - thank you.	11/23/2022 2:20 PM
19	a big reason to settle on MDI is parks and trails	11/22/2022 5:51 PM
20	Acadia in BH and Scoodic - my favorite is Scoodic far less traffic and pristine rocky shores	11/22/2022 5:38 PM
21	ALL are important and wildlife, plants, wetlands. preserve our resources and we have and quality of it	11/22/2022 5:11 PM

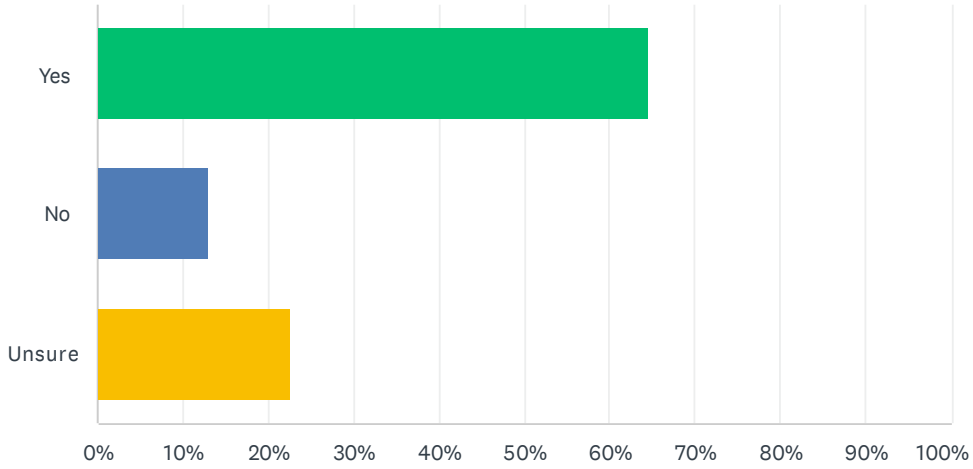
22	we need a good dog park and more dog poop bag receptacles in the areas where people walk their dogs now	11/22/2022 3:54 PM
23	maybe rooftop gardening as a way for people to feel connected to the food they eat! community gardens included repair outdoor basketball court so hoops are the same heights/not tilted	11/22/2022 3:34 PM
24	Safer biking situation	11/22/2022 3:23 PM
25	our taxes should pay a substantial amount to the YMCA and fully support playgrounds and ballfields	11/22/2022 3:20 PM
26	I would love to see a dog park and an actual parks department.	11/22/2022 1:33 PM
27	The good thing about parks is we have Acadia near by. We have some nice open space/parks in town currently. Barker Park, Agamont, Village Green, Grant park, the Shorepath, the ballfield area.	11/21/2022 9:46 AM
28	national park is great the kiddy pool should be fixed now	11/18/2022 5:05 PM
29	I mostly use Acadia I do enjoy the Village Green and Agamont I am a resident of Acadia Woods and rely on the trail for lots of pleasure and exercise	11/18/2022 4:42 PM
30	ball fields, soccer fields, basketball courts, park, YMCA, via spaces Glen Mary upgrade/fix all, families rely on them	11/18/2022 4:29 PM
31	a dog park in the Town Hill area and a public swimming pool would be nice, something to replace Glen Mary? A town rec dept. to centralize and coordinate and expand opportunities for kids like sports and camps	11/18/2022 4:17 PM
32	water access - improve access for recreation and indigenous/tribal use	11/18/2022 4:01 PM
33	town really needs a marina. I don't have boat but other would benefit	11/18/2022 3:16 PM
34	the dog park is a good idea, bike trails to & around downtown	11/18/2022 10:25 AM
35	beach/ocean access, lake access, village parks/places to eat take out an walk pets,	11/17/2022 3:29 PM
36	bike lane and bike parking area dog park kayak launches	11/16/2022 3:52 PM
37	serenity - beauty - peace	11/16/2022 3:12 PM
38	municipal parks and recreation areas i.e. skate park, Glen Mary, Ball Field, Village Green, Agamont Park	11/16/2022 2:50 PM
39	Access to the ocean for lacals develope the ferry terminal for our use as we voted for	11/15/2022 6:28 PM
40	dog park	11/15/2022 5:32 PM
41	all are important to balance development outdoor space is necessary (walker hiker)	11/15/2022 5:15 PM
42	walking, biking, hiking would like to see more multi-use sidewalks	11/15/2022 4:54 PM
43	I don't think we are missing any with ANP	11/15/2022 4:36 PM
44	marina	11/15/2022 4:09 PM
45	all opportunities are important. parks for children, snorkeling activities, nature and recreation parks should be preserved over competing priorities like parking or retail space parking and access are issues	11/15/2022 3:39 PM
46	I want to see a bar harbor dog park	11/15/2022 3:28 PM
47	ANP: hiking, biking, swimming Stone Barn Farm - Hiking Other MCMT Preserves - hiking, swimming	11/15/2022 3:16 PM
48	what with ANP, it is hard to see NH providing more parks. more activities in the Village Green, anchored by a new Gazebo and more use of the VG would be nice	11/15/2022 3:01 PM
49	Better areas for our children.	11/15/2022 9:45 AM
50	hiking/walking biking kayaking would like a dog park and kayak launch for residents	11/14/2022 5:56 PM

51	ANP; Town Fields	11/14/2022 5:32 PM
52	Glen Mary Pool - rehab it and make it available to the town kids again	11/14/2022 5:17 PM
53	A outside swimming pool	11/14/2022 11:20 AM
54	I don't think we have a council on ajing or if we do I'm not aware of it so more publicity. I think the library expansion might cover this but indoor space for meeting especially in foul weather I'm not sure what their new hours will be one issue I have now is weekend hours and the library not being opened. I'd like to see Glen Mary reopened and some programming in that park to draw people there	11/12/2022 11:20 AM
55	Better ice rink	11/11/2022 11:36 PM
56	Teen recreational space. The skate park is FANTASTIC but we need more options for teen recreation in town.	11/11/2022 10:51 PM
57	more events like July 4 - maybe one every quarter	11/10/2022 2:35 PM
58	hiking, walking, fenced in areas for dogs to run. XC skiing expanding properties for clubs/teams/intra mural "sports" and activities	11/10/2022 2:02 PM
59	easy access for walks and biking, but not sufficient for parking in areas around sites around Eagle lake - among others	11/10/2022 1:30 PM
60	playground and community spaces are vital. I love Acadia NO, MCHT lands/trails and land and garden preserve, I'd appreciate a swimming pool other than the YMCA because I don't want to invest in a membership - I just want to swim. The baseball fields in NH and Town Hill are great	11/10/2022 12:37 PM
61	I really enjoy the village green and Agamont Park in the village of BH. I also like the trails near the village of NH that I can walk to from my house	11/10/2022 12:13 PM
62	ANP, obviously, ie the jewel in the crown. I was in Jasper Alberta, Canada recently. there are trails into there national park which start right in town, we have similar trails but no where nearby to park. I don't know how to fix that, but something to think about.	11/10/2022 11:52 AM
63	the ball fields for youth sports in 15 years, we should have a residential marina and keep out ball fields active there should also be more festivals and use of parks for the Arts	11/10/2022 10:58 AM
64	walking, hiking, biking, snowshoeing, cross country skiing better signage for difficult trails to avoid inexperienced hikers going on trails they're not capable of doing	11/10/2022 10:40 AM
65	Dog Park(s)	11/10/2022 10:30 AM
66	the Village Green. very important for gatherings, rallies, or protests. more space to INTERACT. wider sidewalks with benches, especially on Cottage St. some small park/seating area on that street. an indoor community space!! Open Table MDI's new space would be great - the town could partner with them to make it more accessible and at use.	11/10/2022 10:14 AM
67	expand water sports activities	11/10/2022 10:02 AM
68	Acadia National Park - it provides a range of activities. I think it would be beneficial to have limits on the amount of people allowed into the park/on a given trail each day. there could be a system for people to pre-reserve. I think limiting people on trails will improve the overall experience for everyone	11/9/2022 5:21 PM
69	walkable community. opportunity to bike in town. too many cars for seniors to bike safely - we need a better greater margin of safety!	11/9/2022 5:02 PM
70	what's missing - a senior center more park benches for resting around town - not just Main and Cottage St	11/9/2022 4:47 PM
71	skating, walking hiking, running, biking, swimming, skiing, one of the reasons we live here - Acadia National Park - most beautiful place in the world. mainly the pristine park decrease emissions - zero carbon footprint	11/9/2022 4:21 PM
72	ANP very important. would like larger protective buffers around parks	11/9/2022 4:00 PM
73	we live here because of Acadia National Park need to preserve all outdoor spaces. that's what make quality of life here	11/9/2022 3:39 PM
74	walking, enjoying the views. less cars, more walking in town. parking garage to get cars out of	11/9/2022 3:30 PM

	downtown	
75	recreational activities abound. as the population of school age children drops, having more baseball/soccer fields will be less of a priority	11/9/2022 3:15 PM
76	better pedestrian and bikeways that are safe! this could help not only for better and safer recreation but could help reducing auto traffic and build a healthier community	11/9/2022 3:09 PM
77	varied natural walks suitable for families with small kids. easy to get out during busy days without too much effort! Goal: tying opportunities for physical activities to social, mental, community health	11/9/2022 2:57 PM
78	i like the park and shore path	11/9/2022 10:20 AM
79	We need much more water access for Recreational and commercial. We need places to Launch boats, sea kayaks, row Boats, small sailboats etc and places to park. The only reliable place to Launch and park is Hadley n it’s use is growing rapidly. There will soon be parking issues there. We also need places for our kayak outfitters. More coastal accès for the public and for businesses needs to be a priority!	11/8/2022 7:30 PM
80	better ability to bike from one ares of town to another maintain facilities for residents like we do tourist	11/8/2022 4:31 PM
81	Acadia National Park is the most important recreational resource for me.	11/8/2022 4:22 PM
82	to work with national park service to o	11/8/2022 4:17 PM
83	park hiking, x country skiing	11/8/2022 4:10 PM
84	A dog park! Public composting areas.	11/7/2022 9:44 PM
85	Walking, hiking, picnic areas	11/2/2022 7:11 PM
86	I go into Acadia a lot, hardly feel the need of in-town parks. The Glen Mary woods is nice. And Great Meadow offers a wonderful walk from town.	11/2/2022 6:49 PM
87	Acadia National Park is important. Missing are more playgrounds like Glen Mary.	11/1/2022 4:23 PM
88	Acadia National Park is an important recreation site for me and my family. The Village Green is a wonderful gathering space. What's missing: Glen Mary! I was looking forward to teaching my kid to swim there. Goals: bring back some kind of toddler-accessible water feature for those hot summer days (walkable/bikeable from town, and without the leeches of Lakewood!) Bonus points if it can also be used for ice skating. Goals for next 15 years: create opportunities for young families (Glen Mary!). Build and maintain gathering spaces to build community. Build and strengthen connections from the town to the park.	10/31/2022 9:12 PM
89	Tennis courts	10/30/2022 7:16 AM
90	Glen Mary park has much potential, beyond the pool and proposed skating rink. It would be nice to see this park made more beautiful and inviting.	10/30/2022 7:08 AM
91	Hiking, cross country skiing, bicycling and sailing. I'd like to see a marina at the old ferry terminal	10/29/2022 9:19 AM
92	Much expanded bike path offerings connecting to the park. New baseball field for teenagers and adults. Actual swim complex to replace glen mary pool. Create a municipal pool experience with a splash park for kids.	10/28/2022 3:03 PM
93	Honestly, I spend most of my recreational time in Acadia. I think that parks that BH currently have are okay as-is.	10/27/2022 6:37 PM
94	More playgrounds. A town beach. Glen Mary Pool needs to return.	10/27/2022 9:45 AM
95	Tennis courts and ball fields. The playground and skate park. Dog walking	10/26/2022 8:17 PM
96	Dog parks	10/26/2022 7:11 PM

Q43 Do you feel that there are existing parks, open spaces, and recreational resources or facilities that need additional attention from the town?

Answered: 93 Skipped: 91



ANSWER CHOICES	RESPONSES	
Yes	64.52%	60
No	12.90%	12
Unsure	22.58%	21
TOTAL		93

Q44 If yes, what issues need to be addressed? What improvements would you suggest?

Answered: 64 Skipped: 120

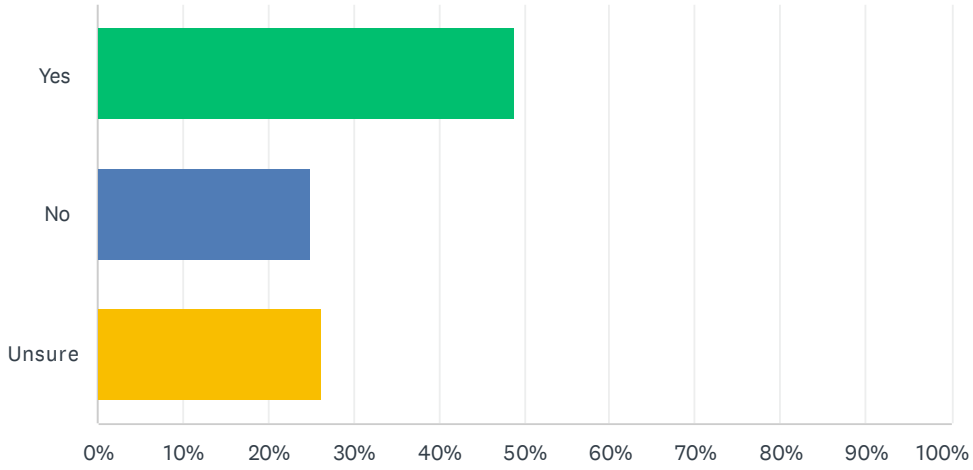
#	RESPONSES	DATE
1	Glen Mary. bring back the pool!!	11/29/2022 9:33 AM
2	It'd be nice if they can find a way to fix Glen Mary pool & skating area. It doesn't have to be the same, but should offer the same opportunities.	11/29/2022 7:46 AM
3	see above	11/28/2022 4:51 PM
4	rebuild Glen Mary wading pool, as it was, for residents use. keep it simple	11/28/2022 4:40 PM
5	Glen Mary pool	11/28/2022 3:33 PM
6	dog parks are needed besides the new one planned at Glen Mary	11/28/2022 3:09 PM
7	I was surprised to learn of many that I was unaware of that suggest more outreach/info could be useful	11/23/2022 5:46 PM
8	bike path on the loop road	11/23/2022 5:29 PM
9	eat where you recreate! local "reserves" of food. supply chain is susceptible to interruption grocery stores have X days of food on shelves. tree crops take decades to establish. start now! tree crops hold soil on sloped land.	11/23/2022 4:45 PM
10	Glen Mary, town beach	11/23/2022 4:25 PM
11	the YMCA is key for this community. we need to support it	11/23/2022 3:05 PM
12	more attention to ballfields and especially outdoor basketball court. outdoor court should have lights outside bathrooms need to be fixed up. they are gross and scary	11/23/2022 2:51 PM
13	fix up ballfields	11/23/2022 2:35 PM
14	The YMCA needs additional support from the town. it is great resource that is taken for granted by many. need more collaboration between town and YMCA with more support for community programing that isn't exercise related. High school should by supporting cost of the pool at a higher level	11/23/2022 2:20 PM
15	more parking - especially along Eagle Lake	11/22/2022 5:51 PM
16	need athletic field leaving town - develop space for a dog park	11/22/2022 5:38 PM
17	dog parks	11/22/2022 5:11 PM
18	Well for one thing, what is going on with Glen Mary? I understand that it's leased, but jeeze.	11/22/2022 3:23 PM
19	just wondering why we have that park at the end of West St Ext. could past that $ into school	11/22/2022 3:20 PM
20	I think we need more trash receptacles not just in the parks but also around town and year round.	11/22/2022 1:33 PM
21	kiddy pool why didn't anybody plan on the kiddy pool	11/18/2022 5:05 PM
22	upgrade/fix soccer fields upgrade/fix Glen Mary glue parks and rec a budget to keep our kids recreational areas safe and fun	11/18/2022 4:29 PM
23	Glen Mary! Also, ball field in Town Hill is very underutilized. it could be a great dog park when its not in use	11/18/2022 4:17 PM
24	Bridge Street/Bar access and congestion. parking not realistic, but could there be considerations for overuse at low tide. look for opportunities for pedestrian only streets or greenways	11/18/2022 4:01 PM

25	marina	11/18/2022 3:16 PM
26	Grant park could be more useful - no dogs, more tables, possibly small kids play area, possibly small amphitheater for music & theater events; improve kiddy pool and park beside it - make it more welcoming, don't think people even think of that as a park	11/18/2022 10:25 AM
27	hadley point beach--make it resident only.	11/17/2022 3:29 PM
28	Hadley Point - trashcan for dog and waste other improvements	11/16/2022 3:52 PM
29	Glen Mary Wading Pool	11/16/2022 2:50 PM
30	The ballfields need to be irrigated so they don't flood every year.	11/15/2022 7:33 PM
31	A parking g lot at the town landing road on Indian point.	11/15/2022 6:28 PM
32	improve Glen Mary	11/15/2022 5:32 PM
33	Bar Island - rock stacking impacts - need leave no trace training other - dog waste people sleeping/camping out of bounds	11/15/2022 5:15 PM
34	would like to see more green space landscaped	11/15/2022 4:54 PM
35	Town swimming pool	11/15/2022 9:45 AM
36	parking area south of athletic fields is abused by RV's. This needs to be marked for resident parking and monitored	11/14/2022 5:48 PM
37	Glen Mary wading pool	11/14/2022 11:20 AM
38	Glen Mary Pool should be restored	11/10/2022 2:35 PM
39	more access to the shore and launching kayaks, etc.	11/10/2022 1:30 PM
40	Town Hill playground would benefit from a restroom. at the very least, an outhouse must be on the premises at all times, other wise people "go" in the nearby woods.	11/10/2022 12:37 PM
41	dog park	11/10/2022 11:52 AM
42	there should be more arts encouraged. music, poets, theater in parks	11/10/2022 10:58 AM
43	Better use of ball field	11/10/2022 10:30 AM
44	erosion of streams/impacts of heavy rainfall events. these are only going to continue to increase with climate change and can become a safety hazard	11/9/2022 5:21 PM
45	to improve Glen Mary Park for the little kids	11/9/2022 4:47 PM
46	"attention" is too vague. could be good or bad	11/9/2022 4:00 PM
47	Town Hill playground area add a Town Hill dog park	11/9/2022 3:39 PM
48	EV chargers	11/9/2022 3:30 PM
49	Glen Mary pool, Ferry Terminal (for marina or water access)	11/9/2022 3:09 PM
50	problem maybe more that there are lots of places to go to find resources - MCHT, nature conserv., ANP.	11/9/2022 2:57 PM
51	Water access	11/8/2022 7:30 PM
52	Glen Mary could be spectacular with attention better maintenance of playgrounds Hadley Point needs infrastructure we need the marina!	11/8/2022 4:31 PM
53	Glen Mary. decide on future use and refurbish the park	11/8/2022 4:22 PM
54	Glen Mary: we need a place where young kids can swim and skate.	10/31/2022 9:12 PM
55	NO DRIVING on the Bar [to Bar Island] and NO PARKING on the Bar [should be ENFORCED]. Tourists park there to avoid the meters. Kayakers can put in at the town “beach”	10/30/2022 8:16 AM
56	See above re: Glen Mary park	10/30/2022 7:08 AM
57	We need a good boat launching ramp that's not downtown, and hopefully, an associated marina	10/29/2022 9:19 AM

	with fuel and toilets.	
58	The infrastructure is crumbling. The tennis courts are too few and really tough shape. Same with basketball. Glen Mary is useless.	10/28/2022 3:03 PM
59	The Restrooms at the ballfield, fix the leaky fountain in the Village Green, Expand the gazebo for more live outdoor events, BUILD THE DOG PARK	10/27/2022 4:05 PM
60	The ballpark area is sort of neglected and an eyesore.	10/27/2022 1:56 PM
61	Glen Mary Pool Park Street Playground should be supported Skate Park should be expanded Nonprofits shouldn't do all the work to create things. Expanding public works so that they aren't overworked would be good.	10/27/2022 9:45 AM
62	Expand and protect the area near the Y	10/26/2022 8:17 PM
63	Town ball field needs work	10/26/2022 7:11 PM
64	Glen Mary wading pool needs to be rebuilt, perhaps with Splash pad addition for older kids, and a skating rink in the winter must be continued! Agamont Park needs more benches on the grass facing out to the amazing views. Very hard to find a place to sit during the summer.	10/26/2022 11:44 AM

Q45 Do you feel there are existing recreation resources or areas which have reached their maximum capacity?

Answered: 80 Skipped: 104



ANSWER CHOICES	RESPONSES	
Yes	48.75%	39
No	25.00%	20
Unsure	26.25%	21
TOTAL		80

Q46 If yes, which recreation resources or areas do you think have reached their maximum capacity?

Answered: 42 Skipped: 142

#	RESPONSES	DATE
1	ANP	11/28/2022 4:40 PM
2	I don't use many myself to judge this	11/28/2022 3:33 PM
3	Acadia National Park @ capacity for visitation	11/28/2022 2:54 PM
4	Grant Park in summer, perhaps (or maybe that's just become of parking)	11/23/2022 5:46 PM
5	there are too many tourists and too much congestion, and the suggestion that the preservation of natural resources should be compromised in order to develop is preposterous and idiotic. limiting the number of people here, cutting cruise ships from the economy, and prioritizing young people and sustainability is what the future needs.	11/23/2022 5:29 PM
6	protect water, soil, air first THEN support higher density	11/23/2022 4:45 PM
7	ball field needs parking for events	11/23/2022 4:25 PM
8	most too problem for safe parking on Eagle Lake	11/22/2022 5:51 PM
9	Jordan Pond summer traffic and parking I have worked for Downiest Islander, mainly stationed at visitors center - more could be done to check people to have park pass to cut down on people who use parking space at visitor center but don't get a pass or wait to pay and take shuttle to BH village	11/22/2022 5:38 PM
10	Shore path area	11/22/2022 3:23 PM
11	I think in the summer they are all maxed out	11/22/2022 1:33 PM
12	Park Loop Rd parking/use in the summer. general downtown area	11/18/2022 4:17 PM
13	hadley point, village green/agamont get crowded, full of trash	11/17/2022 3:29 PM
14	athletic field open space near the water not park controlled	11/16/2022 3:12 PM
15	Acadia National Park	11/16/2022 2:50 PM
16	The pier is essentially unaccesible due to cruise ships and other tourist we need other access to boat launches and water acrivities.	11/15/2022 6:28 PM
17	in summer the shore path/Agamont park are over crowded	11/15/2022 3:39 PM
18	ANP	11/15/2022 3:16 PM
19	All of them	11/15/2022 9:45 AM
20	ANP, in the summer and shoulder season is overwhelmed with tourists	11/14/2022 5:32 PM
21	I would not want to see either the village green nor agama park with much more visit visitation there are times when both of those seem overly crowded	11/12/2022 11:20 AM
22	shore path	11/10/2022 2:35 PM
23	Acadia	11/10/2022 11:52 AM
24	Cadillac - mainly because there is a road that foes up. the trail isn't that busy but its unenjoyable once your reach the top	11/9/2022 5:21 PM
25	the in town parcels are very heavily used. Pub works seems to keep them in good repair	11/9/2022 5:02 PM
26	Acadia is being "loved to death". trails and carriage roads are overused. one cannot go into the park comfortably during the tourist season. it had lost much allure due to that. we LIVE here	11/9/2022 4:47 PM

	and can't enjoy the park.	
27	Ocean Drive, Sand Beach, Jordon Pond Area	11/9/2022 4:21 PM
28	pier and shore land	11/9/2022 4:00 PM
29	Park Loop Road attractions	11/9/2022 3:39 PM
30	the town in the summer!	11/9/2022 3:30 PM
31	Launching a kayak at the town pier or beech is very very difficult due to lack of parking. Also the low tide ramp drops off before dead low making it impossible to use for everyone, further compounding the limited access.	11/8/2022 7:30 PM
32	Agamont Park/town pier	11/8/2022 4:31 PM
33	shore path the Bar	11/8/2022 4:22 PM
34	Acadia Cadillac Mountain	11/8/2022 4:17 PM
35	Hadley Point can be overcrowded especially at sunset	11/2/2022 7:11 PM
36	Acadia National Park outside the Town's jurisdiction.	11/1/2022 4:23 PM
37	Bar Island trails are eroded and unsafe. A huge number of people are out there every day in the summer. Lots of unofficial side trails and TP in the bushes.	10/31/2022 9:12 PM
38	In general, Acadia and our other park areas were never constructed for the enormous amount of traffic they current incur. During the peak tourist season, there ware way too many people and vehicles in the area.	10/30/2022 7:08 AM
39	Everything near the Y. You can't use the baseball field half the time between the campers and people letting their dogs run, plus the people hanging out between the field and the skate park... Get the day campers out of the athletic field so they stop letting their dogs crap in the fields. It's disgusting.	10/28/2022 3:03 PM
40	The town has reached its max capacity in general on busy days and therefore we should not try to expand that capacity. Instead we should try to reduce it while improving the quality of the experience in town	10/28/2022 8:42 AM
41	The Gazebo	10/27/2022 4:05 PM
42	The area around the Y	10/26/2022 8:17 PM

Q47 If no, do you have ideas for how to manage capacity challenges?

Answered: 32 Skipped: 152

#	RESPONSES	DATE
1	reservations needed to more areas. (as much as I hate that idea)	11/28/2022 4:40 PM
2	since so much is actually outside of town control (federal, non-profit) lets concentrate our efforts on the spaces and resources we can manage, keep communication up with the others, but focus on our stuff	11/28/2022 3:33 PM
3	more mass transit, more biking, working with Acadia on messaging	11/28/2022 2:54 PM
4	no more cruise ships. period. limiting the number of tourists incentivizing year-round residents with affordable housing and jobs that pay more than a poverty wage.	11/23/2022 5:29 PM
5	no	11/22/2022 5:11 PM
6	lets have all electric buses in the park. restrict car #	11/18/2022 5:05 PM
7	no	11/16/2022 3:12 PM
8	Limit access - which is already happening to some degree	11/16/2022 2:50 PM
9	stop adding beds to the town too crowded	11/15/2022 5:15 PM
10	small incremental changes	11/15/2022 4:54 PM
11	comprehensive planning and carrying capacity study for Bar Harbor	11/15/2022 3:39 PM
12	limit access to buses, bikes, hikers	11/15/2022 3:16 PM
13	time shift. encourage use to spread out rather than concentrations at certain times	11/15/2022 3:01 PM
14	raising tourist costs through increased taxation (local option sales tax); cops on tourists beds	11/14/2022 5:32 PM
15	Signage to other parks additional facilities end diversifying Transportation hubs	11/12/2022 11:20 AM
16	unfortunately, no	11/10/2022 2:35 PM
17	encourage visitors other crowded locations - in Hulls Cove area pr around Stone Barn	11/10/2022 1:30 PM
18	that's hard to do . its beyond the capacity of the Island Explorer. there are so many entrances o the parl. cars are still the most convenient way to get around some areas	11/10/2022 11:52 AM
19	limit the amount of cars going up	11/9/2022 5:21 PM
20	limit lodging	11/9/2022 5:02 PM
21	I hate that thought - reservations? other parks do that. limit traffic onto MDI!	11/9/2022 4:47 PM
22	?	11/9/2022 4:21 PM
23	limit capacity through zoning	11/9/2022 4:00 PM
24	ban tourists	11/9/2022 3:15 PM
25	share the "B side" options more widely, so people aren't as congested at the greatest hits.	11/9/2022 2:57 PM
26	don't allow cars on the bar	11/8/2022 4:22 PM
27	roads - park off island bus into island with electric buses for tourists	11/8/2022 4:10 PM
28	Lottery instead of a fee system. It is a federal thing, though.	11/1/2022 4:23 PM
29	Limit tourism by eliminating large cruise ships. Cars are limited now, due to parking limitations.	10/30/2022 8:16 AM
30	Limit cruise ships; provide satellite parking areas out of the village.	10/30/2022 7:08 AM

31	Create modern, lit, multi-purpose parks and recreation options outside of the city center.	10/28/2022 3:03 PM
32	Build a bigger gazebo	10/27/2022 4:05 PM

Q48 Do you have ideas for additional parks, open spaces, or recreation resources that should be created or existing spaces that could be expanded? Feel free to identify specific places or types of places.

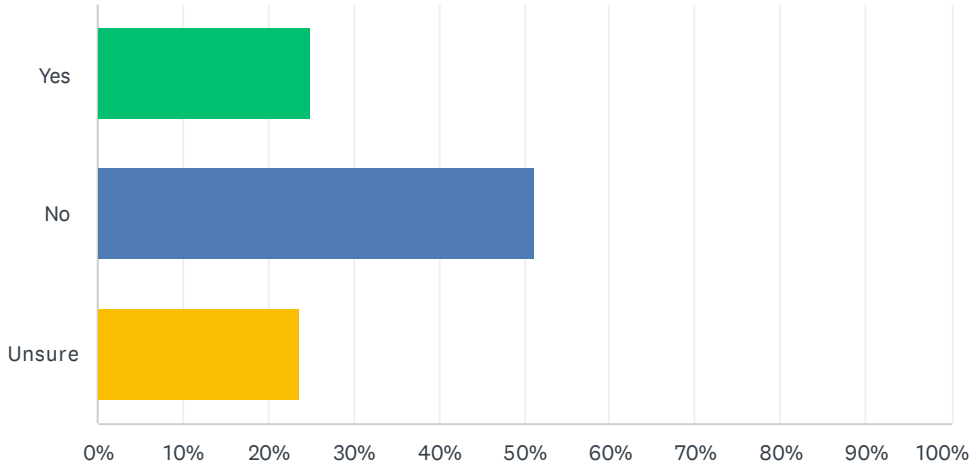
Answered: 48 Skipped: 136

#	RESPONSES	DATE
1	would be great to extend the shore path the whole way along the shore!	11/29/2022 9:33 AM
2	like to see empty lots used for housing	11/28/2022 3:09 PM
3	I don't, but please do this!	11/23/2022 5:46 PM
4	biking around Bar Harbor is unsafe. more bike paths are needed. the path on Rt 3 just disappears after the Ferry Terminal	11/23/2022 5:29 PM
5	park pit latrines should be composted instead of pumped throughout to wastewater treatment plant. HUGE soil resource due to annual visitors. composting is thermophilic which means a high temperature process. This kills the soils pathogens! resulting compost is safe to use in agricultural	11/23/2022 4:45 PM
6	town concerts a little earlier so families can attend more program activities for kids and young families stop putting PESTICIDES on town fields/parks	11/23/2022 4:25 PM
7	we need more spaces and things to for the 14-24 year old group. maybe an additional outdoor basketball court. I am NOT in favor of using town land and resources for a dog park, not an appropriate use of land or public funds. children before pets!! and better/clearer crosswalk between playground and fields	11/23/2022 2:51 PM
8	use the Ferry Terminal for some local resident boating opportunities	11/22/2022 3:54 PM
9	Dog Park please (and one that's funded and managed by the town)	11/22/2022 1:33 PM
10	better public access to the ocean bike lanes and pedestrian areas in downtown	11/18/2022 4:17 PM
11	bike lanes or safe road shoulders in and out of downtown, intersects with transportation	11/18/2022 4:01 PM
12	more public boat launch public kayak racks like in Ellsworth upgrade facilities at Hadley Point that portages-potty is rough!!	11/18/2022 3:32 PM
13	as above, Grant Park	11/18/2022 10:25 AM
14	dog park, mixed use trail on crooked road	11/17/2022 3:29 PM
15	I feel we need an environmental protection task force, with a budget, to monitor and guard air quality and water quality in Bar Harbor. I'd like use to be proactive in defense of our natural resources, along with using them for our delight.	11/16/2022 3:38 PM
16	splash pad for kids and families outdoor pool	11/16/2022 2:50 PM
17	dog park	11/15/2022 5:32 PM
18	walking area along West Street ext	11/15/2022 4:54 PM
19	Dog park.	11/15/2022 3:28 PM
20	dog park on southeast end of ball fields	11/14/2022 5:56 PM
21	bike lanes should be built throughout the town	11/14/2022 5:32 PM
22	The park next to the Post Office is under utilized There were some Town owned water access points and lots that I am learning about in this survey. Possibly something like the sums they're landing for residents out on the Indian Point property	11/12/2022 11:20 AM
23	I don't know who owns the lot in Town Hill past the bank/fire station/playground (on the way to	11/10/2022 2:35 PM

	Somesville) but it would make an excellent town park	
24	good question!	11/10/2022 1:30 PM
25	bike trails (not along the busy road) in and around Town Hill and everywhere that the carriage roads don't exist. we'd love to bike from home, but its just not safe on the main roads.	11/10/2022 12:37 PM
26	the town should help out with the work going on to re-do Glen Mary pool area! - not sure if possible tho	11/10/2022 12:13 PM
27	the ferry terminal could be expanded to encourage more water activities	11/10/2022 10:58 AM
28	a dog park, or fully fenced in area for dogs to run around off-leash	11/10/2022 10:40 AM
29	prohibit cars on the Bar via Bridge St.	11/10/2022 10:30 AM
30	wider sidewalks and seating area along them to encourage interaction. making Cottage St more appealing to pedestrians - and this and Main St. less car-congested. How? not sure :(I love the village green and id live to see it being as well maintained at it is now :)	11/10/2022 10:14 AM
31	the Ferry Terminal with a public marina	11/10/2022 10:02 AM
32	there should be NO dog park in a residential area - take it out of town into the country	11/9/2022 4:47 PM
33	expand Town Hill Playground area to include landscaping, picnic area, etc.	11/9/2022 3:39 PM
34	more walking trails from town to the national park	11/9/2022 3:30 PM
35	village connector trail system	11/9/2022 3:09 PM
36	please no spray/splash area like Ellsworth installed - keep Glen Mary a wading pool!	11/9/2022 2:57 PM
37	unsure	11/9/2022 10:20 AM
38	A dog park is essential!	11/7/2022 9:44 PM
39	I think we should probably build more parks into our plan, especially if we're going to increase density. They'll be air-holes for people & their pets.	11/2/2022 6:49 PM
40	Glen Mary Park should be once again a wading pool/ice skating rink. [if we were considering a “water park”, wouldn’t returning it to its historic use require the same kind of pipes as a water park would?]. Along with the loss of Kebo Golf Course for sledding, it is just another loss for the children of this town.	10/30/2022 8:16 AM
41	It would be nice to have a dog park in the town.	10/30/2022 7:08 AM
42	See comments on marina. We might also need bike lanes, though I'm not sure how to fit them into the narrow roads	10/29/2022 9:19 AM
43	There's also few options for recreation where our families mostly live in town hill etc. Creating more trips into town for recreation. We are more than just the village!	10/28/2022 3:03 PM
44	I think I prefer NOT to add additional open space, we have a good balance now if we can limit our growth, yes, that is the key	10/28/2022 8:42 AM
45	Dog park, Dog Park, Dog park, oh, and a DOG PARK.	10/27/2022 4:05 PM
46	Glen Mary! That place was and could be great	10/26/2022 8:17 PM
47	Dog parks	10/26/2022 7:11 PM
48	We need a place for locals to launch kayaks. They need to be able to drive up to unload their kayaks/canoes, then move their car to a nearby parking place reserved for this use.	10/26/2022 11:44 AM

Q49 Are you aware of cultural or historic resources or issues in Bar Harbor that are not adequately recognized or protected?

Answered: 80 Skipped: 104



ANSWER CHOICES	RESPONSES	
Yes	25.00%	20
No	51.25%	41
Unsure	23.75%	19
TOTAL		80

Q50 If yes, can you describe these resources?

Answered: 28 Skipped: 156

#	RESPONSES	DATE
1	we really need to get back on track with the Dark Skies initiative	11/29/2022 9:35 AM
2	the Wabanaki people who were killed and driven inland and has their land stolen from them so white earthy people can use this place and enrich themselves. and no, Wabanaki people don't only belong in a museum	11/28/2022 4:53 PM
3	little circa on Crooked Road in Town Hill	11/28/2022 3:58 PM
4	Bar Harbor occupies native land. The manner in which Bar Harbor was taken from Native Americans is an important part of both Bar Harbor and native cultures cultural identities. white collar attempts to outrun its past, but this is impossible. the past is the past. only when we acknowledge can we find the peace our souls seek. this begins to repair relations with these native cultures who are still here and are pissed atus!	11/23/2022 5:52 PM
5	but there might be	11/23/2022 5:29 PM
6	more information signs to describe the historic use, and where the "sick house" for example, where've was the land used on history - farming? event the dam broke from Dawn Pond	11/23/2022 4:09 PM
7	historical archeology of the burned down mansions	11/23/2022 2:37 PM
8	many of the indigenous societies were located in the low lying areas on private lands	11/23/2022 2:21 PM
9	wasn't aware of what we had!	11/22/2022 3:35 PM
10	Wananaki cultural practices are almost nonexistent	11/22/2022 3:21 PM
11	could are be done with the Dorr homesite? could the shore path be extended to the south?	11/18/2022 4:47 PM
12	the Jesup Memorial Library	11/18/2022 4:30 PM
13	I believe our town should have more recognition that we are "summering" recreation and living ON stolen land through colonial genocide. Time for more than the Abbey	11/18/2022 4:04 PM
14	the view of the ocean from route 3	11/17/2022 3:31 PM
15	archeological sites	11/16/2022 3:53 PM
16	cemeteries	11/16/2022 3:17 PM
17	our VIA removed the Wabanaki encampments in town, with an irreplaceable level of drama and actual loss of wealth-building by the folks removed and their subsequent generations. Bar Harbor should acknowledge this cultural and economic violence and institute a "truth and recognition" process with the goal od making this part of our past a more truthful part of our story and establish a reparations fund.	11/15/2022 5:35 PM
18	most are being commercialized	11/15/2022 4:24 PM
19	Woodbury park has no historic or cultural designation despite statuary from Charles House	11/14/2022 5:58 PM
20	Pre-Colonial history.	11/11/2022 10:57 PM
21	its indigenous history and the fact that this town is built on stolen land	11/10/2022 2:38 PM
22	I think there are many historic buildings/contributing buildings that are not on the historic register. are these other buildings inventoried?	11/10/2022 2:19 PM
23	what about Wabanski history? what are we doing to get native people involved with out county?	11/10/2022 11:54 AM
24	I feel BH has relaxed a lot in recent (5 years) BH should make cultural and historic places more expensive for tourists or otherwise give residents MORE access	11/10/2022 11:01 AM

25	Abbe Museum/Sieur de Monts, Historic Carriage Road, Acadia National Park areas	11/8/2022 6:42 PM
26	The Wabanaki people's presence on MDI is often erased. Historic photographs show Wabanaki encampments along West Street. The Abbe Museum does excellent work educating the public about Wabanaki history and present-day Wabanaki life, but the town could do a lot more to acknowledge the people whose land we occupy.	10/31/2022 9:27 PM
27	The working water front, fishermen, are a huge asset to our community but are not actively joined in with the community to the extent that they could be. There is room for improvement with showing respect to the fishermen and with them feeling supported.	10/28/2022 8:46 AM
28	St. Saviour's Church and Rectory are recognized, but the church's former Parish House doesn't seem to be recognized by the town. It is now The Parish House, at 27 Kennebec Street, and is a residence for individuals with disabilities, and received historic preservation funds for its renovation.	10/26/2022 11:48 AM

Q51 How do you think Bar Harbor’s historic and cultural resources contribute to its identity, character, and sense of place?

Answered: 60 Skipped: 124

#	RESPONSES	DATE
1	they link us to the extended history of humans living here	11/29/2022 9:35 AM
2	very important, but unfortunately Wabanaki people are excluded from planning and visioning for the future because they don't live here (or the population is very low)	11/28/2022 4:53 PM
3	I love the signage. it is great to have historic places highlighted throughout town	11/28/2022 4:41 PM
4	YES!	11/28/2022 4:15 PM
5	yes	11/28/2022 3:58 PM
6	very important to recognize the rich history out island has.	11/28/2022 3:34 PM
7	good for tourism, education, locallivity	11/28/2022 3:10 PM
8	we have avoided strip development and cross commercialization	11/28/2022 2:54 PM
9	this is a difficult topic to answer in such a short space - let me put it their way - our feet trod on layers of lives - the shadows at our ancestors - from those who left the mizzen mounds, to the earliest of settlers who interacted with the Wabanaki and then were forced to leave by the English to the Irish and early English settlers who eventually did their best to make a living from the rusticators and eventually see ultra wealth of the guided age - not to forget those who remained after the fire to continue their liver, putting down roots, and prospering - it is the interaction of these vector - the natural beauty, the people and economic opportunities that give Bar Harbor the character we enjoy today	11/23/2022 5:29 PM
10	they are a very important part of the heritage here -	11/23/2022 4:46 PM
11	more signs describing the many historic places will five us appreciate to locations all the more	11/23/2022 4:09 PM
12	I think bar harbor should work with Wabanaki tribes to device a reparations plan for the town	11/23/2022 3:33 PM
13	people visit to see older buildings as well as the park	11/23/2022 3:05 PM
14	sadly, everybody flocks her to see them	11/23/2022 2:52 PM
15	a great deal more history investment more historical archaeology publicized	11/23/2022 2:37 PM
16	I think the ocean is a big part of it	11/22/2022 5:51 PM
17	they allow the history of the town and all the experience that went to creating the town.	11/22/2022 5:11 PM
18	I appreciate greatly the love that MDI inhabitants have for the island. I feel a sense of place here	11/22/2022 3:55 PM
19	makes it unique - not homogeneous	11/22/2022 3:35 PM
20	I don't know if it does, I think the most we get is people stating how much they are "from here" before every comment at town meeting	11/22/2022 3:21 PM
21	tells our unique history and our character can change with new users/purposes	11/18/2022 5:06 PM
22	very important. they help keep us a community instead of just a big motel. recall the towns fold (and others from eastern Maine) in fighting the 1947 fire, for example!	11/18/2022 4:47 PM
23	Bar Harbor's history and culture ate integral part of the town's identity	11/18/2022 4:30 PM
24	very important	11/18/2022 4:18 PM
25	how can we give LAND BACK to Wabanaki people - Bar Harbor was the clam gathering place -	11/18/2022 4:04 PM

	give free license instead of lottery to a Wabanaki person for clamming more could be done in acknowledging this	
26	its important but we are losing it	11/18/2022 3:33 PM
27	very important history, quaint new england village, no chains, small businesses, old style facades	11/17/2022 3:31 PM
28	it is central to our appeal as a village	11/16/2022 3:53 PM
29	to the extent that ANP is a cultural resource, it is obviously central to the towns identity, character, etc. beyond ANP, Bar Harbor's historic downtown is key to its identity	11/16/2022 3:40 PM
30	right now it is a very quiet part of our story. as a community we need more celebrations "festivals" in our community that highlight our history. more cultural on displace heritage in our streets for visitors to see and experience	11/16/2022 3:17 PM
31	very important. BH is more than a tourist central. the piano in the gazebo is a great idea	11/15/2022 4:55 PM
32	Absolutely! night skies are awesome and need to be continually monitored and respected	11/15/2022 4:37 PM
33	vital. without them we are one more place that looks like every other	11/15/2022 4:24 PM
34	it helps to anchor the town in town, conveying the sweep of history and how the location has shaped that history	11/15/2022 4:11 PM
35	much is focused on downtown, understandably, but there seems to be less recognition of non-downtown and sense of place.	11/15/2022 3:40 PM
36	anchoring the past with the town, not pushing too metropolitan. guiding people to enjoy nature with the significance of who used to be there and how they lived	11/15/2022 3:17 PM
37	BH is unique and its sense of place make it a desirable international destination. The cultural resource of BH and it rich history need more recognition	11/14/2022 5:58 PM
38	BH numerous example of cultural resources that have been protected and retained	11/14/2022 5:49 PM
39	source of learning helps us to value where we live	11/14/2022 5:33 PM
40	Bar Harbor is so unique. its a small coastal town with amazing geography that has attracted so many, artisans, craftsmen, gardeners, painters, stone workers, writers and more. they have come together and still come to enjoy and create an environment to be cherished for the ages.	11/14/2022 5:18 PM
41	I think they are very important and are actually a draw to the tourism economy of our town	11/12/2022 11:22 AM
42	Are there specific shell middens or other pre-colonial findings that could be identified?	11/11/2022 10:57 PM
43	they contribute to a colonial, white, wealthy sense of place (which isn't for from reality)	11/10/2022 2:38 PM
44	I think historic building and culture sources are very important to take character of the community. many other buildings in the downtown residential are contribute to the downtown to the character to the town and neighborhood. tourists enjoy walking down the street our trees have number tags (large oak trees along to street) what is the significance of the tree tagging program? is it still active?	11/10/2022 2:19 PM
45	they are essential to our community identity and quality of life	11/10/2022 1:32 PM
46	it makes it feel like an island community	11/10/2022 12:15 PM
47	yes, but too focused on white culture not enough native Wabanski	11/10/2022 11:54 AM
48	love the new signage on historical locations.	11/10/2022 11:01 AM
49	Many oof Bar Harbor's historic artifacts overlay with Acadia NP, somewhat muddying the questions, its hard for resident to feel a deep connection with BH that is separate from Acadia	11/10/2022 10:42 AM
50	help preserve the sense of community as commercial development seems to expand	11/9/2022 10:24 AM
51	They are part of what makes locals and visitors love this town!	11/8/2022 7:32 PM
52	Expanding knowledge, perspectives, and voices and amplifying historically excluded voices of Indigenous Communities	11/8/2022 6:42 PM

53	They just do. Fantastic.	11/2/2022 6:51 PM
54	Not really. The natural landscape is what makes Bar Harbor.	11/1/2022 4:23 PM
55	I think someone could write a dissertation on this question, but not me.	10/31/2022 9:27 PM
56	Very much. The loss of the Fire Whistle is HUGE. 12noon and 9pm were anticipated and used to mark my days. I especially liked the “no school” whistle that blew on snowy mornings, and I don’t go to school.	10/30/2022 8:23 AM
57	Source of education and pride	10/30/2022 7:18 AM
58	The older summer cottages in areas like West St, and the older buildings in Salsbury Cove give the village a sense of permanence.	10/29/2022 9:51 AM
59	The contribute in a huge way. Their history is integral to the town today and yet could become lost or unrecognized.	10/28/2022 8:46 AM
60	They greatly enhance the town's charm and ambiance.	10/26/2022 11:48 AM

Q52 What are your biggest concerns about the future of Bar Harbor’s cultural and historic resources?

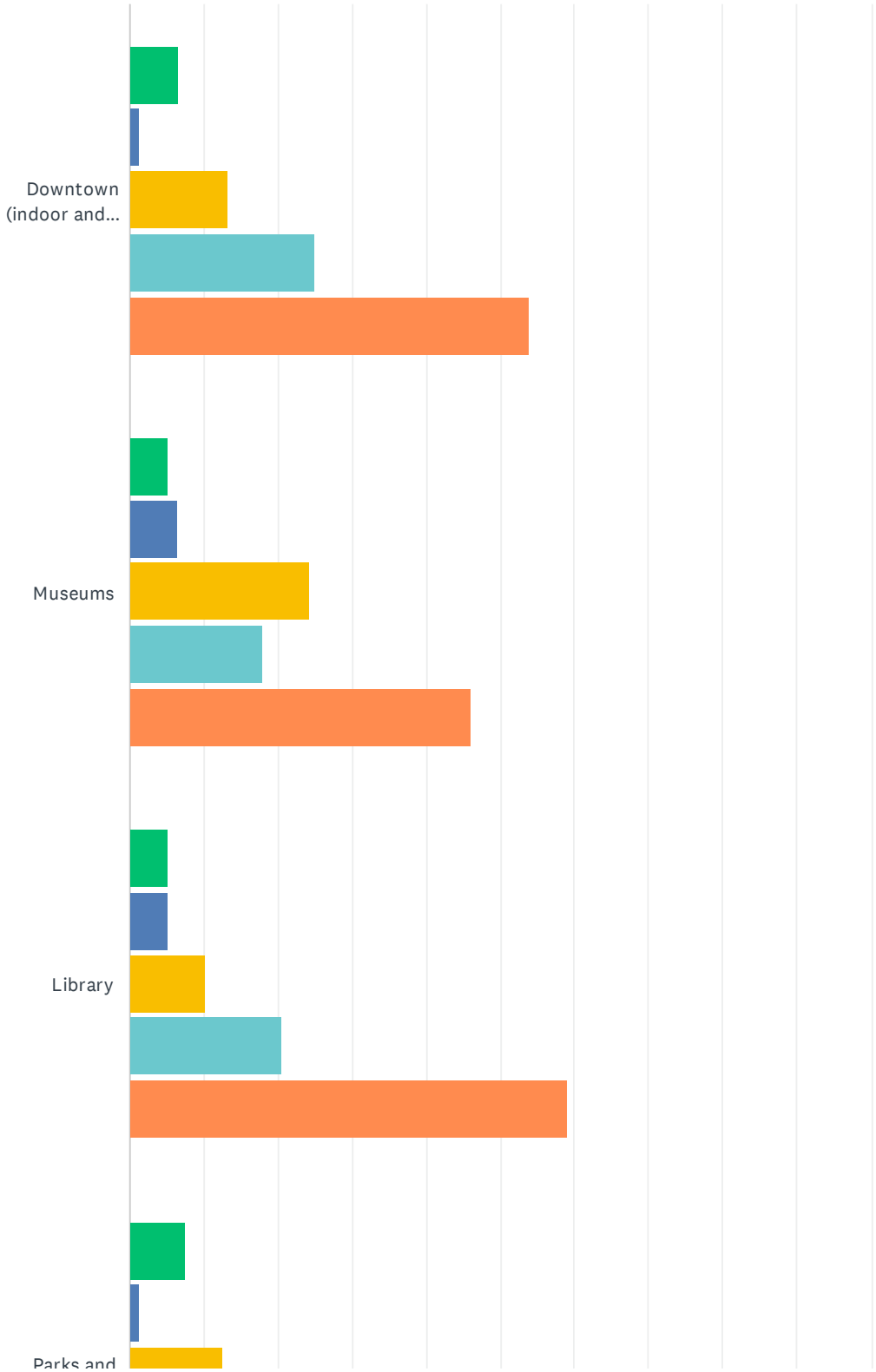
Answered: 50 Skipped: 134

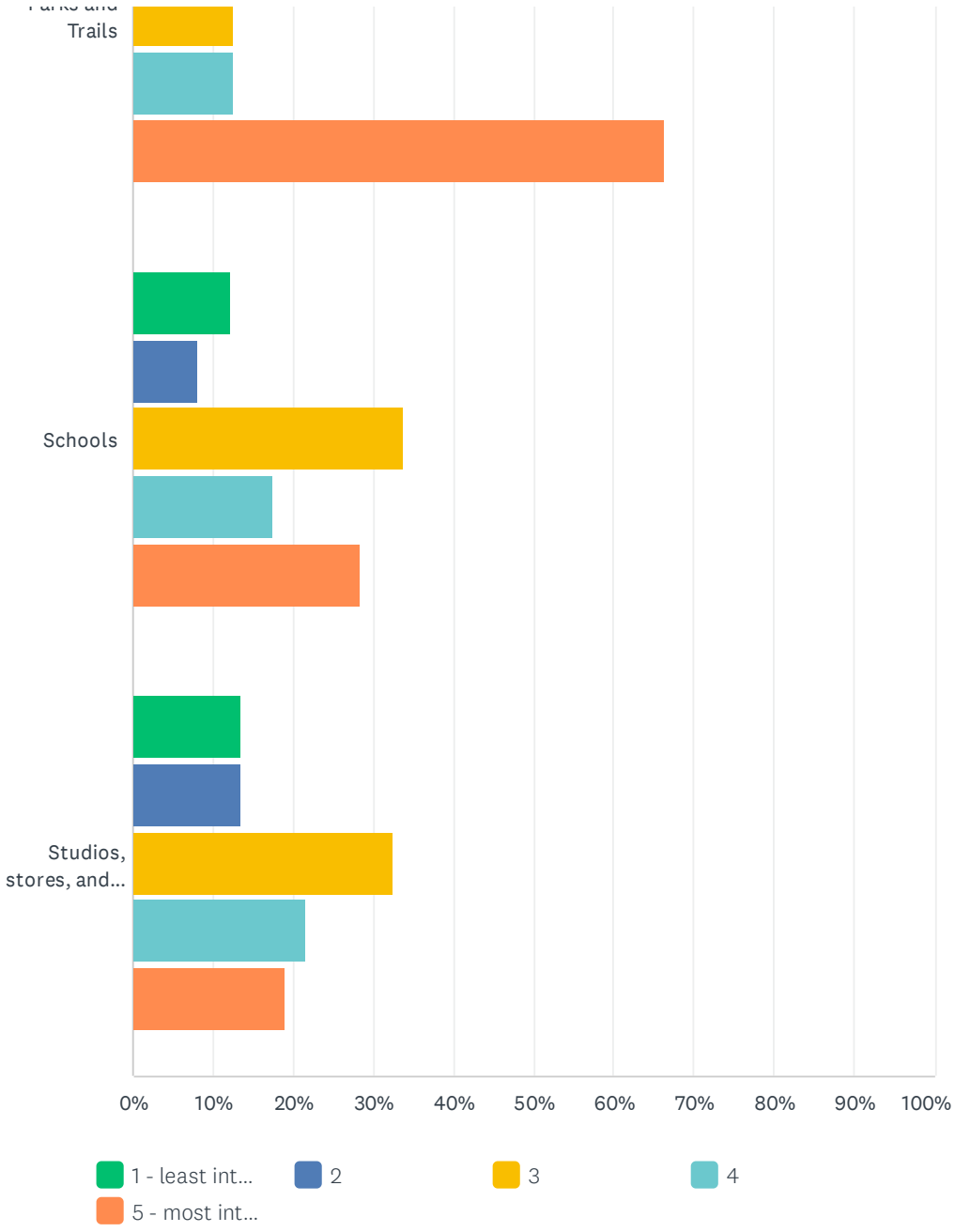
#	RESPONSES	DATE
1	the air BnBing of so much of town. The ever bigger hotels along Eden st	11/29/2022 9:35 AM
2	taring old building down	11/28/2022 3:58 PM
3	it should be FREE for local residents to visit!	11/28/2022 3:10 PM
4	falling into disrepair becoming off limits to public	11/23/2022 4:46 PM
5	overrun by tourists	11/23/2022 2:52 PM
6	no recognition no public display	11/23/2022 2:37 PM
7	climate emergency!!	11/22/2022 3:55 PM
8	new development not in keeping with the character of the town. concern for adequate preservation	11/22/2022 3:35 PM
9	t-shirt/trinket shops and lobster places	11/22/2022 3:24 PM
10	that we will lose all identity to tourism	11/22/2022 3:21 PM
11	It will all be monetized for tourism.	11/21/2022 9:49 AM
12	Wabanaki - access to cultural sites, tribally leads story-telling and stewardship of these "prehistoric sites" and life today	11/18/2022 5:06 PM
13	disuse beget disuse; oblivion follows	11/18/2022 4:47 PM
14	they they will be replaced with more retail stores	11/18/2022 4:30 PM
15	Wabanaki voice and access to cultural resources in our town (e.g. religious sites, sweet grass harvest, etc)	11/18/2022 4:18 PM
16	that most are oriented to colonial people and not the indigenous peoples of Maine	11/18/2022 4:04 PM
17	that we spend more time celebrating the gilded age rather than the last several 1000 years	11/18/2022 3:16 PM
18	increasing number of modern structures do not fit the look of downtown. Not enough effort to harmonize.	11/17/2022 3:31 PM
19	we need to protect our historic structures and sites	11/16/2022 3:53 PM
20	the sheer volume of tourism is detrimentally affecting ANP, downtown, and year round residents ability to enjoy both	11/16/2022 3:40 PM
21	that they are lost not celebrated. we need a downtown organization in addition to our chamber of commerce. they need to work together to highlight/life for our year round community	11/16/2022 3:17 PM
22	that they will either be destroyed by development or "disneyfied" things that aren't "pretty" aren't appreciated here	11/16/2022 2:51 PM
23	as we squeeze out lower-income residents, our cultural attachment to ideas like "working waterfront" and "Wabanaki Heritage" will become even more fetishized and gentrification will be complete	11/15/2022 5:35 PM
24	new buildings that don't fit in huge hotels like the BH Grand do nothing to add to the town's beauty or vibe	11/15/2022 4:55 PM
25	displacement of cultural resources by development of hotels (including "B+B's") and other large buildings	11/15/2022 4:37 PM

26	I worry that the town's historic gems might be taken down to make room for hotels, or might be renovated in a way that detracts from their charm	11/15/2022 4:11 PM
27	commercialization to benefit already enriched entities	11/15/2022 3:40 PM
28	interesting the youth to continue to expand programs	11/15/2022 3:17 PM
29	a lack of knowledge of those resources by volunteer board and committees	11/14/2022 5:58 PM
30	fear of remove of culturally and historically significant monuments to satisfy current political beliefs or societal pressures	11/14/2022 5:49 PM
31	overuse financial support	11/14/2022 5:33 PM
32	being overburdened by over tourism	11/14/2022 5:18 PM
33	That they won't be preserved and will be Destroyed by focusing on economic development Or changed trying to solve our housing crisis	11/12/2022 11:22 AM
34	Who was on MDI before the area was rusticated.	11/11/2022 10:57 PM
35	economic and market pressures may cause historic buildings (and contributing buildings) to be demolished or significantly affected.	11/10/2022 2:19 PM
36	most are dependent on donations for support. this funding ebbs and flows. if we could figure out some way to help smooth/spread out funding so all institutions have basic support that would provide stability.	11/10/2022 1:32 PM
37	not enough focus on Native American history	11/10/2022 11:54 AM
38	damaged or diluted by commercial development. residents unable to visit because of crowds in the summer and historic places close or reduce hours in off season. I fear that these places will get so expensive in the future, that even LOCALS will not want to visit. Can the library offer free passes to residents?	11/10/2022 11:01 AM
39	funding	11/9/2022 10:24 AM
40	Maintenance and protection	11/8/2022 7:32 PM
41	Underfunded and overworked limited staff capacity will cause closures	11/8/2022 6:42 PM
42	No concerns	11/7/2022 9:47 PM
43	Temptations to overuse Acadia National Park	11/1/2022 4:23 PM
44	I don't want Bar Harbor to become a quaint Potemkin village where the wealthy come to experience re-creations of a life that no longer exists. I want this to be a real, complicated, lived-in place where neighbors look out for each other and families thrive. I also worry about a future that continues to neglect the contributions of non-white people to our historic and cultural resources (e.g., the failure to acknowledge Wabanaki people, and the failure to fully integrate seasonal guest workers-- many of them Black-- into the social/cultural fabric of the town).	10/31/2022 9:27 PM
45	Seems like the ones that show the character and uniqueness of the town [fire whistle, glen mary wading pool, sledding at kebo] are swiftly disappearing. Please continue to see the importance of Jesup Library.	10/30/2022 8:23 AM
46	Inadequate resources to keep them going	10/30/2022 7:18 AM
47	I fear that new development of all kind may "pave over" and drastically alter areas of cultural and historic value.	10/30/2022 7:11 AM
48	Ocean rise may drown some historic districts. Developmental pressure to rezone may cause a lot of older structures to be destroyed.	10/29/2022 9:51 AM
49	That they will disappear much like many of the capstones and fences along the multiuse path that MDOT was supposed to restore when done, but did not adequately rebuild.	10/27/2022 4:06 PM
50	That they will not be maintained, or will be torn down in the name of "progress".	10/26/2022 11:48 AM

Q53 On a scale of 1-5, with 1 being the least interested and 5 being the most interested, how interested are you in experiencing arts, cultural, and heritage programs and offerings in the following locations?

Answered: 81 Skipped: 103




Trails
Schools
Studios, stores, and...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
1 - least int...
2
3
4
5 - most int...

	1 - LEAST INTERESTED	2	3	4	5 - MOST INTERESTED	TOTAL
Downtown (indoor and outdoor places)	6.58% 5	1.32% 1	13.16% 10	25.00% 19	53.95% 41	76
Museums	5.13% 4	6.41% 5	24.36% 19	17.95% 14	46.15% 36	78
Library	5.13% 4	5.13% 4	10.26% 8	20.51% 16	58.97% 46	78
Parks and Trails	7.50% 6	1.25% 1	12.50% 10	12.50% 10	66.25% 53	80
Schools	12.16% 9	8.11% 6	33.78% 25	17.57% 13	28.38% 21	74
Studios, stores, and galleries	13.51% 10	13.51% 10	32.43% 24	21.62% 16	18.92% 14	74

#	OTHER (PLEASE SPECIFY)	DATE
1	OUT of downtown, to avoid summer crowds	11/29/2022 7:48 AM
2	Live outdoor music and arts	11/23/2022 4:25 PM
3	historical mansions	11/23/2022 2:37 PM
4	school concerts, plays, etc.	11/18/2022 4:47 PM
5	sculpture trail	11/16/2022 3:17 PM
6	anywhere. be creative	11/15/2022 4:55 PM
7	films, music - 3	11/10/2022 1:32 PM

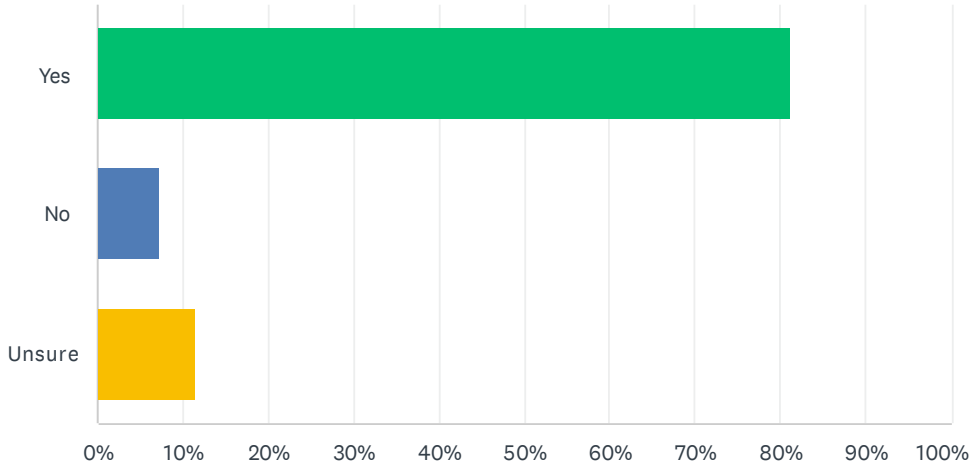
Q54 If you have any additional comments, please include them below:

Answered: 12 Skipped: 172

#	RESPONSES	DATE
1	downtown (indoor and outdoor places) - Red Pizza! a year round treasure Parks and trails - otter cliff climbing	11/28/2022 4:53 PM
2	if residents contribute in protecting tases sites (tax) these sites should be free or discounted for residents to visit.	11/28/2022 3:10 PM
3	while atrocious behavior and the stealing and swinging of bar harbor should be commemorated on an ongoing basis, in public discourse, public signage. streams, mountains, etc, could displaying English name and Abenaki name	11/23/2022 5:52 PM
4	keeping dark skies please	11/22/2022 5:38 PM
5	sites that bring history/culture alive are critical. the Granite Industry Museum (in SWH? Mt. Desert?) is a great example, as is the lodging museum in Rangeley. Could we do likewise here, including the rusticators, etc. the fire of '47 movie could be run continuously in a kiosk! The Dorr House!	11/18/2022 4:47 PM
6	only if fewer cruise ships if more indigenous	11/18/2022 4:04 PM
7	BH should work with Cultural Alliance of Maine and Maine Downtown Center and use its affiliate status with Main Street America to find its as a year round community. so many communities around the state say we not want to become Bar Harbor - refereeing the cruise ship and tourist shops	11/16/2022 3:17 PM
8	Thank you!	11/15/2022 3:40 PM
9	Public land acknowledgment is needed. this is Wabanaki land that was stolen by European settlers! and its not publicly recognized anywhere in town!	11/10/2022 2:38 PM
10	College of the Atlantic provides a large number of arts, cultural, and heritage programs year round. The college supports the cultural life of the town in important ways.	10/31/2022 9:27 PM
11	I do like the historical info signs that are going up around town.	10/30/2022 8:23 AM
12	Even this survey shows a lack of concern/interest in developing cultural and art opportunities in town. It's heavily focused on historic sites/data.	10/27/2022 9:46 AM

Q55 Are there municipal infrastructure or service areas where residents are carrying too much of the impacts of tourism or other economic activities?

Answered: 69 Skipped: 115



ANSWER CHOICES	RESPONSES	
Yes	81.16%	56
No	7.25%	5
Unsure	11.59%	8
TOTAL		69

Q56 If yes, what ideas do you have for creating a balance or mitigating the impact to the town and/or residential taxes?

Answered: 61 Skipped: 123

#	RESPONSES	DATE
1	we need to re-think pier access, both to land-based and cruise-based tourists. Downtown in summer just isn't worth the trouble	11/29/2022 9:38 AM
2	keep pushing the state to allow lodging tax as a tool	11/29/2022 7:56 AM
3	of course we are - with so much land tax exempt or reduced tax the tax burden rises faster than other communities	11/28/2022 4:54 PM
4	need to do some quantitive analysis on when town services are often whelmed by visitors that is examines "carrying capacity" of town service	11/23/2022 5:31 PM
5	lodging tax increasing housing to spread cost local permits for high impact industries to affect the demand they satisfy	11/23/2022 4:27 PM
6	public works fire/police	11/23/2022 3:07 PM
7	we benefit from all the tourism and should expect to have to provide expanded services for tourism	11/23/2022 2:53 PM
8	pay per use for trash better support for the state to cove those costs for which we cannot tax tourism	11/23/2022 2:37 PM
9	how about if the hotels/businesses that live off tourists pay more tax to cover the cost of road repair erosion on water banks that are in my neighborhood. I live in a spot that lots and lots of tourists drive by but our road is not typically a tourist attraction (DeGregorie Pk Sand Pt. Road)	11/23/2022 2:23 PM
10	downtown sidewalks are overburdened. need wider sidewalks	11/22/2022 5:52 PM
11	housing!	11/22/2022 5:39 PM
12	every cruise ship passenger should pay $5 or more! toward out local SCHOOL fund! our kids and teacher deserve a safer, better designed elementary/middle school.	11/22/2022 5:17 PM
13	charge cruise ships to lower our property taxes. allow parking funds to bring down our costs too	11/22/2022 3:56 PM
14	local option sales tax for local lodging tax, in order that tourists help to find local services from which they benefit	11/22/2022 3:41 PM
15	There is SO much litter in residential areas that are near main st and cottage street	11/22/2022 3:25 PM
16	we need a lodging tax to offset the cost created by tourism. overburdened water and sewer, impacts on roads, staffing for public safety, solid waste, public works.	11/22/2022 3:23 PM
17	We should be applying for more federal and state grants to pay for the needed improvements and upkeep of this infrastructure. Maybe consider the way that Mount Desert charges for water and sewage and use that same method here.	11/22/2022 1:42 PM
18	it seems like we have some balance here. figure out ways to use parking fees to lower taxes	11/18/2022 5:08 PM
19	in town from cruise ships at critical stores from over tourism reduce cruise passenger numbers institute local-option tax and get revenue-sharing based on it from the state	11/18/2022 4:48 PM
20	climate change / emissions from cruise ships limiting the amount of tourists/cruise ships coming onto the island - o think its more an issue overall number of tourists than a specific area they are impacting	11/18/2022 4:32 PM
21	widespread-greater tax directly on visitors (lodging, etc.) a non-restricted source of funding to support new school, which can't be support with parking or cruise ship funds	11/18/2022 4:20 PM

22	are hotels and cruise ships paying a fee for added burdens on water/sewage systems, roads, etc?	11/18/2022 3:34 PM
23	local option sales taxes should be explored to help take some of the burden off local residents	11/18/2022 3:19 PM
24	pay as you throw trash fees	11/17/2022 3:32 PM
25	tourism needs to be controlled, stop trying to promote this and consider quality of life for year round residents	11/16/2022 3:55 PM
26	could we implement a tourism tax?	11/16/2022 3:40 PM
27	Make hotels and business pay to use our dump like the lab and Gotts disposal	11/15/2022 6:31 PM
28	every new development should have large fees for infrastructure improved open space, all of the long term side affects of construction including poorer drainage, increased runoff, more environmental impact, increased driving/road use, increased traffic, increased water use, sewer	11/15/2022 5:37 PM
29	cruise ship committees etc trash	11/15/2022 5:16 PM
30	downtown Bar Harbor/cruise ships parking in neighborhoods	11/15/2022 4:58 PM
31	Munic. Solid waste wastewater	11/15/2022 4:38 PM
32	100% local tax option?	11/15/2022 4:25 PM
33	yes! for transportation!	11/15/2022 4:11 PM
34	trash should be pay-to-use! recycling should be free composting should happen at municipality and be free wastewater treatment needs Caron emission updates	11/15/2022 3:42 PM
35	We should figure out how to change the parking meter money confinements	11/15/2022 3:31 PM
36	tax incentives for providing seasonal worker housing tax incentives for energy saving efforts, i.e. solar, wind, etc.	11/15/2022 3:19 PM
37	local option sales tax have high volume users pay more for water and sewer infrastructure and usage	11/15/2022 3:02 PM
38	traffic (hassles, infrastructure, etc_ impacts; parking add a local rooms and meals tax and fund bike/walk (non-vehicle) infrastructure	11/14/2022 5:59 PM
39	hotels should pay more for our water and sewage infrastructure	11/14/2022 5:34 PM
40	Hadley Point - need trash bins and pickup	11/14/2022 5:19 PM
41	Specifically public bathrooms downtown I would increase the cruise Ship fees and and I would increase hotel taxes and also charge VR permit holders	11/12/2022 11:27 AM
42	water and sewage is not distributed	11/11/2022 10:59 PM
43	water and sewage! use cruise ship $ to help defray costs bed tax - local option tax $1/per bed/night	11/10/2022 12:38 PM
44	town pier no ships use ferry terminal for locals	11/10/2022 12:16 PM
45	town staffing is nat adequate to meet tourism needs. we have a relatively low tax rate. that is driven by the value of the business community and a small staff relative to the	11/10/2022 11:56 AM
46	schools	11/10/2022 11:03 AM
47	Biz carry a great deal of financial burden already. as it stands - BH is not biz friendly and a frustrating place to operate	11/10/2022 10:16 AM
48	sewer and water used by tourists paid for by residents	11/9/2022 5:03 PM
49	grocery shopping, utilizing basic services -	11/9/2022 4:22 PM
50	paying for trash should be pay as you throw	11/9/2022 4:03 PM
51	unsure	11/9/2022 10:24 AM
52	Capping cruise ships, raising taxes for wealthy people ($100k+ yearly salaries), public calendar	11/8/2022 6:45 PM

	that businesses/non profits can contribute to share events/etc.	
53	Create a Business Improvement District downtown to finance improvments out of fees paid by businesses	11/1/2022 4:23 PM
54	Add an additional lodging tax that goes to water & sewer maintenance. Even $1/night would add up to a lot.	10/31/2022 9:35 PM
55	inhabitants need trash pick up	10/31/2022 2:15 PM
56	No more hotels. No big cruise ships.	10/30/2022 8:25 AM
57	Local options tax. State revenue sharing	10/30/2022 7:19 AM
58	The tending boats that ferry cruise ship passengers need to pay a higher price to the town. The town makes relatively little for every passenger who disembarks from this ships.	10/30/2022 7:13 AM
59	Traffic mitigation in town has to happen. Allow for development (commercial) outside of the downtown.	10/28/2022 3:07 PM
60	Fee for service for wastewater and trash. Discounts to houses with septic systems/wells	10/26/2022 8:20 PM
61	Businesses need to pay a higher share, especially hotels in the areas of wastewater treatment and public drinking water system. Hotels are the largest users of water.	10/26/2022 11:50 AM

Q57 How do you feel about partnering with other island communities for infrastructure or service needs? Examples of infrastructure or service partnerships include schools, police, fire, and ambulance services. Other partnership opportunities on and off island could be formed to address housing, transportation, or workforce issues.

Answered: 76 Skipped: 108

#	RESPONSES	DATE
1	yes, this only makes sense giving the aging local labor force. It would need improvements in transportation and housing	11/29/2022 9:38 AM
2	this is worth exploring	11/29/2022 7:56 AM
3	partnering - good idea and we should look at a facility sharing agreement with the elementary and middle schools	11/28/2022 4:54 PM
4	more partnering to make island explorer more a viable commuter option for summer employees living in other towns and working in BH and vice verse as well as high school age employees without their own transport - EARLIER options	11/28/2022 4:00 PM
5	A GREAT IDEA! the police have shown it can work. now, schools need to partner on this. we can't afford to "fix" the H.S. AND build a new school, both.	11/28/2022 3:36 PM
6	I support consolidation island wide	11/28/2022 3:10 PM
7	yes - planning board	11/28/2022 2:55 PM
8	working together may be the only way to not majority disrupt the status quo, but actually help.	11/23/2022 4:47 PM
9	partnership for basic services like police, fire and ambulance simply benefit an island wide community! good for everyone. a unified school system that's resource also would lessen the tax burden of the whole island	11/23/2022 4:27 PM
10	not a fan	11/23/2022 3:34 PM
11	absolutely vital. I really don't see the point in dealing with out middle school when there is a ripe opportunity to do an island-wide or at least half-island option	11/23/2022 3:07 PM
12	joining with other towns for recycling efforts makes sense	11/23/2022 2:53 PM
13	yes. absolutely	11/23/2022 2:37 PM
14	would prefer BH and MDI stay independent	11/23/2022 2:23 PM
15	shared infrastructure is a good idea	11/22/2022 5:52 PM
16	yes.	11/22/2022 5:39 PM
17	this island has so many GREAT libraries! we love them all. Jesup library needs more public parking! the singular high school seems to work well, but I'm glad there are smaller elementary schools in each island community.	11/22/2022 5:17 PM
18	as long as it does not degrade Bar Harbors services	11/22/2022 3:56 PM
19	I am generally in favor, where economies of scale can be legalized a prime example is the consolidation of the BH and MD police septs of the past few years	11/22/2022 3:41 PM
20	I feel like yes	11/22/2022 3:25 PM
21	I think partnering with Mount Desert makes a lot of sense. they are close and have some of the same issues	11/22/2022 3:23 PM

22	Safety dispatches should be consolidated. Large public works equipment could be shared.	11/22/2022 1:42 PM
23	It's a cult of personality issue. When we fired Nate Young, some councilors wanted Jim Willis to be our police chief, even though he was at MDPD. Our integrated departments work, because of the will, and personality, of Jim. Will it work when he is gone? I think we should explore more options to work together.	11/21/2022 10:27 AM
24	I think the police station MT Desert and Bar Harbor is a good model - housing which is affordable is a huge problem for local children - anything that happens has to be ecologically sourced.	11/18/2022 5:08 PM
25	fine. other towns don't want to become like us and so may be wary of partnering with us lest they become contaminated.	11/18/2022 4:48 PM
26	I think partnering with other island communities is a good idea	11/18/2022 4:32 PM
27	yes to emergency services yes to housing, esp. workforce	11/18/2022 4:20 PM
28	transportation services for workers (especially seasonal) throughout MDI - so someone who found housing in Tremont could work in Bar Harbor	11/18/2022 3:34 PM
29	I always felt that having 4 separate municipal governments in MDI is a waster of money and resources. ALL island communities should cooperate on every concept of municipal services and infrastructure	11/18/2022 3:19 PM
30	good. these can be centrally managed and staffed to provide better continuity of service at better cost. it seems to be working where we are doing it.	11/17/2022 3:32 PM
31	I would especially love to see collaboration around housing issues which I think could solve a lot of other issues	11/16/2022 3:40 PM
32	no, the small town feel will be completely destroyed	11/16/2022 2:51 PM
33	This should absolutely be the way of operating. It's crazy to me that they are separate when each community is relatively small when you could pool resources.	11/15/2022 7:36 PM
34	Fine	11/15/2022 6:31 PM
35	many communities/towns/cities have not done this and the costs for local citizens/families, year round people is high	11/15/2022 5:37 PM
36	yes yes yes	11/15/2022 5:16 PM
37	yes in agreement with partnering - schools and there services major need to continue increasing workforce housing and transportation and unpaid parking for locals	11/15/2022 4:58 PM
38	good to partner where appropriate	11/15/2022 4:38 PM
39	it is hard enough to house the folks we need. sharing may stretch us too thin.	11/15/2022 4:25 PM
40	coordinate school busing, police, ambulance, fire, waste management, (compost, trash and recycling) happy tp coordinate ANYTHING with other towns that saves $$ improves access, equity and efficiency	11/15/2022 3:42 PM
41	Sure	11/15/2022 3:31 PM
42	consolidating services would decrease cost	11/15/2022 3:19 PM
43	I believe we need an island wide middle school, sooner than later	11/15/2022 3:02 PM
44	fine.	11/14/2022 5:59 PM
45	sounds great	11/14/2022 5:34 PM
46	yes, we are one island	11/14/2022 5:19 PM
47	I think of MDI as our community I think it's right for us to share as Any issue in one town will spill over to the others	11/12/2022 11:27 AM
48	more sharing of law enforcement	11/11/2022 10:59 PM
49	joint middle school with NEH	11/10/2022 2:20 PM

50	yes! partner! share resources	11/10/2022 12:38 PM
51	yes! as much as possible. it won't necessarily save money, but would provide better coordination and greater efficiencies	11/10/2022 11:56 AM
52	schools, police, fire, transportation - could all be consolidated need town officials to work towards this.	11/10/2022 11:03 AM
53	should be expanded as much as possible in all areas as well as Trenton, Lanoimel islands	11/10/2022 10:43 AM
54	Acc Island Schools are stinking possibly exception for NEH. consolidate grades 1-6 into 2 schools and build a school for middle schoolers	11/10/2022 10:31 AM
55	love this - make a ton of sense. esp. with schools!!!	11/10/2022 10:16 AM
56	yes	11/9/2022 5:21 PM
57	could work	11/9/2022 5:03 PM
58	we should work toward consolidation of all 4 town's fire, police, ambulance and dispatching services	11/9/2022 4:48 PM
59	yes! one elementary school on the island - one middle school	11/9/2022 4:22 PM
60	Definitely partnering is good	11/9/2022 10:24 AM
61	Yes	11/8/2022 7:36 PM
62	I'm in favor of partnering opportunities	11/7/2022 9:50 PM
63	more sharing the better	11/2/2022 6:54 PM
64	Yes, somehow MDI towns have to get over their wasteful independence. Create a public works authority to fund infrastructure plannind and development.	11/1/2022 4:23 PM
65	I think it's a good idea to combine infrastructure and services with other towns where feasible, as long as emergency response times won't be unduly lengthened. I also think that island-wide partnerships to address housing and transportation are a good idea. Towns should work with nonprofits as well to address our common issues (e.g., Island Housing Trust, MDI 365, A Climate to Thrive). I think local partnerships are good. I would worry about partnering with corporate or remote/far away partners who may not understand or prioritize MDI's unique challenges.	10/31/2022 9:35 PM
66	The town needs to partner with all of the other communities for all services and combining the Island's two other elementary schools into one elementary school.	10/31/2022 2:15 PM
67	Good idea to partner	10/30/2022 8:25 AM
68	Good idea	10/30/2022 7:19 AM
69	That's a great idea, the police are already doing a great job with the Mt Desert police and further expansion by other services is welcome	10/29/2022 9:55 AM
70	I am very much in favor, particularly around schools and public safety. We are really one community.	10/28/2022 3:07 PM
71	I am fine with that when it makes good sense.	10/28/2022 8:47 AM
72	Yes, we should partner with SWH, NEH and Tremont on an island wide year round transit system WITHOUT Downeast Transportation.	10/27/2022 4:07 PM
73	This is kind of a no-brainer. What is the purpose of having separate police / fire departments for each town? We can do it at the island-level.	10/27/2022 1:59 PM
74	I think there's a bit of imbalance in the partnerships and am heavily concerned about a potential joint police department that could be further away from the areas of highest need. The police department already seems less involved and apparent in the last few years.	10/27/2022 9:48 AM
75	It makes sense	10/26/2022 8:20 PM
76	I think partnership is great as long as we maintain some local control.	10/26/2022 11:50 AM

Q58 Do you have other ideas where related to the town collaborating with other municipalities and/or entities for greater efficiency or other benefits?

Answered: 38 Skipped: 146

#	RESPONSES	DATE
1	I think that school and police consolidation would make a great deal of sense.	11/29/2022 9:38 AM
2	I think all the MDI elementary schools should be run together, by a cooperatively funded school district.	11/29/2022 7:56 AM
3	see above	11/28/2022 4:54 PM
4	esp. education - see #3 cost of administration of so many services is exorbitant	11/28/2022 3:36 PM
5	yes - recycling	11/28/2022 2:55 PM
6	make recycling easy	11/23/2022 4:09 PM
7	school consolidation of middle school due to decrease in school age children	11/23/2022 3:34 PM
8	police has worked very well, and fire works well. expand some auxiliary municipal functions (e.g. personal management) over town lines as well	11/23/2022 3:07 PM
9	controlling cruise ships, as their environmental impact affects many towns	11/23/2022 2:53 PM
10	love the LLBean Collaboration (electric buses)... perhaps others such as that...	11/23/2022 2:23 PM
11	need collaboration to meet housing demands.	11/22/2022 5:52 PM
12	more joint services like PD FD HR. education financial	11/22/2022 5:39 PM
13	internet is expensive, yet vital for nearly everyone. we don't have it in our home, mainly due to the cost (mortgage is huge so were scrimping elsewhere, on less neccessary expenses). however, as students enter higher grades, it becomes almost a requirement, for homework, research, online programs like epic/dreamworks, etc. The local school district NEEDS to form a partnership with a big entity (a university? Jackson lab?) to provide subsidized internet costs for school-age children (in their homes). look up the "education access network" at northern michigan university as a GREAT example. or at the very least, provide an inform wifi enabled space in every one of BH's villages, where kids can do their schoolwork.	11/22/2022 5:17 PM
14	public transport between towns/villages would be great	11/22/2022 3:56 PM
15	Join w/ other coastal tourist communities to bobby for local option sales tax (state law changes needed therefore)	11/22/2022 3:41 PM
16	Fire/EMS services should be an island wide single department.	11/22/2022 1:42 PM
17	I think the entire island should secede from Hancock County and become it's own county.	11/21/2022 10:27 AM
18	should be coordinating ALL public safety, ALL public education, ALLL transportation, ALL waste management. we'll save money and be way more efficient in the long run	11/18/2022 3:19 PM
19	consider combining upper grades from Conners Emerson with those in NE Harbor. Student #'s in both towns seem to be decreasing. instead of building new schools in Bar Harbor and increasing town debt, make this a reality!	11/16/2022 3:55 PM
20	love the work climate to thrice is doing to incorporate the whole island with a vision - in this worldly diversiveness how do we bring our island together.	11/15/2022 4:58 PM
21	shared middle school? shared composting facility	11/15/2022 4:38 PM
22	joint dispatch, fine, safety, etc with NEH	11/10/2022 2:20 PM
23	composting program	11/10/2022 12:38 PM

24	why do we have elected officials for four towns? can't that be one someday? and staff adequately to address issues island wide	11/10/2022 11:56 AM
25	* the town needs to start focusing on the needs of the schools, its an emergency situation you all are ignoring	11/10/2022 11:03 AM
26	ridiculous amounts of money is spend to maintain island-wide thinking schools.	11/10/2022 10:31 AM
27	I would love to see the island consolidate any and all resources to work a 1 unit together	11/10/2022 10:16 AM
28	all areas should be explored	11/9/2022 5:21 PM
29	we should share school facilities 5-8 grades	11/9/2022 4:48 PM
30	unsure	11/9/2022 10:24 AM
31	Coastal access is an island wide challenge. Collaborating as an island to identify, secure, and maintain public access to the water should be a multi-town effort with each town investing	11/8/2022 7:36 PM
32	we need state help with funding--we carry an outsized load with tourism & should be able to keep more of our tax $ & implement a lodging fee	11/2/2022 6:54 PM
33	Transportation. More public safety consolidation.	11/1/2022 4:23 PM
34	I think all the towns on MDI should join together to look at renewable energy and home efficiency programs (e.g., helping people get better insulation). We need to think about how to transition MDI away from fossil fuels.	10/31/2022 9:35 PM
35	Could link bike paths to other towns.	10/30/2022 8:25 AM
36	Expansion of regional public transportation, shared ambulance services, and possibly more collaboration with Federal emergency services (if that's possible/legal)	10/29/2022 9:55 AM
37	Build a new regional high school. Turn the old high school into a middle school.	10/28/2022 3:07 PM
38	Schools mostly. Rangers and police seem redundant	10/26/2022 8:20 PM

CP Oct 2022 Forums - demographics (Copy)

Survey Results

FINAL

11/02/2022

Date

October 25, 2022	36% (60)
October 26, 2022	64% (107)

Gender

Male	40% (63)
Female	58% (91)
Other	3% (4)

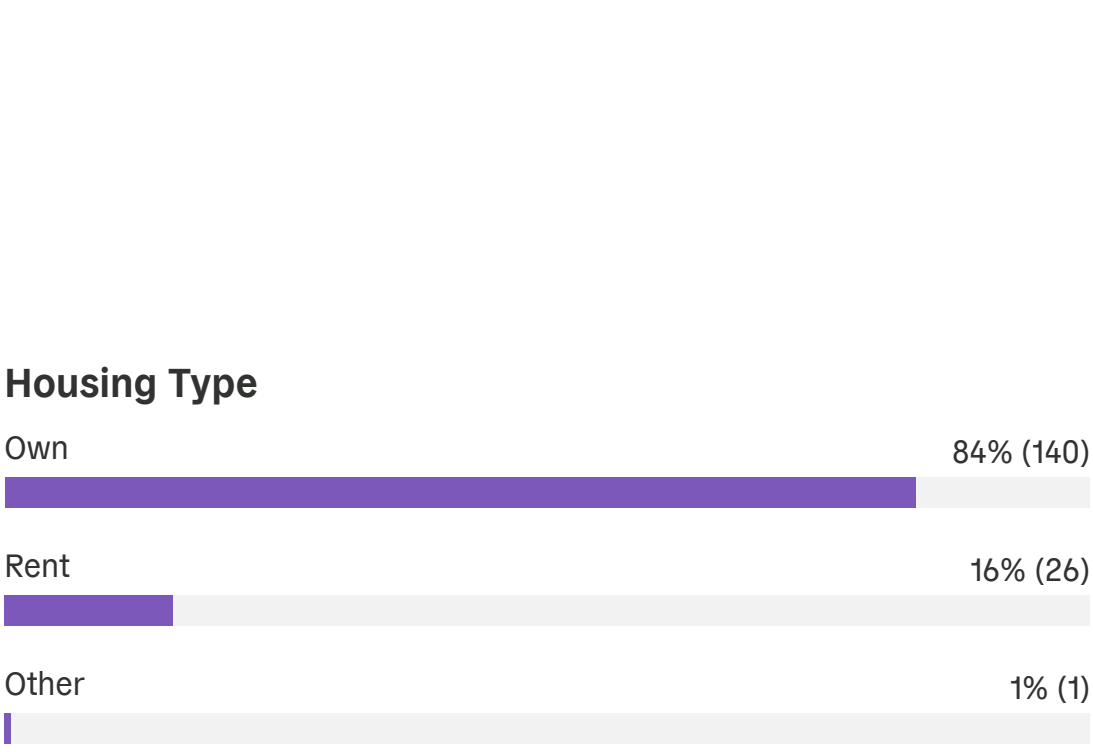
Age

under 18	5% (8)
18-24	5% (9)
25-34	7% (11)
35-44	10% (17)
45-54	19% (32)
55-64	20% (34)
65-74	22% (36)
75 or older	11% (19)

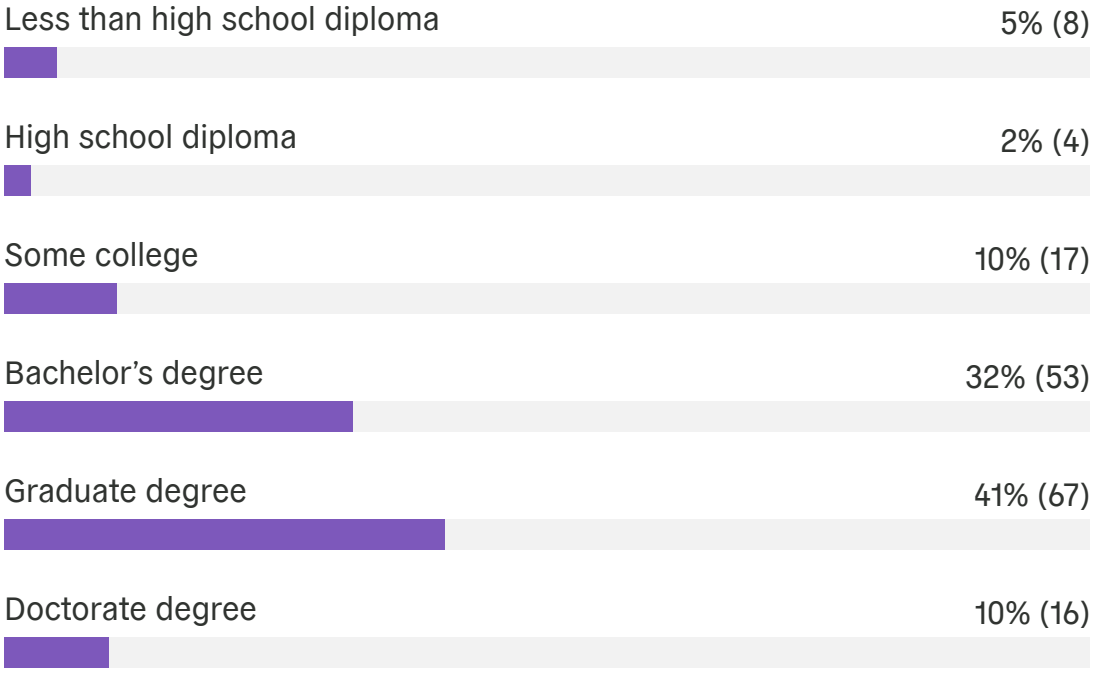
Residency



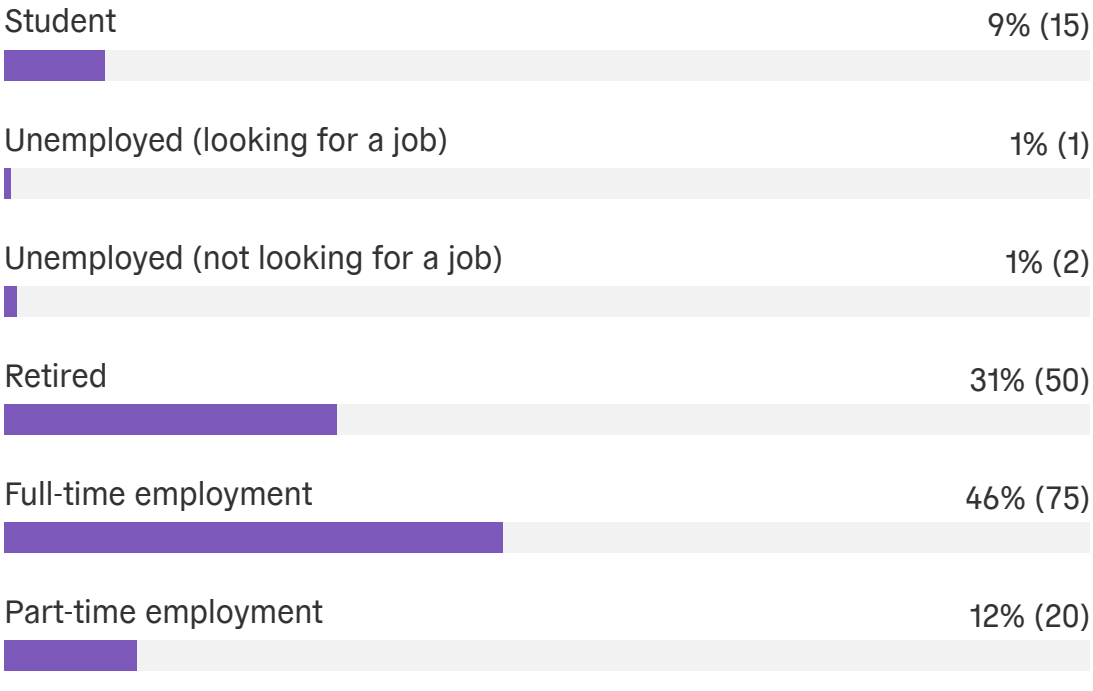
Housing Type



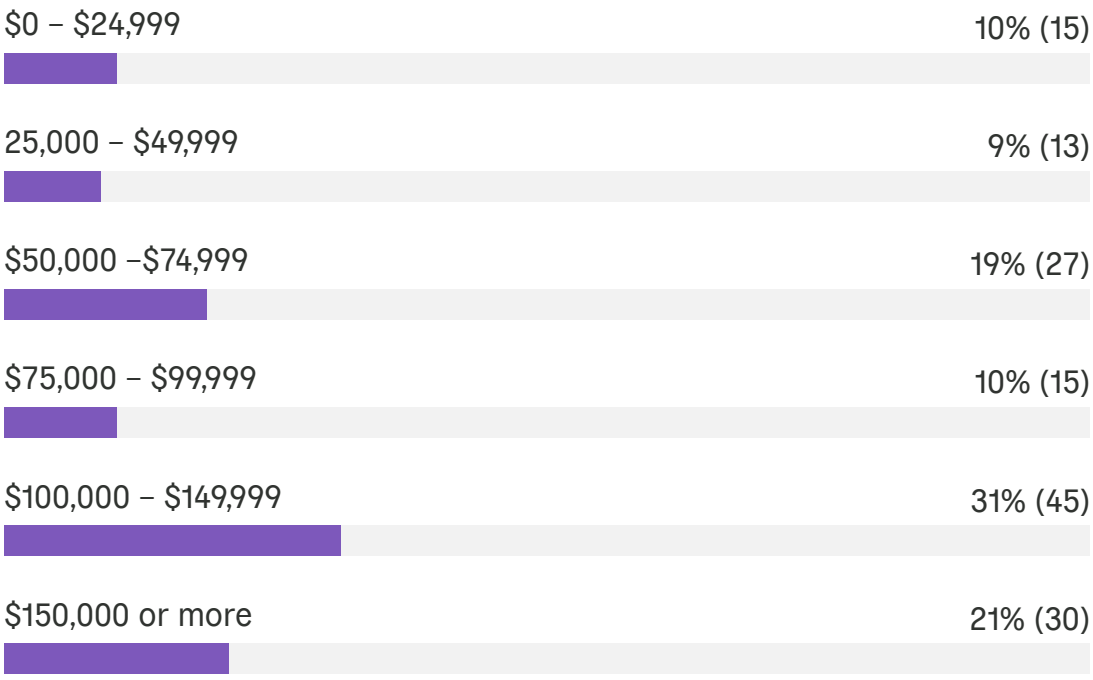
Education



Type of Employment



Household income



May 2023 - Visioning Workshop Series and Online Tool

Contents

- An Overview
- Group Report Out Meeting Notes
- Combined Group Notes by Question
- Online Submission Responses

An Overview

The Town of Bar Harbor held a series of four visioning workshops on May 23rd and 24th 2023 to solicit feedback from the public on a Vision Statement and two potential Future Land Use Strategies for Bar Harbor 2035. Each of these four distinct events provided opportunities for neighbors to come together and provide detailed feedback. For the May 24th morning event at the Town Office Building additional outreach and advertising was also targeted at businesses in the community. The event locations and numbers of participants are as follows:

- Mount Desert Island Bio Lab: 51 participants
- Atlantic Brewing, Midtown Location: 53 participants
- Town Office Building: 36 participants
- Connors Emerson: 44 participants

Each event included a brief presentation on the Bar Harbor 2035 comprehensive planning project and an overview of the Draft Vision and Land Use Strategies. The remainder of the time was spent in small groups discussing the draft materials and then reporting out to the full group. Across the four events, these conversations were lively, forward looking, and yielded detailed and constructive feedback.

How did we get the word out?

The Town advertised the workshops series using the following mechanisms:

- Digital and print flier distribution
- Facebook posting and boosting
- A town-wide mailer
- A mailer to Bar Harbor businesses
- Town and Project Website
- Direct communication to local partners
- Local newspapers
- Chamber of Commerce newsletter
- Speed trailer messaging

Additionally, an alternative online feedback tool was created and made available to the wider community to increase participation, and to provide an option to those who were unable to attend a

community forum in person. This online alternative featured the same draft materials and questions. Fifteen people responded to the online alternative.

What We Heard

Draft Vision Statement

Below is the Draft Vision that was presented across the four workshops:

> Bar Harbor's vibrancy stems from the mix of people and the dramatic natural beauty of our place. Together, we build upon our diverse economic strengths and through partnerships we create solutions that meet seasonal and year-round needs. Our resilient and sustainable community includes sufficient equitable housing, robust infrastructure and efficient transportation. We work through our differences to strengthen our collective sense of community. We take care of each other, and we take care of our place.

Overall, participants said they somewhat supported the Vision as written. While a small percentage were pleased with the Vision as drafted, others felt it was too broad, vague, and could apply to any town. Other feedback received across the four meetings includes:

- Participants felt that the reference to year-round needs should come before seasonal needs.
- There was a desire to include more facts or specifics, and to be less "pie in the sky."
- Some participants felt the vision was too utopian and should take a stand.
- It was suggested that the vision could be stronger on protecting natural resources, sustainability, and climate change.
- It was also suggested that tourism or tourism management be mentioned.
- Some participants requested that terms like equitable, efficient, and robust be defined or further explained.
- It was suggested that the buildings and historic properties be recognized.

A potential solution to the feedback received would be to break out the key themes of the Vision and provide greater detail under each. This has been done in other communities by articulating Vision Pillars and corresponding, more detailed, Vision Elements.

Draft Future Land Use Strategies

Two draft land use strategies were presented for feedback. Each was represented with a map and area descriptions. There was general consensus related to both options that denser development should be focused where infrastructure already exists. The Downtown, Village Centers, and Rural Areas were all understood and endorsed in general as core elements of a future land use strategy. The greatest focus of feedback and discussion related to the difference between Option 1 and Option 2, the addition of Hadley Point and Salisbury Cove as "Potential Additional Residential Areas." Option #1 was noted as a starting point, but questions were raised about how to accommodate the needed housing units. A hybrid of Option #1 and #2 was also suggested by some break-out groups. A component of this could be the designation of a portion of Salisbury Cove as a village center.

The discussion of Option #2 and the proposed "Potential Additional Residential Areas" near Hadley Point and Salisbury Cove often related to questions and concerns about infrastructure and housing affordability. Many participants wanted more information on the potential to serve these areas with water and sewer infrastructure.

A similar concern was raised by some related to Town Hill and its current lack of water and sewer infrastructure. Some breakout groups felt strongly that Option #2 is only viable with the expansion of water and sewer infrastructure in those areas due to potential water quality impacts, climate change, and other environmental factors. It was also noted that the shoreline areas of both Hadley Point and Salisbury Cove are not likely to supply affordable housing units.

The conversations related to Bar Harbor's Future Land Use Strategy highlighted the complexity of putting such a plan into motion through regulatory changes, infrastructure investments, and responsive development partners. All of this takes time, and likely much more than the ten-year time horizon of a comprehensive plan. However, Bar Harbor 2035 could establish a Future Land Use Strategy that has a longer-term implementation horizon that will be accomplished over many comprehensive planning cycles. If this approach is used, it would allow for a more realistic phasing of implementation actions to accomplish this longer-term vision for the community.

Potential Implementation Actions

This phase of outreach and engagement proved to be a valuable opportunity to source ideas on how to make Bar Harbor's Vision and Future Land Use Strategy a reality over time. There were many requests for information on how much of the 2007 Comprehensive Plan has been implemented. Fortunately, a review process of the 2007 Goals and Strategies is underway during the Summer of 2023 with local boards and committees. The new action ideas suggested covered many topics including regulatory changes, infrastructure investments, transportation improvements, housing solutions, calls for regional collaboration, and others. These suggested

actions have been included in the Appendix as part of the event notes. They will be reviewed and incorporated into Bar Harbor 2035 if they are found to be consistent with the final version of the Vision and Future Land Use Strategy.

Record of Feedback Received

A complete record of what was reported out at each of the four events is included in the Appendix as "Group Report Out Meeting Notes", and all handwritten responses provided by the breakout groups were compiled in the "Bar Harbor 2035 Discussion Questions" document. A complete record of all feedback submitted through the online alternative has also been provided.

Bar Harbor Visioning Workshop Series- May 2023

Group Report Out Meeting Notes

Workshop #1 – MDI Biolab

Vision

- Generally, people like the vision
- Would like to see more facts (such as number of people working in industries)
- Could be stronger on protecting natural resources.
- More island-wide collaboration
- Merge environmental/sustainable tourism with year-round community needs
- Revise – "Take care of our place…and our year-round community."
- Emphasize the need to support natural resources in rural areas especially in relation to water and sewer infrastructure
- Commercial businesses should accommodate their own employees.
- Infrastructure – study or plan before anything is expanded or constructed (such as town hill)
- Sustainability and climate change should be in vision
- "Robust infrastructure" – feels daunting
- Too jargony in language – not sounding like the people of Bar Harbor
- Switch year round and seasonal needs in vision
- Some statements too "pie in the sky"
    - Our "diverse economy strengths" = very broad, could mean anything
    - "Sufficient and equitable housing" = does this mean worker housing? Low income housing?
- "Through partnerships, creating solutions" – also very vague
- Add to – "building upon *and protecting* our diverse economic strengths"
- Vague and wishy washy
- Preserve our rural character
- Promote neighborhood identity
- Too aspirational – get more specific

Land Use Strategies

- Overall, option 2 was preferred by the larger group.
- Many felt that they did not have enough information on infrastructure to really make an informed decision.
- Between option 1 and 2 – Is it a choice of spreading out over more land or creating more density?
- Some option 2 only if water and sewer could be implemented.
- Would need tax incentives to provide year-round housing.
- Consider concerns over water quality impacts, climate change, sustainability, etc. if option 2 is pursued.

- What percent of affordable housing is appropriate for a community?
- Is there a score card for how well comprehensive plans have been implemented?
- Explore residential seasonal tax.
- Need infrastructure study to see if resources can support growth in the identified growth areas.
- Can we focus on sustaining what we have instead?
- Scenic highway – should be acknowledged.
- Salisbury cove – designate as a village center
- Define what residential means – should be year round
- Preserve what we have – our rural environment, keep development where its already developed and where infrastructure is already available.
- Sustainability – should refer to maritime, environmental, people/tourists

Actions

- Incentives for new businesses to provide housing solutions for own employees – do they have the responsibility to do this?
- How does this relate to the current comprehensive plan?
- Is the 2007 plan being implemented? Are we retaining goals and objectives from this plan?
- Other neighborhood could look to downtown as an example of what not to do
- More infrastructure increases development potential increases potential for tourism – prioritize year round community needs in land use regulation updates

Workshop #2 - Atlantic Brewing Company

Vision

- Mixed responses – some liked it, some did not
- Vague vision – desire for more specifics - should take stances that represent majority of Bar Harbor residents
- Didn't like the word "dramatic"
- Not bad, just not saying much
- More emphasis on sustainable tourism and bridging gap between seasonal and year-round community
- Didn't like the phrase "diverse economic strengths"
- Fantastic utopian vision that lacks character
- What kind of transportation?
- More focus on environmental sustainability
- Year round over seasonal interests
- Not sufficiently creative or comprehensive
- Meaningful change – bring water/sewer infrastructure into this statement
- More industry support – centers of entrepreneurship and employment
- What's not to like, but could apply to any town anywhere.

- Efficient transportation – what does this mean?
- Preserving needs of year-round residents
- What does creative solutions mean? Whose creative solutions?
- Define equitable.
- Wasn't enough mention of natural resources
- Too lofty
- Statement ignores fundamental issues of zoning, growth, and density
- What does year-round actually mean?
- Second paragraph of future land use strategy could be in the vision.
- Good start but needs to be a more targeted explanation of goals and objectives.
- Resiliency could be referenced.
- Sounds nice but future land use is the meat

Future land use

- The broader group was split in preferring option 1 vs. option 2.
- Option 2 Comments
    - Achieves housing goals and provide greater housing development opportunities
    - Needs to have the right performance standards
    - Discussed importance of community – more density to create tight knit neighborhoods
    - Smaller lot sizes, shorter setbacks in town hill, hulls cove, etc.
    - Residential opportunities in Salisbury and Hadley – apartments, multi family
    - Protecting natural resources in Salisbury and Hadley
    - Opportunities for growth/residential clustering in Salisbury and Hadley
        - Provide incentives for long term rental housing
        - Hotels – already enough – how to ensure and encourage long term housing development instead
    - Increase towns infrastructure to allow for smarter development – encourage change of use in existing footprints
    - Liked mixed use Salisbury and Hadley in option 2
    - Getting infrastructure into the part of community will be expensive
    - Protect working waterfront.
    - This is a huge undertaking without addressing wastewater needs – significant investment to build out sewer/water to Hadley and Salisbury.
- Option 1 Comments
    - Some leaned towards option 1 as a good starting point
        - Already infrastructure to be built upon rather than needing to expand
        - Change zoning to allow builders to build up
        - Less infrastructure costs in the long run for now
        - Concentrates development in three hot spots to reduce sprawl and focus density. Should remove all single family zoning.
        - Likes option 1 for high density and utilizing existing infrastructure.
        - Option 1 would work if affordable housing development is prioritized

    - Some didn't like rural area extended through Salisbury/Hadley
- Increase infrastructure in town hill and small centers
- Liked that hulls cove is being extended – affordable place to increase development and natural extension of density in Bar Harbor
    - Need for better public transit – especially through downtown and hulls cove
    - Increase ridership of existing transit lines
- "Seems like we're going to have to give up something to solve this problem" – for example, in downtown, many are weary about giving up single family housing due to potential change in character but increasing density in this area makes sense
- Consider missing middle housing framework
- Strike a balance – density without being too urban or changing our character too much – keep in mind beauty and historical heritage
- How can we focus on preserving the character of place while meeting our density needs?
- Address cost of development in less centralized and accessible places

Workshop #3 - Bar Harbor Municipal Building
Business Breakfast

Vision

- Would like to see more specificity in the vision. Too simplistic. Vision should take more of a stand.
- Would like to see more on natural resource conservation.
- Prioritize natural resource protection (concerned about water and sewer expansion negatively impacting these resources)
- What is efficient transportation?
- Recognize other assets unique to Bar Harbor like its buildings and historic properties.
- Switch seasonal and year-round in the statement.
- Mention environmental protection.
- Is equitable housing realistic?
- Accompany vision with specific bullet points.
- Mention the need for regional coordination.
- Mention vibrant businesses and sense of place.
- Add something about safety in the vision (dangerous to walk or bike in village which is sad).
- Define sufficient and equitable housing.
- Equity should run through vision and whole plan.

Future Land Use

- Option 2 Comments
    - Would need town water/sewer to this area which would be expensive

    - Preferred option 2 but only if town could ensure that additional residential development could be supported by infrastructure, water, and land capacity in these areas
    - Concerns about town water/sewer expansion. Infrastructure availability was stated as the biggest issue with option 2.
    - Start in downtown and work out from the there.
    - Preferred to address housing issues
    - Development already happening in the Hadley and Salisbury areas – meet it where its occurring.
- Ideally would like Option 1.5 (hybrid between the two options)
- Need cost/benefit analyses for both options.
- Year round and employee housing on employer sites
- Fix existing infrastructure first before expanding infrastructure.
- Pedestrian friendly growth areas are important to prioritize.
- Simplify land use ordinance and reduce number of zoning districts
- Consider existing neighborhood characters.
- Extend water/sewer before increasing density in growth areas.
- Housing is the overarching issue. Town should improve zoning to accommodate more housing choices.
- Year-round industry - Retirement housing downtown?
- Relax zoning requirements and provide incentives to support housing rather than placing responsibility on employers solely.
- Should the town go into the housing business?
- Tourism not likely to increase due to lack of developable land.

Workshop #4 - Conners Emerson School

Vision

- More definitions to define ambiguous terms such as equitable and robust.
- Prioritize year round over seasonal needs.
- Liked “mix of people”
- Felt right as a vision - it was broad, but that’s ok. Some thought it was too broad.
- More on inclusion and climate change.
- Mention seniors - multigenerational connections are vital to our community
- Does not address specifics or solutions to big questions.
- Missing environmental stewardship.

Future Land Use

- Option 1 Comments
    - Expansion of downtown and increased density cold address housing needs
    - Like using existing water/sewer infrastructure.
    - Make sure zoning could support this vision,
- Option 2 Comments

    - Need for water/sewer in Hadley/Salisbury
    - Ensure housing that gets developed is affordable.
    - Some preference for Salisbury Cove over Hadley Point for potential additional residential development.
    - Concerns over northeast creek related to additional development.
- Housing needs for employees – address this in future planning.
- Look at other urban places for inspiration.
- Keep in mind recreational use for waterfront and the working waterfront in general.
- Need for regional coordination of big issues.
- Target denser development in areas with infrastructure.
- Increased cluster housing throughout town.
- Add water/sewer in areas we need it for development.
- Consider potential climate impacts when building on the coast.
- Concerns about town hill development – has different needs than other areas.
- Preference – Option 1.5

Actions

- Investing in public transportation and connecting the growth areas by walking paths and transit
- Invest in a walkable downtown.
- Build up and increase density.
- Need more data on specific year-round housing needs
- Community needs to ask itself what price it would be willing to pay to solve issues.

Bar Harbor 2035

Discussion Questions

The Draft Vision

Could you support the Draft Vision Statement as is? Check the best answer for your group.

Yes – 4
No – 2
Somewhat – 19

1. If not, do you have any specific thoughts or feedback on changes?

- Need emphasis on inclusivity and community.
- Diversity and natural resources
- Adding something about seniors to match demographics
- Strengthening multigenerational relationships
- Year round vs. seasonal
- Like that it references transportation
- Like "mix of people" is a different way to refer to diverse – feels right for Bar Harbor
- Meets year round and seasonal needs – beauty and resources – people and history
- Hope to have mix of housing options
- Increase tax for open houses/vacant?
- Equitable? Need more definition
- Yea round vs. seasonal – belief that year-round should take pretendent
- What is robust?
- Sticky Point – equitable housing – affordable for workers
- Add – a model for responsible stewardship of our environment
- Working is compatible with a wide range of plans on the whole. Concern that if the legality of the land use ordinance will be supported by the vision statement that the statements need more specifics
- A little vague – maybe focus it more
- Is it realistic – sufficient, equitable housing – is there simply too much demand – not everyone can live downtown.

- Maybe add specific bullet points
- Cooperate with the rest of the island
- Vibrant business and residential communities in a cohesive way
- Sense of place – make changes within the context of what makes bar harbor bar harbor
- Tourism growth not likely to continue at the pace it has recently – natural constraints already taking effect.
- Housing a driving need for other BIG issues listed
- Water and sewer access to Hulls Cove – Salisbury a priority to drive development
- Will the market change in the short term of who travels to Bar Harbor that changes what we need?
- Can the water table handle improvements on Town Hill and surrounding areas if allowed? Cannot have density in these areas without planned water and sewer?
- Can Breakneck Road provide water (town) accessed the way to Hulls Cove?
- Year-round housing focus
- Increased density how do we allow safe travel not mazes
- What does “sufficient and equitable” mean? What is the target mix of housing?
- Speak more specifically to protecting natural resources – “take care of our place” isn’t specific enough.
- Equitable housing: not just younger people
- Trans population/housing
- Socio-economic diversity
- Paints good broad strokes but needs more specificity
- Suggest that reference to year-round and seasonal be flipped – year-round with emphasis
- Need to include, up front, the need to protect our environment
- Concern about equity – not just in housing children important to a community – all ages make community.
- Vague statement – suggest prioritizing language. How long until the town goes dark in winter – how we approach seasonal vs year
- Need fixed comma – wishy-washy language
- Language is vague and too middle of the road. The vision statement should take stances that represent the desired vision of the majority of Bar Harbor residents. (define efficient?) (prioritize year round) (who is creating solutions?) equitable means different things 2 diff people
- Good start to detail the basic ideas of a draft vision statement. But there needs to be a more targeted explanation of the overall goals of the draft vision statement we have to do better than “42 characters or less” mentality
- Too generic, pie-in-the-sky applies to everywhere, USA
- Not actionable
- Doesn’t address tourism management
- Doesn’t address the need of seasonal vs year-round residents
- What does diverse economic strengths mean?

- What partnerships? Who are the partners?
- We you talk labor shortage as big issue, are you also thinking about year-round challenges with plumbers. Electricians, etc.
- No natural resources – ANP is not the only place that needs protection.
- Too long
- Not aspirational enough
- More specific re transportation: bike lanes? Public transportation
- Too pie in the sky
- Fundamental issues – zoning and density
- Do we want to figure out cap for visits in summer?
- Limiting beds, motel, hotel, b&b moratorium
- Quality of life year-round downtown
- Include information 2nd paragraph back of option 1 “easily identifiable” from mixed uses development areas
- Can’t identify year-round why is that. More focus on year round
- Realizing/implementing the vision is tricky/difficult.
- Not sufficiently creative or compressive we like the last sentence as a focus on process and enables us to move forward. But we would like to be certain that the process be better defined, rigorous, enforceable, applicable.
- More specifics if possible? How? What kind of transportation? Public? Clarification? And more of a focus on ecofriendly/sustainability/environmentally and sustainability as a higher priority and year-round need above seasonal business?
- What would make change meaningful? Water/sewer – needed: industrial support we have: tax, MDI Biolab, to encourage digital Nomads entrepreneurs
- We (our group) have mixed responses! Most of us agree that the vision is vague – maybe this is what a vision statement serves?
- What we didn’t like: (questions) the word “dramatic” it’s not bad, it’s just not saying very much - Wanted more emphasis on sustainable tourism – address m0re specifically both seasonal and year-round residents – “equitable”?? – affordable? Accessible? Diverse strengths?? Worded differently perhaps
- What we liked: sustainable management of tourism, climate change centric,
- 1 impression: frantic utopia vision but it has not character
- Let’s get a sense of community values and build up from there, (ie. Authentic value commercial fishing etc) democracy maybe use categories and have a statement for each subject (ie housing): safe and affordable, accessible, dignified housing
- Limit rental housing? More code enforces preserve wetlands – limit VR2’s? let expire? – sustainable tourism cluster in town center preserve rural
- Protecting natural resources could be more specifically addressed for example water especially when limited – robust infrastructure is a big ambition – language sounds more sophisticated
- We do not want camp groceries in residential areas – like the way it is quiet doesn’t want crowds
- Town Hill how much growth can we really accommodate

- Business and residences in small village centers – highlight the mixed-use nature of Bar Harbor that exists already – how does this vision support current businesses? “Rural character” – sentence 2: maybe statement about partnerships unclear – maintain “mixed use” town centers “build upon and protected our diverse economic strength”
- Need a little more about taking care of our place – need to support natural resources by protecting rural zones (i.e., water) would need year-round water infrastructure to support density of further development e.g. in Salisbury Cove – is that town or private water? - add to last sentence “and we take care of our place and our year-round community” – vision of what could be – maybe try to full-empty B&B’s for the 8 months that they stay empty
- Want more facts on how many work in science, hospital, education, tourism – could be stronger on protecting natural environment. – not take as given – the growth model, esp. tourism – prefer to work with other island towns – island wide comprehensive plan – need to integrate with their town plans growth – what kind of tourism? Risk is tourism side will encourage on the residential side loss of diversity of businesses – shaping the type of housing – natural resource based, merge sustainable environmental journalism with in best community ID. – taking rural land
- Missing “natural resources” to clarify the environment as a fundamental basis of these statements – switch to year-round and seasonal – showing importance pf year round – groundwater and water resources should be considered

The Draft Future Land Use Strategies

2. Does this approach to guiding new development activity presented in Option #1 make sense to you? Check the best answer for your group.

Yes – 5
No – 6
Somewhat - 15

3. Why or why not?

- Prefer denser development in existing developed areas with infrastructure
- Revise zoning in those areas to allow concentration
- Town Hill development needs to be tempered by the lack of infrastructure
- It hasn't changed since the last Comprehensive Plan session 15 years ago
- More concentration seems like a first step towards building neighborhoods, that are walkable
- The map is abstract – can't make sense of it without specifics
- Worries about expansion of downtown density/vs. need for housing
- Use of town water/sewer for housing makes sense
- Any part of rural that can be used?
- Could use more content of orange
- Not clear whether option 1 less development overall or the same abstract as option but more concentrated
- Shoreline not likely to develop – not economical
- Town/sewer
- Should start downtown – opportunities available here with more residential density
- Housing is a major issue – should be open towards opportunities
- Building residential outside of town = more traffic
- Option 1 vs 2 should've been the current situation vs a downtown with more heights/density/lot coverage
- Downtown village is already identified – start there and work out
- Not enough opportunity for development in just Bar Harbor downtown
- Will not allow visions statement to be achieved. Does not consider current development
- Prioritizes resource protection
- Concerned about access to water/infrastructure – need that water table study
- What can we do with existing downtown infrastructure?
- Concern of increase in density of developable areas
- There's a lot of fine print
- Not developing Salisbury and Hadley is a mistake – is already happening
- Town Hill area too small – development needed along the Town Hill to Somesville Corridor
- Basis of both plans is good
- Conserving land and low density/impact development are cool ideas. However, will there be safeguards to prevent developers from creating subdivisions and private wells and septic anyway? Will this strain on natural aquifers and other resources?
- Doesn't adequately address affordable housing. There's already density in the yellow areas. This plan would make it even denser.
- Again – light on details, are we also offering incentives? How about vertical expansion of existing options? Repurposing park property on the edge of the village.

- Not enough information or understanding
- Do people want to expand can we change the LUP to build up? We can. Is the community okay with it.
- Grandfathered in not conforming units
- Can we provide tax breaks how do we incentivize
- Center license disintrusive STRs
- Encouraging people to build housing
- Transportation
- Limited space – more room is needed stays as is
- High density = cool – working with current infrastructure to optimize development – as long as we can try to keep affordable housing/rental. Rent controlled?
- Yes we get what this map is communicating, but we got some options on it
- Business as usual?....
- "By focusing our energy on 3 central spots it will force a focus on zoning and to more wisely develop areas that are already being developed/becoming more dense."
- There are wonderful business that we should protect and allow to continue – specific discussion Town Hill Salisbury Cove – important to review strategic report and give further consideration to whether resources can sustainably support growth in these areas. – infrastructure needs to come before housing
- In town – summers hard to walk restaurants our time around tourist density in town for local people – infrastructure, water sewer transportation housing – commercial to accommodate walkers – sustainability can't handle anymore way in the MT
- How would "rural land ones" affect the future of existing businesses?
- Downtown bar harbor has some big residential lots that could be developed might need to change zoning to permit vertical building on mixed use commercial/residential opportunities possible in orange areas
- There isn't enough gain for housing and general growth, infrastructure would ben necessary to enable future growth, especially water and sewer impacts. – Salisbury cove is missing

4. Does the approach to guiding new development activity presented in Option #2 make sense to you? Check the best answer for your group.

Yes – 10
No – 2
Somewhat – 14

5. Why or why not?

- Prefer limiting potential additionally residential area to Salisbury Cove – possibly to move easily extend infrastructure from Hulls Cove
- Get limit development as you get closer to Northeast Creek and Thomas Bay because of wastewater concerns?
- Increased cluster housing spread out across town – housing trust developments – more this in green areas
- Sewer and water are the only constraints – need to be added
- Con-building on the coast and potential climate impacts – a thought
- Another thought – many people live there because it is a low population rural area – some fewer neighborhoods mean some place where I can't see you –

- Is sea-level rise considered – especially
- How does All American Road – Scenic Byway
- Is much of the Hadley Point/Salisbury Cove going to be unaffordable because of shoreland amenity
- When planning for option 2 is taken into account need to keep in mind access to waterfront for working waterfront and recreation use.
- Water quality protection for upper Frenchman Bay Housing will support year-round community
- Yes, with restrictions – i.e., island housing trust
- Is there a way to regulate – make new residential areas affordable
- Needs infrastructure – water /sewer
- Is new residential areas for year round?
- Increase housing with restrictions or we'll be in the same situation – exacerbate the problem
- Shared housing
- Expanded mixed-use area would help with housing shortage
- Need infrastructure and transportation
- Prefer #2 residential infrastructure all
- Infrastructure issues – in support but needs to be possible with wts
- NIMBY concerns
- Need options outside of Bar Harbor where capacity is already near max. need alternative options to provide opportunities for growth.
- Road frontages amended, acreage reduced, setback, removed or amended to allow higher density
- Interconnected trail access for commuters where density is increased
- "safety" added as a priority in vision statement
- Otter creek an option or all ANP restricted?
- "Yes but" public water/sewer infrastructure in Salisbury Cove and Hadley Point growth areas would be necessary for plan to be successful
- Hybrid of 1&2 seems ideal
- "Light commercial" maybe allow more home occupation, business/residential commercial
- Would need town water/sewer
- Would development be restricted from rented out? Residential protection
- Would Lno's be used to protect residential areas/not tourism – Sails from STR
- We need to be mindful of infrastructure when developing – extend systems for water and sewer before increasing density. There is concern that septic system over development will cause increased presence of nitrates and other contaminates
- Encourage smart development
- If option 2 chosen, work water and sewer be part of the plan –
- Support the residential trust's growing already
- Need to be sure that areas are not just limited to expensive housing (waterfront)
- Housing affordability
- Transportation issues with development in Salisbury TH.

- Investing in public infrastructure would help facilitate smart development, however, what would prevent short term rentals or over prices housing? what tools are available to provide incentives to developer to cap rent for workforces?
- Allows more community in an area that currently doesn't know their neighbors. Create a community – limit lot size, allow density
- Greater detail and expansion on the new proposed "residential" areas at Hadley Point and Salisbury Cove – actual land proposed to be developed by the new comp plan, town services expanded to cover these areas, what about public transportation, garbage school buses, police and fire, ambulance.
- Start with build up
- Businesses feel hotel building is limited – not all hotels are booked throughout the year do we need it – limits on tourism because of limit on space for employees – more people in NH than can fit. We have already reached the capacity. – quality of life – library, grocery, library – traffic is pushing people who live here from engaging for the tourist season
- Adding more businesses that encourage people to live away from downtown – still keeping natural resources – focus on high density first before dispersion – appeal to people with STR to turn into LTRs
- More reasonable – breathing room
- We like option #2, but we would like to expand the increased infrastructure in the interior. Perhaps we should improve Town Hill for a lot of reasons, including community linkage with SWH and MT Desert. Gateway communities to contract the fact that BH is the gateway of Acadia.
- The development in Hulls Cove makes us think of Trenton and we don't need 2 Trenten's. More development in Hulls Cove – how does this affect taxation?
- We have scenic highway – how does that fit it. – could envision Hadley Point/Salisbury Cove as "closely – guarded" residential growth are with mom and pop business but not big business – don't envision large apartment building I envision smaller ~4units?
- The flexibility of "mixed use" distribution is important. – there are limitations on resources like water for expanded residential in the Salisbury cove area
- Only if can extend water and sewer to protect what there already and natural resources in that area – presents a way to move forward, actionable needs incentives, should ne seasonal homes – work on development in orange areas too
- Does the town provide infrastructure with this development? Sewer/water – is the choice tomorrow spreading out on more land or increasing density or both? Option 2 seems mentionable
- Infrastructure is critical to any growth – specifically water and sewer – this would to be developed as mixed use, - more flexibility for growth – need to put Salisbury village as a mixed-use growth area.
- #2 -identified Salisbury cove and gives them hat is already there

6. Does your group prefer Future Land Use Strategy Option #1 or #2? Why or why not?

- 1½ ☺ - Prefer #1 but recognize severe limitations that may impose – densifying is important
- #2 because it takes advantage of potential developable area which would allow us to increase housing
- If option 2 allows us to create policies to direct growth away from rural areas then it could make sense – either could make sense… if we can stick to it! Don't trust the community will implement.
- If option 1 doesn't suffice, option 2 with thoughtful expedition (working waterfront, protection year-round

housing) is a good option

- Option 2 – Hadley Point and Salisbury are already being developed so this would allow for better planning and better infrastructure. Add better bicycle, pedestrian and transit options to downtown center and downtown residential more families in these areas
- Option 2 with caveats – see notes
- Need more specifics
- Option #2 – can the area/groundwater handle it?
- We don't necessarily prefer either one – but we think the focus should be on downtown first
- Option #2 with additional infill potential in NH and HC but largely need a greater region of opportunity in than town.
- Town Hill infrastructure
- #2 allows more growth in better locations, primarily to meet housing needs and support for commercial activity in these areas
- Little bit of both aka 1.5 ☺
- Leaning towards 1, but it doesn't solve everything
- Positives in both
- No
- Allow reduced lot sizes, smaller setbacks, zone for apartments, duplexes, multi-family. Hotels must have employee housing and transportation for those housed off site.
- Consensus would ne option #2, but assumptions on population growth, where this growth would "go" property and household taxes, does the current or planned infrastructure up keep/grades fall in line with the proposed expansion(s)? we have 20+ million in state mandated repairs/updates slated for this coming ½ decade. Will we have the expansion for growth?
- Option 2
- Leaning towards #1 increase density in preexisting areas less infrastructure costs. Why are we not talking about Otter Creek?
- Option #2 – to provide the bridge for greater density, sustainable housing
- Option #2
- Option 1
- Option #1 – preserve rural/environment what we have for as long as possible increase density where infrastructure is currently available
- Not enough context
- Both must include Salisbury Cove as a town center – town hill has no water/septic same as Sals cove.
- Look at 2007 comp plan vision – give it a grade, ask what worked, what didn't – how can we learn/improve on it? – how well are we studying the economic consequences of the different visions? –

diversify economy to balance with tourism – identify and conserve working infrastructure in town and reuse tourism, com business and aquaculture

Potential Implementation Actions

7. Do you have ideas on potential implementation actions Bar Harbor should consider? Over the coming months actions will be drafted to create a work plan for reaching the chosen Vision and Future Land Use Strategy.

- Increase density, build up (increase height, buses to allow folks to live in outlying areas without cars or taking up parking – bike and walking paths to connect hubs
- Become a Main Street community
- Affordable, year-round housing priority
- How to protect the new residential areas from just getting clear cut.
- Put in infrastructure – sewer and water – Salisbury Cove and Hadley
- Revenue – encouraging states to allow local control of state tax
- Climate resilience for developing the shore of an island
- Improving the working waterfront – public water access with parking, the ferry terminal but with lots of trailer parking
- Coordinating with other towns on the island – this is a regional problem if people cant afford to live in Bar Harbor, may want to live close by - SW – Trenton – Mt Desert
- More/complete biking/walking connection to Hulls Cove
- How do we make sure future growth addresses housing needs at diverse income needs – including rentals
- Car tow – be actively involved in building affordable and shared housing
- Build social housing
- Invest in bus transportation
- Look to Rockport, MA – they feel residential and Belfast, Camden/Rockport-sense that they have more year-round services, community
- Pay attention to ferry terminal as important asset. (including funding)
- Support transportation infrastructure – including linking to new Trenton Center
- Update zooming to match plan
- Implement strategies and reduce and slow traffic in downtown (like brick streets, for example or close off downtown)
- Sewer wastewater plan

- Bikeable pathways between mixed uses appeal
- Town sewer and town water to Hadley Point and Salisbury
- Fiber internet as a utility
- Yearly update on implementation progress – ask for feedback
- High density housing (multi-family units) with covenants in the egg/yolk areas
- Other uniform plans (i.e., Portland?) that require percentage of affordable housing
- Build more/ include more 'affordable' housing
- Housing for employees for town/teachers/ medical staff
- Need to address the key points of the vision to translate to goals. There are conflicting interests (year-round vs seasonal) there are interdependencies (more seasonal housing can lead to higher business taxes, lowering property taxes). Need more discussion to know what to implement.
- Zoning – review density levels particularly in downtown/areas served by town water and sewer.
- Year-round industry: collaborate with chamber to take advantage of the industry we already have.
- Retirement housing – we have year-round amenities to take advantage of.
- Public water and sewer (especially) infrastructure
- Relax zoning requirements
- Create incentives to support housing, other than solely on business owners
- Establish tangent mix for housing
- Town needs to be into the land/housing game
- Need cost benefit analysis whichever plan is implemented
- Consider merging town governments – 4 towns and 4 gov't is not smart.
- School consolidation
- Lack of infrastructure prevents multifamily housing – add water and sewer to Salisbury, Hadley, and Town Hill
- Consolidate zones – we have so many ordinances/zones now that it is a mess
- Yes, what tools are available to encourage a change of use in existing footprints? Using our current spaces is a smarter and efficient way without extensive expansion ins Bar Harbor's best path forward
- Clock ran out – did not have adequate time to formulate a response.
- Have guardrails/regulations to make sure you get the right kind of development.
- Incentivized LTRs – make housing more economical – lot size/family, min dwelling heights (in the case of "b&b on cottage) – less tax increases – make LTRs something to be proud of fundraise
- Establish tourist tax or local tax authority help cover existing and anticipated costs of growth
- Improve water/sewer infrastructure
- Redo zoning – municipal parking garage?? – walking only downtown – biking accessibility – where are

the trees? – maintain natural aesthetic while developing – accessory dwelling units – easements on rural/wildlife habitat – seasonal rentals: continue vacation rental permits “parking garages, lets lean in” – working waterfront: protecting working waterfront for commercial and cultural uses – graduated taxes? – incentives for landlords to rent year-round (tax break? Financial incentives) – dog park? – indigenous access to waterfront/land – concentrated development – get rid of single-family zoning!

- Zoning – increase code enforcement – incentivize? For affordable public/private partnership – phase out VR2 – public transportation – parking garage - #’s I housing study – discrepancy
- More work transportation – figure our where we can expand infrastructure – needed for growth – ensure “honest” enforcement of current/future zoning
- Action – infrastructure, water, sewer, transportation
- “residential” needs to be specified: year-round? Seasonal? Short term? – defining “residential” for future planning – provide incentives for new builds to create year-round or seasonal worker housing.
- Ordinances that favor year-round residents over seasonal – use permitting process – extend warter and sewer before anything – different types of housing or single retired etc – property tax incentives for providing year-round housing also break on water and sewer – develop incentives for developers and renters – always consider climate change in the kind of building you do – sustainable, sensitivity to wetland and low areas
- In geographically appropriate areas where appropriate septic and water is or can be provided. – reevaluate zoning – add more housing in concentrated areas – improve transportation system along buildable corridor – encourage and support alternative forms (public) – use parking $? For bus and bike lanes
- What short term changes like LUO (density if there is W&S) and isn’t expensive – infrastructure potential based on environmental study, that would support the growth of use in both directions. – keep cost efficiency in mind!

Note Card Feedback:

- As an island community climate resiliency should be considered a big issue
- Hard to put plans in place permanently
- Complex interwoven choices
- Diversity and natural resources
- Welcome community for growth/new members
- Accept people are coming to Bar Harbor limits of our resources/environments
- Promote interconnected community
- New Englanders: take care of our community members
- Main Street community idea: ownership to year-round residents still welcoming/special to tourists
- Environment integrity

- Vision: need emphasis on inclusivity and community
- Transportation makes accessibility
- Need resilience to climate change in growing
- Option 2 – hold ups to development (limits of sewage/water infrastructure) – careful of wetlands and other natural resources drain towards the bay? – don't pollute the watershed dilute density amounts – if option 2, start with Salisbury before Hadley
- Option 1 – Town Hill low density developed due to limits – favor for concentrated downtown – not enough space? – vertical space to reduce sprawl?
- Big problem: change in ownership people aren't here year-round – lack of housing - redistribution – land is so limited – take sea level rise into account on the shoreline – concentrate growth on what is already developed – love rail lines/buses
- No one mentioned cruise ships – what a relief
- The Jones Marsh and Fern Meadow Housing Trust developments are in the existing green area – why can't more of these be done on the adjacent green areas
- I'm curious why the woman in our group #6 got mad – said this is pointless – took her kid and quickly left – I think her focus possibly was worker housing
- We should stop having so many cruise ships in Bar Harbor!
- Vision – add exclusivity/inclusionary language – I have a fear that climate dread will lead to fear, and to use slamming the door on incomers. We should be explicit about recognizing were lucky to be here and should welcome others
- Option 1 – prioritize density in yellow (residential) areas… tall, resilient mixed-use buildings… not only in the "egg yolk" bay across the whole egg
- Option 1 – one of the groups just noted "option 1 is the comp plan we made 15 years ago". That is a really good point. What would make this option <u>actually</u> happen?
- Does all of this need to pencil out for developers in order to build?
- Feel the maps would've been more burdened with wetland symbolized as "protected or non-developed" so we could see the area that is actually available for <u>land development</u>. The dark green shading of a large area may be "coloring" peoples; perceptions of those areas
- Please consider that the state's definition of working waterfront is mostly limited to "commercial fishing and aquaculture" Bar Harbor has value as a place where people want to come to see a working harbor. The wok that happens is also tour boat operations, kayak and nature guides, etc. access to water for shell fishing, boating etc. should be protected and encourage on both public and private land
- I would like to see: Improved water access at places like Hadley Point, better landing – Town Landing Rd/Nar Cove – improved ramp address lack of parking – Clark Cove – improved ramp and parking – ferry terminal – mixed use, public access, fisheries working waterfront
- Local option tax! Use taxes in dump – more funds from nonprofits!
- Vision – seems too simplistic clarify – "efficient" transportation – not lots more buses efficient in context of

small-town buses summer not enough parks parking options to get visitors away from downtown – recognize build assets preserve what makes us unique charm of town

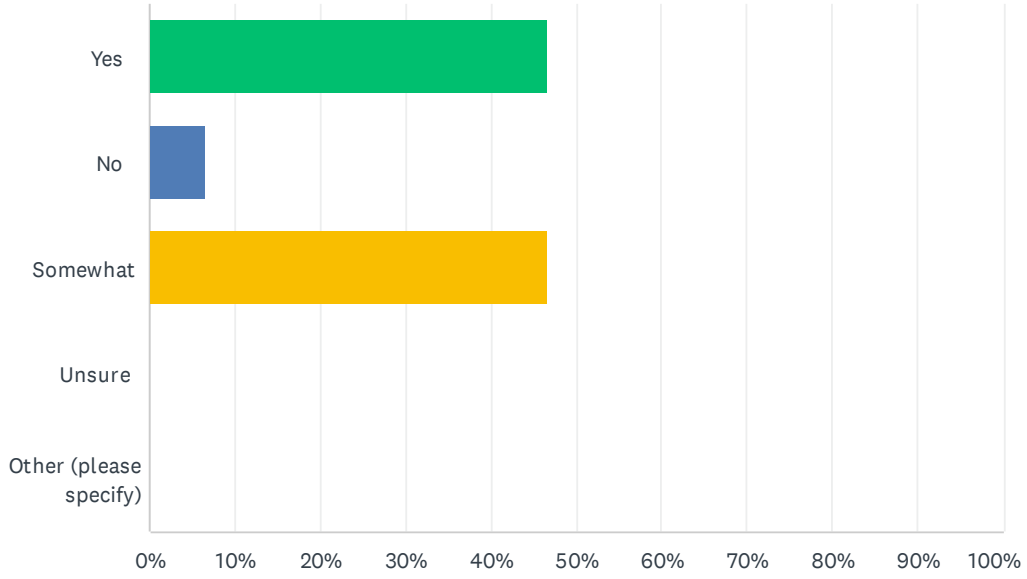
- #2 – make downtown areas pedestrian friendly, make area pedestrian friendly – shovel snow
- Simplify LUO for average reader
- Areas for potential #2 residential area – one member thinks were potential – can we develop rural areas at higher density? – make sure groundwater to support development – preserve residential downtown year-round – preserve natural resources that are what areas – downtown don't make LUO change to that disrupt existing land neighborhood patterns
- #2 - Restrictions to multifamily issue housing for year-round housing for seniors to downsize. – concentrate or year-round weekly rentals drive up prices - do employee housing or buses safe.
- #2 infrastructure – fix existing infrastructure as a primary before expanding to near areas – lots of existing infrastructure needs repair – in town sidewalks
- #2 – town has improved look at bright side – ferry terminal land cruise ship passengers
- #2 – employee housing – on site preferred
- "Limited land available for future development" not limited, just poorly used (zoning changes!)
- Cap on short term rental days – set limit on number of days that a property can be rented our as a shirt-term rental (stronger) – down payment assistance (from community land trust) – closing cost assistance – mortgage payments (0% APR loans) provide grants – do a tourism tax – will encourage owners to offer long term with a tourism tax the demand for short term rentals will decrease and it will also increase local revenue – partner with private parties for affordable housing project – get a housing tax force
- Neither #1 nor 2 focus on converting and incentivizing building new ones (hotels, shirt-term rentals, 2nd homes) – year-round residential homes 2nd apartments – building up an down and not sprawl year round building should be closest to existing services (fire, water, and sewer, police, groceries, etc) rather than the other way around clear definition of affordable housing (ie 30% of minimum monthly mortgage at 40 hr/wk) if it does not exist already. Emphasis on EV public transportation (not limited cars) with more frequent schedules recognition that over development more deplete natural resources require housing as part of all new developments (if legal) community-owned solar and community owned environmental resources/energy community owned housing /if private developers are not getting the job done quickly enough, the town needs to step in and do what the people want and/or partner with Island Housing Trust etc.
- Apartments look bad but get over it. So does hundreds of people leaving the island because they cant live. Create more affordable housing initiative that prioritize low-income families. Incentives can make affordable housing more economically feasible for developers. Providing tax incentives or expediting permitting process. – stop prioritizing EV charging stations and focus on public transport (I know the town is trying but I keep hearing it) – rent control policies – inclusionary zoning for specifically affordable housing require developers to include affordable housing units in projects – zoning regulations for Airbnb's (strict) – licensing (require hosts to go get license and limit the amount)
- Option #2 – practical speaking, what land is actually available for housing? – there are large empty building on MDI. How can they be turned into housing? In village of BH – limit hotels! We don't need

more rooms when existing rooms are full, that's enough tourists, they can come another time. Yes, cruise ships create over-crowding, but so do cars.

- Aspirational of vision statement of comprehensive plan – how to articulate the comprehensive plan?
- The labor shortage and not enough housing – 2 main issues that are incredibly interconnected to very other big issues
- Vision: one thing I wonder – who is the "e" in this vision? Particularly how does the town act responsibly towards the large population of seasonal workers who are currently often marginalized? Who is included in the "collective sense of community"?
- How does cond use relate to affordable housing? De growth? Can we take care of what we already have? – draft 2 – is referred over draft 7. But unsure about impacts to sustainability, resources, integrity, identity – how do we incentivize affordability, affordable housing, who is going to pay for it? – how to define affordable housing – tourist tax? Local lodging tourism impact fee? Tax? Toll? – how do previous comprehensive plans stack up against reality? Scorecard – what is the capacity of fresh water in bar harbor? Water – how much development can the town sustain annually now? How much in the future? Climate change? – invasive species management? Land stewardship? – preserve and promote neighborhood personality across multiple neighborhoods of bar harbor – neighborhood personality – percentage of affordable housing? What is the ideal goal? Apartments can work
- Future land use options: Salisbury Cove is something of a de facto town center already, and cold ne further developed but water/sewer infrastructure needs to be developed to avoid over coming natural resource limitations (aquifer level)
- Vision: water, sewer development first before housing issue – transportation issue: build a solar train system from airport to around island to lessen crowded summer vacationers and to develop tourism in nearby city and attractive sports. – limited supply of natural resources such as water – even our population density
- 40 bones in bar harbor – town at maximum wetlands more code enforcers? Employee housing
- Limited water in town hill – don't like cruise ships – accessible restaurants is too hard now – maritime/waterfront uses need to be protected – downtown is too crowded – thrilled with process – thank you

Q1 Could you support the Draft Vision Statement as is?

Answered: 15 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	46.67%	7
No	6.67%	1
Somewhat	46.67%	7
Unsure	0.00%	0
Other (please specify)	0.00%	0
TOTAL		15

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

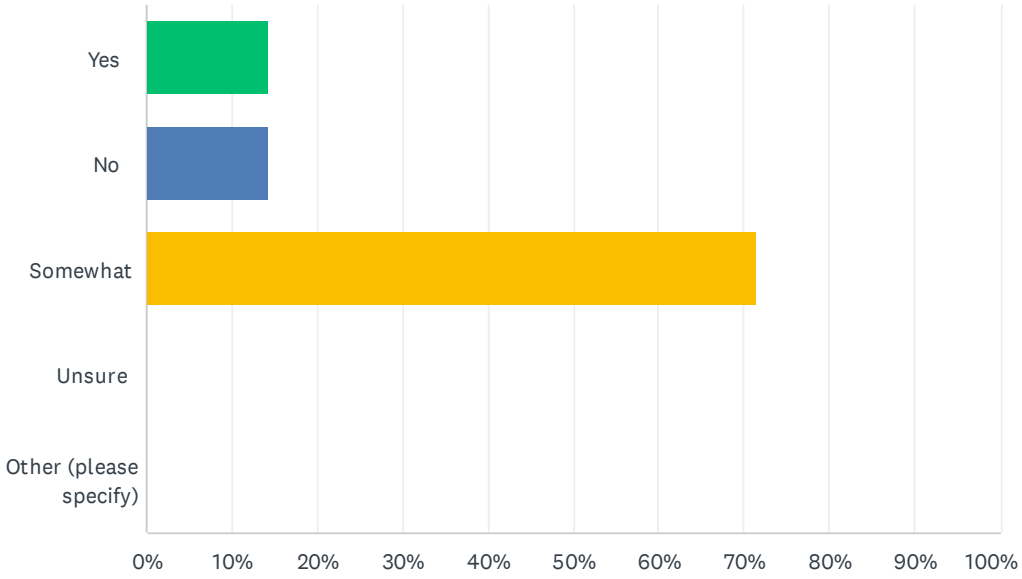
Q2 If not, do you have any specific thoughts or feedback on changes?

Answered: 8 Skipped: 7

#	RESPONSES	DATE
1	What this is saying is that property owners in Bar Harbor shoulder the burden of creating affordable housing for people who want to live in BH, pay for the infrastructure, etc. and then are told what they can't do with their private property (i.e. rent by the week to tourists).	6/6/2023 10:35 AM
2	Tourism should have a keyword in the statement	5/30/2023 5:10 PM
3	It's fine - the truth is in the action. But as a marketer who has written many of these, I'd be wiling to help if needed. I think as long as it balances seasonal and year-round, and includes the words affordable workforce housing and equitable everything, it's fine.	5/30/2023 11:45 AM
4	Overall good. One comment. Doesn't need "economic" in front of strengths. It makes it seem that the economy is the most important thing above all else.	5/30/2023 8:58 AM
5	Overall good. One comment. Doesn't need "economic" in front of strengths. It makes it seem that the economy is the most important thing above all else.	5/30/2023 8:55 AM
6	Partnerships and solutions sounds like corporate speak. …includes "housing for all"	5/25/2023 3:32 PM
7	There should be a point where we have had ENOUGH tourists….make a profit, but not a bigger profit every year. This island can only hold so much. People won't want to vacation here.	5/24/2023 12:56 PM
8	This is entirely generic: what housing? What infrastructure? What transportation (you must have a car to live here)? This sounds like Generic City USA	5/24/2023 11:42 AM

Q3 Does the approach to guiding new development activity presented in Option #1 make sense to you?

Answered: 7 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	14.29%	1
No	14.29%	1
Somewhat	71.43%	5
Unsure	0.00%	0
Other (please specify)	0.00%	0
TOTAL		7

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

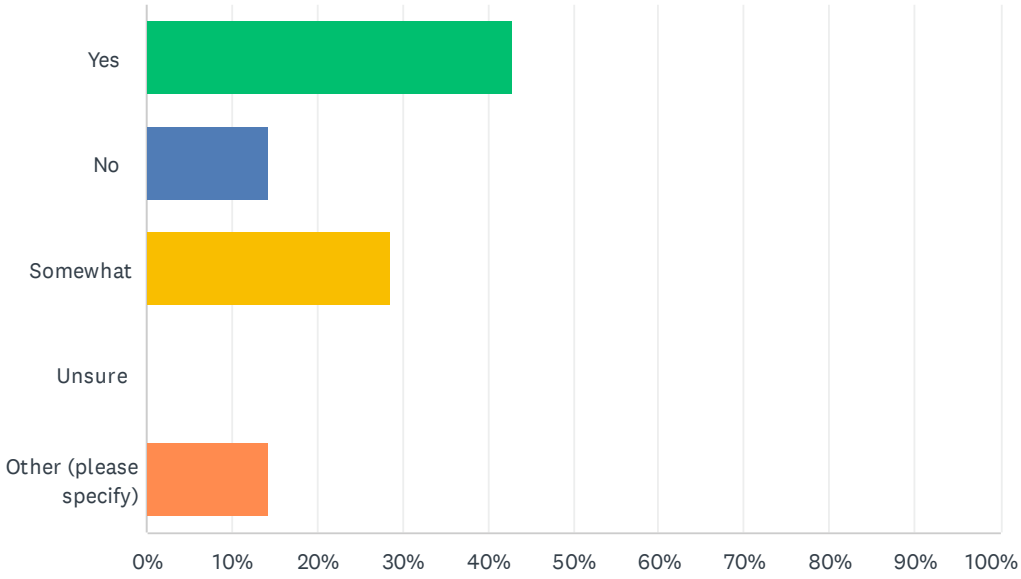
Q4 Why or why not?

Answered: 2 Skipped: 13

#	RESPONSES	DATE
1	I would not trust the current Town Council to create a sensible and reasonable plan spanning 10-20 years.	6/6/2023 10:37 AM
2	It's hard to a layperson not attending the session to fully appreciate the differences between the options. I favor option 2 with more affordable workforce housing and SMART development. I live in Hulls Cove now and while I wholeheartedly support some additional development in Hulls Cove -- particularly for lower density affordable workforce housing -- it absolutely must come with sidewalks and bike paths connecting Hulls Cove to the park and downtown. The development should not be planned or occur without those key elements in either plan!	5/30/2023 6:01 PM

Q5 Does the approach to guiding new development activity presented in Option #2 make sense to you?

Answered: 7 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	42.86%	3
No	14.29%	1
Somewhat	28.57%	2
Unsure	0.00%	0
Other (please specify)	14.29%	1
TOTAL		7

#	OTHER (PLEASE SPECIFY)	DATE
1	Need infrastructure, sewer connections, etc.	5/24/2023 12:58 PM

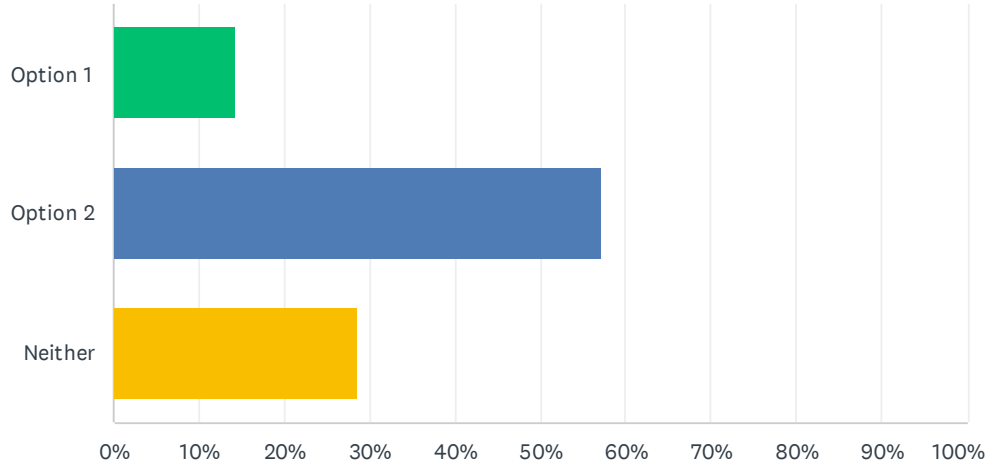
Q6 Why or why not?

Answered: 1 Skipped: 14

#	RESPONSES	DATE
1	I support development in Hadley Point and Salisbury Cove in addition to Hulls Cove and other areas as long as you ensure that someone living and working in Bar Harbor can afford to rent or buy a home.	5/30/2023 6:01 PM

Q7 Do you prefer Future Land Use Strategy Option #1 or #2?

Answered: 7 Skipped: 8



ANSWER CHOICES	RESPONSES	
Option 1	14.29%	1
Option 2	57.14%	4
Neither	28.57%	2
TOTAL		7

Q8 Why or why not?

Answered: 3 Skipped: 12

#	RESPONSES	DATE
1	Reasons stated above	5/30/2023 6:01 PM
2	Environmentally friendlier. Preserve rural areas.	5/24/2023 12:58 PM
3	Less development.	5/23/2023 6:36 PM

Q9 Do you have ideas on potential implementation actions Bar Harbor should consider?

Answered: 4 Skipped: 11

#	RESPONSES	DATE
1	Allow developers to build multi-unit apartment buildings within walking distance to downtown for year-round rentals only. Offer them incentives to do this. There is NOTHING worse than being a year round landlord. People can go 6 months or more of not paying rent before they can be evicted. It calls for professional management, increasing year round housing. VERY few individual property owners can afford or want to do this.	6/6/2023 10:43 AM
2	Not really as I am not a planner. But plan and develop affordable workforce housing ASAP or you will lose even more of us who want to live and work here, not just play here. We are in crisis. Also, must consider transportation options.	5/30/2023 6:02 PM
3	Use existing infrastructure, check water tables. Make sidewalks and streets safer for walkers and bikers.	5/24/2023 1:00 PM
4	As much affordable housing as possible. Really limit short term rentals!!	5/23/2023 6:38 PM

Public Feedback on Proposed Comprehensive Plan Actions

During the Spring of 2024, the Comprehensive Plan Committee shared the full set of draft implementation actions being considered for inclusion in Bar Harbor 2035, the town's new Comprehensive Plan. A series of public meetings were held to present these actions and solicit feedback, an online tool was made available for commenting on the actions, and print copies were made available at the Town Office and Jessup Library. The public meetings were held:

- On Zoom on March 26th
- In the Town Council Chambers on March 28th
- At Atlantic Brewing Company Midtown on March 28th

A total of 79 people participated in these public meetings, and another 50+ submitted feedback after the events. Below are some key findings related to each of the seven sets of actions. A complete record of the raw data is also attached. Overall, there was strong support for the actions created for Bar Harbor's next Comprehensive Plan. However, the results show there is a strong difference of opinion on issues related to housing, tourism and the local economy, and regulatory actions. During implementation, there will be a need for ongoing and clear communication, topic specific research and education initiatives, and collaboration by a broad range of stakeholders.

General Actions – 30 Respondents:

These actions were supported by 80 – 93% of respondents.

Some residents expressed an interest in being involved in implementation efforts and have thoughts on how implementation should be coordinated. No changes to these actions are suggested at this time.

Stewardship of Resources – 30 Respondents:

All these actions were supported by many of the respondents at rates of over 70% support and near 100% for some. There were also some suggestions and questions related to the specifics of how these actions will be implemented. Those types of details are typically addressed and decided on during implementation. The feedback provided has informed edits to the actions identified in these three questions – Q1, Q2, and Q12.

People Centered Transportation – 32 Respondents:

Each of these actions was supported by 71% or more of the respondents.

Question 1 generated interest in learning more about the solutions mentioned, and in making positive transportation changes. In response to Question 2, there was a caution related to the number and speed of electric bikes in the years ahead. In response to Question 3, there was a suggestion to require a car entrance fee (toll?) at the north end of Mount Desert Island, and to support the Island Explorer year-round. No changes to these actions are suggested at this time.

Housing – 42 Respondents:

Some of these actions received lower levels of support and indicate a need for continued dialogue, data, and collaboration on housing related initiatives due to the range of opinions.

- Question 1, 69% Support
- Question 2, 40% Support (31% Selected Other)
- Question 3, 50% Support
- Question 4, 35% Support (21% Selected Other)
- Question 5, 71% Support

This theme also received the most comments, but no specific changes are suggested to the draft housing actions at this time. The dialogue suggests that Housing will continue to be one of the harder issues to solve in the community, and that the need is not apparent to all residents.

A Diverse Economy – 46 Respondents:

This set of actions also received varied and lower levels of support and highlight the fact that some feel these actions are anti-business, and others feel tourism needs to be controlled. This feedback actually highlights the intent of a Tourism Management approach, and the need to get people of all opinions working together on Bar Harbor specific solutions.

- Question 1, 63% Support
- Question 2, 46% Support (24% Selected Other)
- Question 3, 69% Support
- Question 4, 60% Support
- Question 5, 57% Support (14% Selected Other)

The feedback provided has informed edits to the actions identified in questions – Q2 and Q4.

Community Services and Facilities – 33 Respondents:

While many respondents supported these potential actions the level of support ranged from 61% to 97%. Some of the biggest concerns related to the potential tax impact, the need to use existing resources like the Stratex Report, and general unknowns related to how these might be accomplished and what other impacts may result. No changes to these actions are suggested at this time.

Regulatory Revisions – 28 Respondents:

While all of these actions were generally supported, some very clear commentary was also provided. Question 2 related to the creation of year-round housing units and while 60% supported the action another 25% did not support this. Continued outreach and dialogue will

be necessary to address questions and concerns if any of these actions move forward during implementation. No changes to these actions are suggested at this time.

Capital Investment Strategy

Introduction

A Capital Investment Strategy (CIS) highlights the known capital investments that will be needed to guide growth and development in Bar Harbor over the coming decade and beyond. It is not a formal Capital Improvement Plan (CIP), but will inform the planning for future capital expenditures that relate to the Town's vision and future land use strategy. In addition to the major investments identified in this section, the Town also faces other smaller, ongoing capital expenditures. For example, it must continually replace and maintain vehicles and equipment or address other existing deficiencies that are unrelated to growth and development activity. This section does not address those "as needed" items and instead only deals with items needed to accommodate growth as identified in Bar Harbor 2035.

Bar Harbor's Capital Investment Strategy also estimates:

- A level of priority that indicates when an improvement, replacement, and/or expansion will be needed within the ten-year or longer planning period,
- If known the magnitude of the cost anticipated, and
- If known the potential funding sources and funding mechanisms.

This Capital Investment Strategy does not include all possible costs or investments identified in Bar Harbor 2035; however, it does reflect the key elements and strategies of the Comprehensive Plan. The Comprehensive Plan also strongly supports the use of a Capital Improvement Program as part of the Town's annual budgeting and administrative process. This Capital Investment Strategy provides a critical connection between the Comprehensive Plan and the Capital Improvement Plan.

Bar Harbor's Capital Improvement Plan

Community infrastructure and services are essential to meeting Bar Harbor's needs in an efficient and cost-effective manner. The Town, as required by its Charter, employs a capital budgeting system to maintain and expand its assets and continue to deliver services called a Capital Improvement Plan (CIP).

The Town's Capital Improvement Plan includes an assessment of all anticipated investments in public facilities and services required to meet the town's planned growth and economic development. The Capital Improvement Plan in Bar Harbor is a five-year plan for the maintenance, replacement, and expansion of existing public facilities and equipment or the construction or acquisition of new facilities and equipment.

Financial Considerations

The need for capital spending must be balanced against the ability of the town to pay for capital projects. This means that while some projects may be desirable, the town simply may not be able to afford them. To help maintain a high bond rating and ease with which the town sells its bonds, the town could create a debt management policy that specifies how much, on average and as an upper limit, the town anticipates spending on capital investments each year.

Bar Harbor has used three approaches to finance capital projects in the recent past. This includes bonds to finance capital projects; established annual reserves for equipment replacement, minor road repair, and normal building maintenance; and following the annual audit, transferred unused funds from the past year's operations to fund necessary projects in the Capital Improvement Plan. Figure 1 describes the town's outstanding obligations for capital projects.

To help maintain a high bond rating and ease with which the town sells its bonds, the town employs a debt management policy that specifies debt limits as well as benchmarks/targets of debt to State Assessed value. Bar Harbor's total indebtedness as of June 2024 is $59,871,073. Retirement of this debt, including interest, results in the following anticipated schedule of payments:

General Obligation Bonds and Annual Debt Service as of 6/30/2024	
2024	$3,055,308
2025	$5,798,083
2026	$5,644,475
2027	$5,489,169
2028	$5,327,546
2029-2033	$23,673,871
2034-2038	$17,514,028
2039-2044	$14,621,470
Total	$81,123,950

Bar Harbor's total indebtedness of $59,871,073 is approximately 2.9% of the town's 2023 valuation. As a rule of thumb, 5% of valuation is the recommended limit for a town to bond; 15% is the legal limit on a town's bonding ability.

Adequacy of Facilities and Systems

Bar Harbor's Capital Investment Strategy (CIS) is also informed by a municipal facility inventory and analysis. This was completed by reviewing existing municipal documents and interviewing municipal staff to determine the adequacy of the town's facilities to meet current needs of Bar Harbor's residents, and to accommodate projected growth in residential and nonresidential uses. The findings of this inventory and analysis are included in the 2022 Current Conditions Report.

Capital Investments

This section outlines the potential capital investment needs by department and/or service area during the implementation of Bar Harbor 2035. Each of the Capital Investments derived from Bar Harbor 2035 is ranked in order of need, and all known costs are listed. These investments include municipal facilities and infrastructure, but also include other critical community initiatives needed to address future growth and development activity. The ranking system is:

- **Short Term:** The improvement is required to address an immediate public health or safety problem, to comply with a governmental regulation or mandate, or to complete an important, unfinished project. Failure to address the problem or mandate would hinder the Town's ability to accommodate expected growth.
- **Medium Term:** The project is not needed to solve an immediate public health or safety problem but should be undertaken in the near future.
- **Long Term:** The project gives the town the ability to accommodate expected growth and would enhance the community's quality of life, but the improvement can wait until other more pressing projects are finished and additional funds are available.

Municipal Building and Operations

Between FY24 and FY28, the town's Capital Improvement Plan includes $711,288 of debt service for the renovation of the Municipal Building. Most identified needs include normal maintenance required every ten years. To prevent damage to the building, the town has set up a capital fund to assure improvements are made as needed. This funding, typically $25,000

annually, has supported the purchase of heat pumps, an electric vehicle charging station, as well as future alternative energy uses with a focus on less dependence on fossil fuels. **In Progress**

The town's Capital Improvement Plan contemplates $657,310 in capital investments between FY24 and FY28 for equipment, computer hardware and software, phone systems, audio visual equipment, and two vehicles for the Clerk's, Finance, Assessing, Technology, Code Enforcement, and Planning departments. **In Progress**

The town should consider moving toward paperless-based processes to streamline operations and reduce costs, as well as aligning with broader environmental goals. Such digital transformation will require the purchase of software and hardware. These costs are unknown but should be investigated. **Desirable, further study required**

Implement the goals and actions in the Climate Action Plan including:

- Achieving 100% renewable electricity for municipal operations by 2026 and across the community by 2030, with a preference for using locally generated renewable power.
- Electrifying municipal building heating and cooling systems.
- Support sustainable transportation through safe, accessible, zero-emissions transportations systems including a widely used electric vehicle charging network to the greatest extent possible by 2030.
- Minimize and divert waste for residential, commercial, construction, and municipal waste and support local food systems across the Island.
  Necessary

Expand and institutionalize a Community Municipal Asset Management Planning Program to include all municipal structures and utilities. Updated inventories and assessments will enable the town to better anticipate and plan for capacity limitations and needed investments. **Urgent**

Develop a master plan for all town facilities to determine their best use and any needed upgrade, renovation, expansion, or replacement needs. **Necessary**

Harbor and Waterfront Infrastructure

Due to the Americans with Disabilities Act, the Town will likely redesign the next replacement transient floats and incorporate a new 80 foot gangway in FY25. Two electric Fishermen's winch hoists are currently in operation, one was built in FY23 and one is scheduled for replacement in FY26. Other capital improvements identified for the Harbor Department include Ferry Terminal Improvements, Port Security Building, Breakwater, Pier Renovations, and Boat Pump Out System. The Town's CIP contemplates $204,000 in capital investments for the Harbor Department between FY24 and FY29. **In Progress**

Housing

The town should create an Affordable Housing Fund and prepare to possibly invest in developing housing solutions. The housing fund would be a flexible source of funding that can be used to support a variety of affordable housing activities. This could include the production and preservation of affordable housing through the acquisition of land and/or housing, new construction, reconstruction, and/or rehabilitation of housing. The fund would primarily be capitalized through revenues generated from programs such as, but not limited to impact fees, conversion/demolition fees related to the decrease in affordable housing, inclusionary housing, etc. Monies from this fund could also be used to leverage state, federal, and foundation monies. Fund disbursement guidelines would need to be established. **Short Term**

Create a Municipal Data Dashboard that is regularly updated to provide information on Bar Harbor's housing supply, housing demand, resident population, workforce population, visitation, and other metrics. The purpose of this initiative is to ensure that efforts, actions, and initiatives are producing the intended and needed results. **Medium Term**

Land Conservation

Pursue strategic conservation of remaining critical ecosystems that are not protected, and the lands and shorelines that provide protection from the impacts of climate change. Prioritize conservation in Acadia East and Taunton Bay – the two identified focus areas of statewide ecological significance. Habitat, farmland soils, and lands which sequester carbon should also be prioritized. **Short Term**

Develop a viewshed protection plan to include goals and objectives before developing regulations and standards. This includes working to identify and agree on the viewsheds that are to be protected. This includes protecting the scenic approaches to the villages and the Acadia Scenic Byway. **Short Term**

Transportation

Develop multi-modal design standards to guide the design and construction of transportation related infrastructure. **Short Term**

Invest in Complete Street infrastructure within the Downtown and Village Growth areas, and along the transportation corridors that connect these mixed-use areas to ensure equitable and sustainable transportation alternatives. This might include sidewalks, bicycle lanes, crosswalks, and shared use paths along with supporting infrastructure such as street

trees, bus shelters, and bicycle racks. **Short Term**

Identify existing parking and traffic congestion issues in the downtown and other locations, and work to address these transportation challenges with infrastructure improvements and policy changes. This should include the development and updating of a prioritized improvement, maintenance, and repair plan for the community's transportation network. **Short Term**

Public Safety

Based on the 2012 space needs analysis of the Police and Fire departments (Firefly Lane building), expand, and renovate the space and work with the Town of Mount Desert and others to optimize delivery of services. **Short Term**

Develop an Emergency Operations Center to enhance Bar Harbor and Mount Desert Island's response capabilities. This facility would be equipped with advanced communications and monitoring systems to include integration with local, state, and federal emergency services. **Medium Term**

Water and Sewer Infrastructure

Upgrade wastewater treatment facilities and sewer systems as necessary to minimize pollution, and study potential water and sewer service area expansions. This will help the community better understand what such expansions would require, and their feasibility as critical aspects of implementing the Future Land Use Strategy. **Medium Term**

Invest in maintenance and improvements of the water system as recommended in the Water System Master Plan. **In Progress**

Explore expansion opportunities of the public water system outside of the current service areas including converting the seasonal line to a permanent line. **Long Term**

Continue to invest in maintenance and improvement of the sewer system as recommended in the updated Combined Sewer Overflow Master Plan, as updated. **In Progress**

Continue to improve the infrastructure used for stormwater treatment, and ensure it is sized to handle larger weather events. **In Progress**

Research funding mechanisms to expand water and sewer infrastructure and services. **Long Term**

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
BUREAU OF RESOURCE INFORMATION & LAND USE PLANNING
93 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

October 25, 2024

Michele Gagnon, Planning Director
93 Cottage Street
Bar Harbor, ME 04609

Dear Ms. Gagnon,
The Department of Agriculture, Conservation & Forestry thanks the Town of Bar Harbor for submitting its Comprehensive Plan for review for consistency with the Growth Management Law in accordance with our Comprehensive Plan Review Criteria Rule (the Rule).

As soon as the plan was accepted for review, we invited other state agencies, neighboring municipalities, and your regional planning organization to review it and submit written comments. By the end of the comment period, we received written comments from the Maine Drinking Water Program, the Maine Department of Environmental Protection, and the Beginning with Habitat Program. Those written comments are attached to this letter. The comments contain suggestions for improving and strengthening the plan. We urge the Comprehensive Planning Committee to consider how the plan might be revised to incorporate the suggestions found in the comments.

We are happy to report that we find the Bar Harbor 2035 Plan to be complete and consistent. This means that we have found all sections of the plan, including the future land use section, to be consistent with the Growth Management Law.

Our finding of consistency is not conditional. Per Chapter 208 the town may incorporate the agency comments without resubmitting the Plan to the state.

We appreciate the efforts of community members and municipal staff who contributed to this plan. All involved clearly dedicated a lot of time and discussion to draft this very complete plan. Thanks to the skill and hard work of all involved, this plan will provide important guidance to the community's decision-makers for years to come. Please don't hesitate to contact me at (207) 458-8860 or abe.dailey@maine.gov if you have any questions.

Sincere Best Wishes,

MUNICIPAL PLANNING ASSISTANCE PROGRAM
22 STATE HOUSE STATION
18 ELKINS LANE, HARLOW BUILDING
AUGUSTA, ME 04333

PHONE: (207) 446-4509
WWW.MAINE.GOV/DACF/MUNICIPALPLANNING



Abe Dailey, Senior Planner
Municipal Planning Assistance Program

Attachments:

- Public comments (3)

cc: Steve Whitman, Consultant
Averi Varney, HCPC

Janet T. Mills
Governor

Sara Gagné-Holmes
Acting Commissioner

Maine Department of Health and Human Services
Maine Center for Disease Control and Prevention
11 State House Station
286 Water Street
Augusta, Maine 04333-0011
Tel; (207) 287-8016; Fax (207) 287-2887
TTY: Dial 711 (Maine Relay)

To: Abe Dailey, Senior Planner, DACF

From: Ashley Hodge, Source Water Protection Coord., Maine CDC Drinking Water Program

Re: Review of 2024 Town of Bar Harbor Comprehensive Plan

Date: October 16, 2024

On behalf of the Maine CDC, Drinking Water Program (MEDWP), I have reviewed the Town of Bar Harbor's 2024 Comprehensive Plan and have provided the following comments.

As you are aware, The Drinking Water Program works to ensure safe drinking water in Maine, to protect public health, by administering and enforcing drinking water and subsurface wastewater regulations, providing education and technical and financial assistance. The comments submitted below are based on the Maine State Planning Office's (SPO) instructions for agency commentors.

I. General Comments:

a. Currently, there are a total of 21 Public Water Systems (PWSs) in the Town of Bar Harbor (*please see below for a screenshot of all currently active PWSs for Bar Harbor*). This includes: 18 Non-Community (NC) Water Systems, 1 Community (C) Water System, and 2 Non-Transient, Non-Community (NTNC) Water Systems. These PWSs should also be included within the comprehensive plan.

Water System No.	Water System Name	Type	Status	Pri. Cnty/City Served	Pri. Src. Water Type
ME0001443	ACADIA SUNNYSIDE MOTEL & COTTAGES CET FIT	NC	A	HANCOCK	GW
ME0000424	AOS 91 MT DESERT ISLAND HIGH SCHOOL CET FIT	NTNC	A	HANCOCK	GW
ME0094698	ATLANTIC BREWING CO-MAINELY MEAT BBQ CET FIT	NC	A	HANCOCK	GW
ME0001409	BAR HARBOR KOA OCEANSIDE-WEST SIDE CET FIT	NC	A	HANCOCK	GW
ME0101409	BAR HARBOR OCEANSIDE KOA-EAST SIDE CET FIT	NC	A	HANCOCK	GW
ME0016671	BEST WESTERN ACADIA PARK INN CET FIT	NC	A	HANCOCK	GW
ME0093797	DOWNEAST HORIZONS INC CET FIT	NC	A	HANCOCK	GW
ME0001408	HADLEYS POINT CAMPGROUND CET FIT	NC	A	HANCOCK	GW
ME0092624	HAPPY CLAM SHACK CET FIT	NC	A	HANCOCK	GW
ME0294931	MDI BIO LAB CET FIT	NTNC	A	HANCOCK	GW
ME0001486	MT DESERT NARROWS CAMPGROUND CET FIT	NC	A	HANCOCK	GW
ME0093865	OCEANARIUM AND EDUCATION CENTER CET FIT	NC	A	HANCOCK	GW
ME0001422	TERRAMOR OUTDOOR RESORT CET FIT	NC	A	HANCOCK	GW
ME0090120	TOWN OF BAR HARBOR- WATER DIVISION CET FIT	C	A	HANCOCK	SW
ME0098566	US NPS CADILLAC MTN (8) CET FIT	NC	A	HANCOCK	GW
ME0098582	US NPS FABBRI MEMORIAL (14) CET FIT	NC	A	HANCOCK	GW
ME0098567	US NPS FRAZER POINT (3) CET FIT	NC	A	HANCOCK	GW
ME0098578	US NPS JORDAN POND DORM (17) CET FIT	NC	A	HANCOCK	GW
ME0014012	US NPS JORDAN POND HSE (18) CET FIT	NC	A	HANCOCK	GW
ME0098565	US NPS SIEUR DE MONTS (2) CET FIT	NC	A	HANCOCK	GW
ME0094891	WEST EDEN COMMON CET FIT	NC	A	HANCOCK	GW

a. The MEDWP understands that the Town (including the Water Division) and the National Park Service have a good ongoing relationship in support of safe drinking water for Eagle Lake. The Town should continue to work with the National Park Service to support safe drinking water, particularly in light of the Eagle Lake waiver to filtration, which necessitates a high degree of watershed protection.
b. The town should continue to maintain, enact, and/or amend protections for all public wellheads and groundwater in the Town of Bar Harbor. Taking proactive measures to protect Bar Harbor's wellheads and groundwater will continue to support safe drinking water now and in the future.

Please feel free to contact me should you have any questions regarding this information.

Comprehensive Plan Surface Water Resources Checklist

Watershed Management Unit

Division of Environmental Assessment, Department of Environmental Protection

May 2023

To: Abe Dailey, Senior Planner, Municipal Planning Assistance Program, Department of Agriculture, Conservation and Forestry

From: Alex Wong, Watershed Management Unit, Division of Environmental Assessment, Department of Environmental Protection

Re: Bar Harbor Comprehensive Plan Review

Date: 10/7/24

Thank you for the opportunity to review Bar Harbor's Comprehensive Plan (Plan) as it relates to surface waters. I have developed the following comments and suggestions for your consideration.

Appropriate use of data provided by the DEP Division of Environmental Assessment

- The Plan includes waterbody and watershed identification and description, water quality information for Bar Harbor. This information **is not** used appropriately.
- It appears that information provided by DEP (overboard discharges) or IFW (Beginning With Habitat) was not incorporated into the plan. A map of overboard discharges is attached.
- Limited information about lakes, streams, wetlands, and marine waters is listed in text or tables, with but no easily interpreted maps are included in the plan. In addition, assessments of ecological value, threats to water quantity or quality, and documented water quality and/or invasive species problems were not included in the plan.

How the Plan's policies and implementation strategies promote the State goals relating to DEP's principal objectives and directives

- Refer to the attached checklist.

Consistency of Plan with DEP's programs and policies.

- Overall, the Plan is consistent with the DEP Watershed Management Units programs.

Measures DEP recommends the town take to ensure its plan addresses and identifies deficiencies and inconsistencies

- Revisit the active licensed OBDs in town, and develop strategy to discontinue.
- Provide greater detail for the water resources within the town.

Please feel free to contact me directly at (email/phone) if you have additional questions or would like more information.

This checklist was developed to ease the preparation of comprehensive plans. Its contents are taken directly from the Comprehensive Plan Review Criteria Rule (07 105 Chapter 208). There are no requirements to submit this checklist for review as it is intended only for the plan preparers.

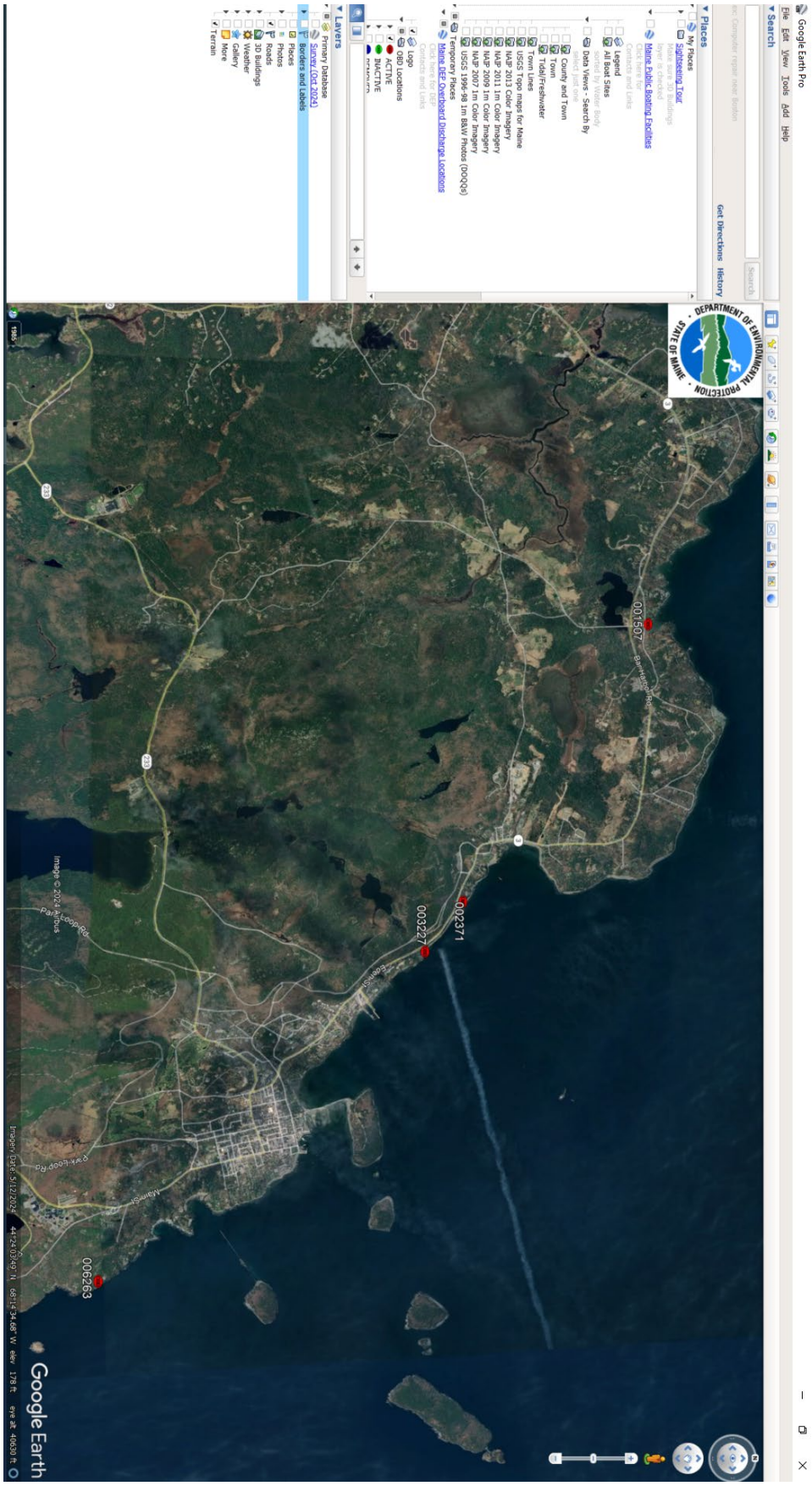
Water Resources	✓	Page
Analyses		
Are there point sources (direct discharges) of pollution in the community? If so, is the community taking steps to eliminate them?	Half ✓	145-146
Are there non-point sources of pollution? If so, is the community taking steps to eliminate them?	✓	139
How are groundwater and surface water supplies and their recharge areas protected?		
Do public works crews and contractors use best management practices to protect water resources in their daily operations (e.g. salt/sand pile maintenance, culvert replacement street sweeping, public works garage operations)?		
Are there opportunities to partner with local or regional advocacy groups that promote water resource protection?	✓	115
Condition and Trends		
The community's Comprehensive Planning Water Resources Data Set prepared and provided to the community by the Department of Inland Fisheries and Wildlife, the Department of Environmental Protection and the Office, or their designees.		
A description of each great pond, river, surface drinking water supply, and other water bodies of local interest including: a. ecological value; b. threats to water quality or quantity; c. documented water quality and/or invasive species problems.	Half ✓	139-142
A summary of past and present activities to monitor, assess, and/or improve water quality, mitigate sources of pollution, and control or prevent the spread of invasive species.		
A description of the location and nature of significant threats to aquifer drinking water supplies.		
A summary of existing lake, pond, river, stream, and drinking water protection and preservation measures, including local ordinances.		
Policies		
To protect current and potential drinking water sources.	✓	139
To protect significant surface water resources from pollution and improve water quality where needed.	✓	116
To protect water resources in growth areas while promoting more intensive development in those areas.	✓	116
To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.	✓	121
To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.	✓	117
Strategies		

Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: a. Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502). b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds. c. Maine Pollution Discharge Elimination System Stormwater Program	✓	116
Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	✓	129
Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	Half ✓	129
Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.	✓	116,121
Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.	✓	117
Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.	✓	117
Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality. – harbor, beaches,	✓	117, 126, 237
Provide educational materials at appropriate locations regarding aquatic invasive species.	✓	117

Comments:

1) Point discharges - the plan only discusses point discharges from cruise ships in the harbor, but does not address OBDs. There are 4 active licensed OBDs in town (see attached). Also not listed are the Wastewater Division's active outfalls from WWTF's at Sherman Ave, Hulls Cove, and Cromwell Harbor.
2) Ground/Surface water protection - no mention of current protection measures for groundwater (if any), and only mentions that eagle lake is within the National Park, with no explanation of what that means.
3) It does not appear that data provided by the DEP or IFW were utilized
4) Surface water inventory is text only, and does not include ecological value, threats, or documented issues. A comprehensive map is not included in the plan.
5) Northeast Creek is described in detail, especially with regard to development in various sections of the plan (nutrients and impervious cover), yet the plan only suggests a regulatory revision to manage water quality and not quantity.

Maine DEP, Division of Environmental Assessment
Comp Plan Review Checklist rev.5/24/23



JANET T. MILLS
GOVERNOR

STATE OF MAINE
BEGINNING WITH HABITAT
DEPARTMENT OF INLAND FISHERIES & WILDLIFE
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

BEGINNING WITH HABITAT

Date: October 15, 2024

To: Abe Dailey, Municipal Planning Assistance

From: Greg LeClair, MDIFW and Lisa St. Hilaire, MNAP

Re: Bar Harbor Comprehensive Plan Review

On behalf of Beginning with Habitat (BwH), the Maine Department of Inland Fisheries and Wildlife (MDIFW) and the Maine Natural Areas Program (MNAP), we have reviewed the town of Bar Harbor's 2024 Comprehensive Plan.

Beginning with Habitat equips Maine communities, landowners, and conservation partners with tools to protect, restore, and connect important habitats and ecosystems in a changing climate. Housed within the Maine Department of Inland Fisheries and Wildlife, Beginning with Habitat staff work with species experts, ecologists, and conservation partners to translate biodiversity information into conservation action at both a local and statewide scale.

Comments provided below represent two BwH public agency partners (MDIFW and MNAP) but are guided by the overall conservation principles of the BwH program. Feedback and recommendations included in this memo are based on the Maine Municipal Planning Assistance Program at the Department of Agriculture, Conservation and Forestry (DACF) instructions for agency comments.

Appropriate Use of Data Provided by BwH

MDIFW and MNAP data were appropriately used in the Bar Harbor Comprehensive Plan, but updates are necessary. We provide suggestions below for updating and expanding upon the town's discussion of natural resources. BwH provides natural resource data to all Maine municipalities on behalf of MNAP and MDIFW. Information regarding rare plants and natural communities is provided by MNAP within DACF. MDIFW data depict high-value animal occurrences, wildlife habitats, and Critical Natural Resources.

Beginning with Habitat recommends updating maps on an annual basis to ensure that land use decisions are based on the best available information. The Town may request updated paper and digital BwH maps from MDIFW as often as needed during Plan completion and implementation at the following link:
https://www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat/request-form.html

Additional mapped information on stream habitats and barriers is available on the Maine Stream Connectivity Workgroup's Maine Stream Habitat Viewer:
https://webapps2.cgis-solutions.com/mainestreamviewer/

Consistency of Plan with BwH Programs and Policies

The policies and implementation strategies proposed are consistent with BwH programs and policies. Beginning with Habitat staff would be happy to provide further assistance as the Town works to implement the Plan, such as providing updated maps, education about natural resources, technical assistance with ordinance revisions, or open space planning. We have included suggestions below that are intended to help improve the policies and strategies outlined within this Plan.

Critical and Important Natural Resources

Critical and Important Natural Resources were generally addressed in current land-use maps, inventories, and narratives, but were incomplete and in some cases need important updates. There are numerous features that need to be added or removed. Additionally, two related issues are preventing this plan from being complete – future land use planning maps are missing critical/important natural resources and clear indication on such maps indicating growth areas are missing. Addressing these issues would provide better-informed land use planning and help secure the variety of natural resources in Bar Harbor. Beginning with Habitat is available to work with the town to plan and implement conservation strategies for these species.

Supplemental fisheries comments are provided in Appendix A.

Required Natural Resource Plan Elements

We offer the following comments on required elements:

Required Element	
Natural Resources	✓
Strategies	
Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	
Comment: The Future Land Use portion of the plan does not include Critical Resource Areas and land use planning really does not dive into much detail on how land use will protect natural resources.	
Future Land Use Plan	
Components	
A map or maps showing: a. Growth area(s) (unless exempted) and Rural area(s) and any land use districts within each; b. Critical Natural Resources in accordance with 4.3.F, above c. Any of the following optional land use areas, if proposed, along with any land use districts within each: Transitional, Critical Rural, Critical Waterfront.	
Comment: Maps indicating clear growth areas/other districts and critical natural resources were absent for future land use.	

Detailed comments:

Specific Plan comments and recommendations below are provided by the following staff:

- *Maine Department of Inland Fisheries and Wildlife: Gregory LeClair (Beginning with Habitat Municipal Planning Biologist), Jacob Scoville (Region C Fisheries Biologist), Beth Swartz (Invertebrate Specialist), Erynn Call (Raptor Biologist), and Danielle D'Auria (Bird Group Lead/Wading and Marsh Bird Specialist)*
- *Maine Natural Areas Program: Lisa St. Hilaire (Information Manager)*

Page/ Section #	Relevant Comp Plan Requirement	Topic or Plan element	Suggested Improvement or New Language for Plan;	Reviewer
General	Natural Resources	Natural Resources	The Plan references invasive aquatic and invasive marine species in several locations, but there is no mention of terrestrial invasive species, even though surveys indicate citizens are aware of and concerned about the issue. See page 15 (652nd page of pdf) and page 95 (559th page of pdf) for citizen comments about invasive species. FMI terrestrial invasive plants: https://www.maine.gov/dacf/mnap/features/invasive_plants/invasives.htm and https://www.maine.gov/dacf/php/horticulture/invasiveplants.shtml.	**Lisa St. Hilaire**
18 (p22 of PDF)	Natural Resources	Amenity Traps	It might be worth thinking about the natural resources being loved to death as well - this might be a problem more so for Acadia National Park, but the pressure on nature from over-enjoyment is growing and is a difficult problem to manage. Encouraging responsible behaviors, non-consumptive uses, and managing an environment where nature/wildlife can respond to pressures is vital to this (very similar to the needs of the people of Bar Harbor!). ANP may already be on this, but finding ways to spread out use of the park, increase connectivity between habitat patches, reduce traffic noise/human disturbance, etc. all come to mind as possibilities.	**Greg LeClair**
22 (p26 of PDF)	Natural Resources	Vision Pillar 3: Resilient/Sustainable Community	An easy, cheap, and attractive idea to continue building on the concept of a sustainable community would be to encourage planting native plant species rather than exotic for ornamental purposes/municipal lands. They often serve greater ecological purpose, and frequently that means a reduced carbon footprint.	**Greg LeClair**

28 (p32 of PDF)	Future Land Use Planning	Future Land Use Strategy Focus Area 1 Downtown Center and Downtown Residential	Tidal Waterfowl and Wading Bird Habitats occur immediately adjacent to the Hulls Cove Village Center and the north side of Downtown Center - this plan mentions prioritizing natural areas for protection and conservation. One thing to consider is the potential impact human disturbance can have on the habitats and species that use them. If people can walk the shoreline, is there a way to funnel their activity to a small area or create designated paths in the upland that overlook the tidal habitats, rather than having them walk through them.	**Danielle D'Auria**
61 (p65 of PDF)	Water Resources	Stewardship of Resources/Water Resource Protection	Freshwater resources should be included, but it is unclear what "shoreline" resources it refers to. This language is present throughout the plan, and freshwater resources should be included in general	**Jacob Scoville**
Page 64 (69th page of pdf)	Natural Resources	Focus Area for Future Action: Climate Action and Resilience	What is the map shown on this page about? One important strategy for Climate Resilience is having land for tidal marshes to potentially migrate to. Bar Harbor has two large areas that have land suitable for tidal marshes to migrate to, under a variety of Sea Level Rise scenarios. These are at/around Thomas Cove-Salt Pond-Oldhouse Cove-Jones Marsh-Clark Cove and Northeast Creek-Fresh Meadow. Having space for marshes to migrate into is a good thing for the Town to consider moving forward. These places offer the Town an opportunity to be sure that development does not happen in these places that could be inundated in the future and so that they remain places for marshes to migrate into. Tidal marshes are unique and valuable coastal habitats, capable of migrating inland where geomorphic conditions and land-use permit, as long as they can migrate inland faster than they convert to open water. Surface restoration and/or removing tidal barriers can play a significant role in allowing marshes to adapt and remaine resilient. Inland marsh migration space is finite, and large regional models project a net loss of tidal marsh habitat under all sea level rise scenarios due to a lack of undeveloped and/or topographically suitable migration space. FMI, https://www.maine.gov/dacf/mnap/assistance/coastal_resiliency.html and https://www.maine.gov/dacf/mnap/assistance/marsh_migration.htm	**Lisa St. Hilaire**
66-71 (p70-75 of PDF)	Natural Resources/Future Land Use Planning	Transportation in Bar Harbor	I'd love to see some inclusion of not only improving connectivity for people, but for wildlife in this section as well. This would be a prime opportunity to work together with Acadia National Park - multiple habitat patches are severed by busy roadways, and in multiple cases the patches are between federal property and private property.	**Greg LeClair**

70 (p74 of PDF)	Future Land use Planning	Map 4.1: Transportation Map	It is really hard to see roads affected by sea level rise - it took a few minutes of me looking intently to find them. Increasing size of the symbology and contrast of the color would be helpful and make it more color-blind friendly.	**Greg LeClair**
Page 106 (110th page of pdf)	Natural Resources	Natural Resources	This page doesn't mention that Bar Harbor has a wealth of natural resources. It seems more like a focus on future land use planning than on the rich natural resources in the Town.	**Lisa St. Hilaire**
Page 6 (123rd page of pdf)	Natural Resources	Stewardship of Resources	The 7th item on the table. What are 'significant habitats'. Is this all of the mapped natural resource features in the Town? Or Significant Wildlife Habitat?	**Lisa St. Hilaire**
Page 9 (126th page of pdf)	Natural Resources	Stewardship of Resources	The 2nd item about wetland protection requirements-Is this reference state requirements? Or are there local requirements that are stricter than those from the state?	**Lisa St. Hilaire**
Page 20 (137th page of pdf)	Natural Resources	Regulatory Revisions	The 4th item down, RE consideration of Beginning with Habitat maps. Note that these maps are intended for conservation planning purposes. When projects get to the permitting stage, they should seek agency consult from MDIFW and MNAP.	**Lisa St. Hilaire**
Pages 115-116 (254th-255th pages of pdf)	Natural Resources	Natural Resources	These highlights are great. Notably missing is any reference to rare or exemplary natural community types, endangered/threatened/special concern plants, space for marshes to migrate to.	**Lisa St. Hilaire**
115 (p254 of PDF)	Natural Resources	Critical Natural Resources	Just flagging that there are no longer any state-mapped deer wintering areas in Bar Harbor (our maps for Bar Harbor in 2022 show them, but more recent data updates show them as not being present), but there are lots of significant vernal pools and two seabird nesting islands, which are not mentioned here.	**Greg LeClair**

116 (p255 of PDF)	Natural Resources	Critical Natural Resources	Carolina Saddlebags was previously tracked as a Special Concern species but was downgraded to SGCN during the last listing review. It is still tracked internally in HMAP but not for external review purposes.	**Beth Swartz**
116 (p255 of PDF)	Natural Resources	Critical Natural Resources	Purple sandpipers are a species of special concern.	**Greg LeClair**
117 (p256 of PDF)	Natural Resources	Natural Resources	There should be mention in HABITATS of wild brook trout habitat and freshwater resources including lakes, ponds, and streams	**Jacob Scoville**
117 (p256 of PDF)	Natural Resources	Critical Natural Resources	Wood turtles are likely not in Bar Harbor despite the two records (one from the 50s and the other from the 80s, I believe); there is very little habitat that would fit for wood turtles in Bar Harbor, and the two recorded individuals may have been captured elsewhere and released on the island.	**Greg LeClair**
121 (p260 of PDF)	Natural Resources	Critical Natural Resources	Purple sandpipers are species of special concern and wood turtles are likely not in Bar Harbor currently. Purple sandpipers are also relatively well studied, and though they are seeing rapid declines, they aren't in a place of being a "small population" yet.	**Greg LeClair**
121 (p260 of PDF)	Natural Resources	Natural Resources/Habitats	Disturbance to breeding peregrines can also be an issue from ice and/or rock climbing in addition to hiking. I suggest modifying text to include rock climbing "are most vulnerable to increased foot traffic from hikers and rock climbers in the park."	**Erynn Call**
Page 121 (260th page of pdf)	Natural Resources	Habitats	The first paragraph under Habitats notes that the Town is home to four state endangered plant species, two threatened plant species, and two plant species of special concern. This is incorrect. The Town is home to four occurrences in total of three Endangered plant species, five occurrences in total of four Threatened plant species, and eight occurrences in total of six plant species of special concern.	**Lisa St. Hilaire**

Page 121 (260th page of pdf)	Natural Resources	Habitats	For both paragraphs, reference state protection status for the plant species that are called out. Mountain sandwort is Special Concern, American sea-blite is State Threatened.	**Lisa St. Hilaire**
Page 121-124 (260th-263rd pages of pdf)	Natural Resources	Natural Resources	The Vegetation description section is pretty thorough for the Acadia Natioanl Park Veg Mapping project, but nowhere in this section are the State designations for natural community types listed. This belongs here. A table showing the names for these types and their state and global ranks is appropriate. Bar Harbor is home to 2 state-imperiled, 8 vulnerable, and 2 exemplary natural community types. One of these, Pitch Pine Woodland, is globally imperiled. Please refernece the worksheet in this spreadsheet titled 'natural communities'.	**Lisa St. Hilaire**
Page 124 (263rd page of pdf)	Natural Resources	Wildlife Habitats	Why is the Northeast Terrestrial Habitat Classification system table included under wildlife?	**Lisa St. Hilaire**
124 (p264 of PDF)	Natural Resources	Significant Wildlife Habitat	Define ‘wildlife wetlands’; wildlife wetlands are not protected as significant wildlife habitat under the Natural Resources Protection Act	**Danielle D’Auria/Greg LeClair**
125 (p264 of PDF)	Natural Resources	Critical Natural Resources	I think the data for deer wintering areas may be outdated - there are currently no deer wintering areas in Bar Harbor. There are also now 20 significant vernal pools.	**Greg LeClair**
125 (p264 of PDF)	Natural Resources	Table 5.3 Natural Resources	Table should include wild brook trout habitat	**Jacob Scoville**
126 (p265 of PDF)	Future Land Use Plan	Map 5.1 Natural Resources	I believe this data was accurate at the time it was acquired and maps can be up to 3 years old, but I would encourage updating this map since the area is so ecologically important and there are a fair number of changes that have happened (e.g., removal of deer wintering habitat, addition of more vernal pools). Also, remove the “rare species (name withheld)” point.	**Greg LeClair**

126 (p265 of PDF)	Natural Resources	Map 5.1 Natural Resources	Map says it includes wild brook trout streams but unclear if it does? Inventory of wild brook trout is in attached memo. Also BWH maps may be a good resource and reference for the town	**Jacob Scoville**
Page 126 (265th page of pdf)	Natural Resources	Map 5.1 Natural Resources	The map is missing occurrences of Mountain Firmoss (Special Concern), Alpine Blueberry (Special Concern), and Nantucket Shadbush (Threatened) at Cadillac Mountain. There is also an occurrence of Northern Bog Sedge (Special Concern) missing from the map-it's Northeast of Precipice Trail Head, within the Peregrine Falcon shape.	**Lisa St. Hilaire**
127 (p266 of PDF)	Natural Resources	Rare Species	"Rare species" and Carolina saddlebags should be removed from this table	**Greg LeClair**
Page 127 (266th page of pdf)	Natural Resources	Rare Species	At a minimum, the State Rank should be included in the table for rare plants. Inclusion of global rank is also appropriate. Also, the text that references this table notes that it shows their 'designation status'. The table is currently showing their state protection status. Please see the worksheet within this spreadsheet titled 'rare plants'.	**Lisa St. Hilaire**
Page 127 (266th page of pdf)	Natural Resources	Rare Species	The subheader Rare or Exemplary Plants and Natural Communities should be changed. Plants are rare (Endangered, Threatened, or Special Concern) but aren't considered Exemplary. Change this to **Rare, Threatened, or Endangered Plants and Rare and Exemplary Natural Communities**.	**Lisa St. Hilaire**
127 (p266 of PDF)	Natural Resources	Rare Species	The great blue heron colony is historic but still worth mentioning because inactive heron colonies may become active again.	**Danielle D'Auria**
Page 127 (266th page of pdf)		Natural Resources	ALL species (plants and animals, common and rare) as well as natural communities and ecosystems are given a state rarity ranking. MDIFW assigns state rarity ranking for animal species, and MNAP assigns state rarity ranking for plants and natural communities. Additionally, all species and natural communities have a global rarity ranking assigned by NatureServe. The rarity ranking of 1 is for those species (and natural communities) considered critically imperiled, not just 'rare'. This deserves some clarity. FMI, https://www.maine.gov/dacf/mnap/features/rank.htm.	**Lisa St. Hilaire**

Page 128 (267th page of pdf)	Natural Resources	Natural Communities	This table should reference the 'common name' vs the 'technical name' for these natural community types, and it should include the global rarity ranking as this shows that many of the natural community types in Bar Harbor are also vulnerable globally, and Bar Harbor includes one natural community type, Pitch Pine Woodland, that is globally imperiled. The table is missing Maritime Huckleberry Bog (Huckleberry-Crowberry Bog), S3; G3G5. Please refer to the worksheet included in this spreadsheet titled 'natural communities. Also, fix the header for this table. As noted above, all species and natural communities have rarity rankings, not just natural communities. Either note that State Rarity rank of S1 is imperiled and S5 is secure, or delete that sentence in the title.	**Lisa St. Hilaire**
133 (p272 of PDF)	Natural Resources	Threats to Natural Resources	Threats to natural resources are selective and far from comprehensive. Development, loss of riparian zones, connectivity to inland waters?	**Jacob Scoville**
Page 135 (274th page of pdf)	Natural Resources	Climate Change	The last paragraph is a discussion about TNC's climate resiliency tools. The sentence in the middle about Fresh Meadow and Northeast Creek as migration space for tidal habitat seems out of place here. The Marsh Migration analysis is by the Maine Natural Areas Program vs TNC. It deserves its own paragraph under Climate Change. See details above in line 10.	**Lisa St. Hilaire**
Page 135 (274th page of pdf)	Natural Resources	Climate Change	This section deserves reference to Sea Level Rise tools developed by the Maine Geological Survey. FMI, https://www.maine.gov/dacf/mgs/hazards/slr_ss/index.shtml	**Lisa St. Hilaire**
155 (p294 of PDF)	Recreation	Water Access	There should be a table of detailed inland water access points including informal spots. There is a similar table for preserves and marine access points.	**Jacob Scoville**

We appreciate the opportunity to comment on Bar Harbor's 2024 Comprehensive Plan, and hope that these suggestions are helpful. Please reach out to Municipal Planning Biologist Gregory LeClair by email at Gregory.leclair@maine.gov or by phone at (207) 441-4167 should you have any questions. Additional staff contact information is included below.

MDIFW Regional Contact Information

Region C – Jonesboro
PO Box 220
Jonesboro, ME 04648
(207) 255-2080

Fisheries - press 2
Jacob Scoville, Assistant Regional Biologist - email: jacob.scoville@maine.gov

Wildlife - press 1
Steve Dunham, Regional Biologist - email: steve.dunham@maine.gov
Christine West, Asst. Regional Biologist - email: christine.west@maine.gov
Victoria Hughes, Asst. Regional Biologist – email: Victoria.hughes@maine.gov

MNAP Contact Information
Lisa St. Hilaire, Information Manager – 207-287-8044; email lisa.st.hilaire@maine.gov
Kristen Puryear, Ecologist – 207-287-8043; email: kristen.puryear@maine.gov

Appendix A – Fisheries Memo

MEMORANDUM

Region C Fisheries

Maine Department of Inland Fisheries and Wildlife

317 Whitneyville Rd

Jonesboro, ME 04648

Date: 10/8/2024

To: Greg LeClair

From: Jacob Scoville

Re: Bar Harbor Comprehensive Plan Review

The Fisheries Division of MDIFW has completed its review of Bar Harbor's comprehensive town growth plan. We offer the following addendum to the submitted line-item comments. The comments below identify critical issues ensuring consistency with MDIFW fisheries management programs.

I. Protection and Enhancement of Fisheries and Fisheries Habitat

The plan addresses some fisheries' habitat protection issues and indicates that protecting natural resources is a priority and guiding principle for future town land use. However, more emphasis should be placed on the importance of inland fisheries habitat, including flowing waters, as a natural resource. Wild brook trout are present in Bar Harbor and represent a species of special conservation importance in Maine. MDIFW has inventoried multiple streams in Bar Harbor with many flowing waters supporting wild brook trout; a list of these waters has been attached at the end of these comments and should be part of an inventory of important natural resources. Lentic waters including Eagle Lake, Bubble Pond, Breakneck Ponds, Witch Hole Pond, and Lake Wood are stocked with hatchery raised salmonids. Stocking represents a significant investment of state resources and should be highlighted in any inventory of Town waters (see included list of stocked waters for details). Additional protection should be considered to protect these waters and other important natural resources when reviewing proposed development projects. Brook trout habitat is particularly vulnerable to a host of land-based activities, which often lead to a concurrent loss of riparian habitat. We typically request 100-foot undisturbed buffers along both sides of any stream, including steam-associated wetlands. Buffers should be measured from the upland wetland edge of stream-associated wetlands; if the natural vegetation has been previously altered, then restoration may be warranted[1]. Protection of riparian areas diminishes erosion/sedimentation problems, reduces thermal impacts, maintains water quality, and supplies leaf litter/woody debris (energy and habitat) for the system. Protection of these important riparian functions ensures that the overall health of the stream habitat is maintained. In addition, smaller headwater and lower order streams are often affected the greatest by development and these systems benefit the most from adequately sized, vegetated buffers.

Based on MDIFW surveys around the region, many road maintenance and construction projects also often inadvertently impede passage at stream crossings. The Town should consistently adopt stream-crossing practices (i.e., culvert installation/maintenance) which do not impede fish passage as required by the Natural Resources Protection Act[2]. Refer to the guidelines attached to this document. In addition, the Army Corps of Engineers has adopted regulations regarding stream crossings that potentially affect municipal road maintenance programs. Maine Audubon and many local and federal partners have also developed a “Stream Smart” design methodology for road crossings built according to high standards of aquatic organism passage. Such a methodology may be of use to the Town in future development projects.

II. Public Access

There is a public need to provide safe angler access to all town waters that support recreational and commercial fisheries and other recreational uses. The town plan should adopt language that reflects State and MDIFW goals3,4,5, and access development should be consistent with those goals. For example, public access to public waters must not be limited to Town residents only, as such action would jeopardize existing MDIFW stocking and management programs[6] and is inconsistent with MDIFW and State public access goals.

Based on this review, formal boat access sites within town boundaries exist only at Eagle Lake. The town should work closely with Acadia National Park (ANP) to improve parking for trailered boats at this location. We recognize that Eagle Lake and several other water bodies are encompassed within ANP and access points are managed primarily by ANP. For

lentic waters that are managed for remote walk-in access, existing trails and hand carry access points are suitable but need to be maintained.

More information should be provided for all freshwater public access sites. The town plan should identify and describe the status of public access to all freshwater within the Town's boundaries, including a more detailed enumeration of parking capacity, amenities, facilities, and type of boat launch present, if applicable. In the plan, Table 5.9 lists all named waterbodies in Bar Harbor. Waters 10 acres or greater represent Great Ponds, which are publicly owned and managed state waters. The Town also contains miles of flowing waters, as referenced in Table 5.10. If public access exists on these flowing waters, they should be detailed and referenced in the plan. Most streams inside Bar Harbor are likely to have wild brook trout at a minimum seasonally and represent high-quality angling opportunities. A complete inventory of wild brook trout waters will be included at the end of this memorandum. There is limited discussion regarding the formal development of new access sites, though the desire to expand public access to natural resources is stated. The town should explicitly outline strategies to maintain or expand public access to additional water bodies, including future development goals. These strategies should help prioritize public access needs based on various factors, including existing access, fisheries present, water size, proximity to population centers, land availability, and cost, existing waterfront development, and other related factors. Lastly, the Town should consider MDIFW, MDACF, and ANP as potential partners in future public access projects. By working together, Town, State, and Federal agencies are more likely to be successful in achieving our shared goal of improving public access.

In adopting measures to address land use and development issues, it is imperative that language and measures not be adopted that could preclude efforts by the Town, MDIFW, or other State agencies from developing public access to public waters of the State, which would be inconsistent with State and MDIFW goals[3,4,5]. Also, land use zoning ordinances and practices designed to protect water quality should not be so strict as to impede the development of public access opportunities. Restrictive measures could limit or eliminate good access prospects on heavily developed waterfront areas. An "exemption" for public access projects should be adopted for projects that are consistent with Town, State, and MDIFW public access goals. This measure will ensure consistency while foregoing the need to undertake a detailed and comprehensive review of all plan provisions, including their implications.

Towns use Open space more and more to provide recreational opportunities and access. This is a good idea, particularly when public resources (i.e., rivers and streams) are located within or adjacent to the designated open space areas. Additionally, the open space that public water resources provide can greatly expand the total amount of recreational space for town residents and visitors. However, the Town should be sure that such areas are open to and can accommodate use by all Maine citizens and not just Town residents.

III. Significant Habitats and Fisheries

The plan discusses some habitats and values for inland waters within the Town of Bar Harbor. More attention should be paid to wild brook trout habitat, including promoting protections that would allow them to flourish. Presenting trout habitat as an essential part of local environmental systems reinforces the Town's commitment to the conservation of important fisheries resources. Brook trout are of special conservation importance to the State of Maine, and habitats necessary to sustain wild populations merit additional protections.

As wild brook trout habitat is present in Bar Harbor, this information may be helpful in prioritizing public access needs/improvements, identifying significant fisheries habitats for protection, securing additional partnerships with conservation organizations, and addressing other Town planning needs.

[1] MAINE DEPARTMENT OF INLAND FISHERIES AND WILDLIFE, STANDARD ENVIRONMENTAL REVIEW RECOMMENDATIONS

Riparian Buffers Along Streams

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams that support coldwater fisheries is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e. natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fish and fisheries habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

MDIFW Fisheries will rely on MDEP to review project applications for the adequacy of wetland functional assessments and the adequacy of proposed stream buffers, which should be reviewed based upon the aforementioned guidance.

[2] MDEP, Natural Resources Protection Act, 38 M.R.S.A SS.480-A to 480-Z, Statute, revised 4/3/2002

SS. 480-Q. Activities for which a permit is not required… 2. Maintenance and repair… “B. Crossings do not block fish passages in water courses;”

2-A. Existing road culverts…”and that the crossing does not block fish passage in the water course.”

[3] MSPO, Comprehensive Planning: A manual for Maine’s communities.

“State Goal: To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

[4] Strategic Plan for Providing Public Access to Maine Waters for Boating and Fishing, MDOC & MDIFW, March 1995.

“Boating and Fishing Access Goal – The primary, long term goal of state fishing and boating access programs is to ensure legal, appropriate, adequate, and equitable means of public access to waters where recreational opportunities exist.”

[5] MDIFW, Administrative Policy Regarding Fisheries Management, 12/2002

“The purpose of the Department’s Access Program is to ensure that the public is able to gain access to Maine’s public waters and to the fisheries within them. By law, all great ponds belong to the people of Maine. Private land ownership may limit access to great ponds. Fishing opportunity is directly linked to the public’s ability to get to the waters to fish, so acquiring publicly-owned private points of access is critical, especially in areas where heavy development or restrictive private access already limits legal access by the public to the lake or pond.

It is also important to provide legal public access to flowing waters, although there is no parallel legal right to use flowing waters. Such acquisitions must, therefore, include enough land to allow access to stretches of the river or stream.”

[6] MDIFW, Administrative Policy Regarding Fisheries Management, 12/2002

“ The Department will not stock waters without reasonable, legal public access, since stocking programs are to benefit the general fishing public, and not only the people that own land around a lake, pond, river or stream.”

[7] MSPO, Comprehensive Planning: A manual for Maine’s communities.

“Legislative requirement: The act requires that each comprehensive plan include an inventory and analysis of: Significant or critical natural resources, such as wetlands, wildlife and fisheries habitats…”

Stream Crossing Guidelines

A good reference for information on fish passage at stream crossings may be found in the Maine Department of Transportation Fish Passage Policy and Design Guide. The following recommendations reduce the potential for culvert installations to create impediments to fish passage for most resident stream fish typically found in Fisheries Management Region A. These recommendations apply to circular culverts installed in streams.

- Do not install hanging culverts.

- Culvert installation should occur between July 1 and October 1.

- Culvert invert (downstream bottom end of the culvert) should be installed below streambed elevation; 6 inches deep for culverts less than 48 inches in diameter and 12 inches deep for larger culverts.

- Installation should not exceed the existing natural gradient.

- Use corrugated steel/aluminum culverts with the largest available corrugations. Smooth concrete and corrugated plastic culverts should only be used in very low gradient areas where water backs up the entire length of the pipe. In addition, polyethylene slip liners and smooth bore plastic culverts are becoming more popular for new or replacement installations due their longevity and low cost; however, they are creating serious fish passage problems around the State. A review of flow capacity specifications for Snap-Tite, a local distributor of slip liner technology, reveals that in all applications where smaller diameter Snap-Tite Solid liners are installed in existing corrugated metal pipes (CMP) flow capacities are increased, even though effective pipe size is decreased. For example, when a 28-inch (26 inch inside diameter) solid liner is installed in a 30 inch (inside diameter) CMP the new liner provides 187% of the original capacity provided by the metal pipe. The increase in capacity results from the smooth walls and nonwetting characteristic of polyethylene, which reduce friction within the pipe. The increased velocities that result from slip liner and smooth bore polyethylene culverts usually far exceed that which can be negotiated by most fish typically occurring in Maine streams, which typically ranges between 1 and 2 feet per second. Furthermore slip liner projects effectively increase the invert elevation, creating a hydraulic drop at the outlet, which creates an additional obstacle to fish passage. Increased flow velocities within the pipe also increase downstream scour, which can lead to degradation of the outlet plunge pool, important staging habitat for fish attempting to pass through culverts. Resulting erosion can also create “head cuts” or nick points that cause additional scouring of the stream channel and associated habitat degradation. Impediments and barriers to fish passage will generally be created using slip liners and smooth bore culverts, except under the following conditions:

1) In drainage ditches or similar circumstances where water is not being conveyed in a jurisdictional stream channel;
2) In streams where there are no fish present and where the presence of natural/artificial barriers prevent seasonal use by fish species lower in the drainage;
3) In very low gradient settings where water backs up the entire length of the pipe, and where the water depth at the inlet end of the liner/culvert is at least 4-6 inches deep at low flows.
4) Where a permanent, natural barrier is located upstream/downstream within 150 feet of the stream crossing. A permanent/natural barries is defined as a vertical drop of at least 4 feet over a rock/ledge substrate, as measured during summer low flows. Beaver dams would not be considered a permanent impassable barrier.

- Culverts should be installed so as to provide a minimum water depth of 4-inches within the culvert during critical, seasonal movement/migration periods (spawning, summer refugia, etc.), which will vary by species. This minimum water depth is needed to provide passage opportunities for smaller fish that dominate the streams in Region A. MDOT’s Fish Passage Policy and Design Guide provides information on movement periods.

- Flow velocities within the culvert should not exceed 1 and 2 feet per second during critical, seasonal movement/migration periods (spawning, summer refugia, etc.), which will vary by species. These low flows velocities are needed to provide passage opportunities for smaller fish that dominate the streams in Region A. The aforementioned flows should not be exceeded more than 50% of the time during periods of movement. MDOT’s Fish Passage Policy and Design Guide provides information on movement periods and how to evaluate this standard.

- Two offset culverts may be used, such that one pipe provides passage conditions during low flow periods and the other is installed to pass design peak flows. An experienced engineer should design multiple culvert installations.

- Efforts to mitigate for fish passage problems (e.g., fish ladder, tailwater control, baffles, etc.) should always be coordinated through MDIFW.

MDIFW Inventory of Bar Harbor Wild Brook Trout Streams (2024)

Stream Name:

- Richardson Brook
- Heath Brook
- Bubble Brook
- Breakneck Brook
- Kebo Brook
- Cromwell Brook
- Old Mill Brook
- East & West Branches of Cannon Brook
- Otter Creek
- Beach Brook
- Stony Brook
- Kitteredge Brook
- Northeast Brook
- Chasm Brook

MDIFW Inventory of Bar Harbor Stocked Waters (2024)

Water Name (Species Stocked):

- Eagle Lake (Landlocked salmon, brook trout)
- Breackneck Ponds (Brook trout)
- Bubble Pond (Brook trout)
- Halfmoon Pond (Brook trout)
- Lakewood (Brook Trout)
- Witch Hole Pond (Brook trout)