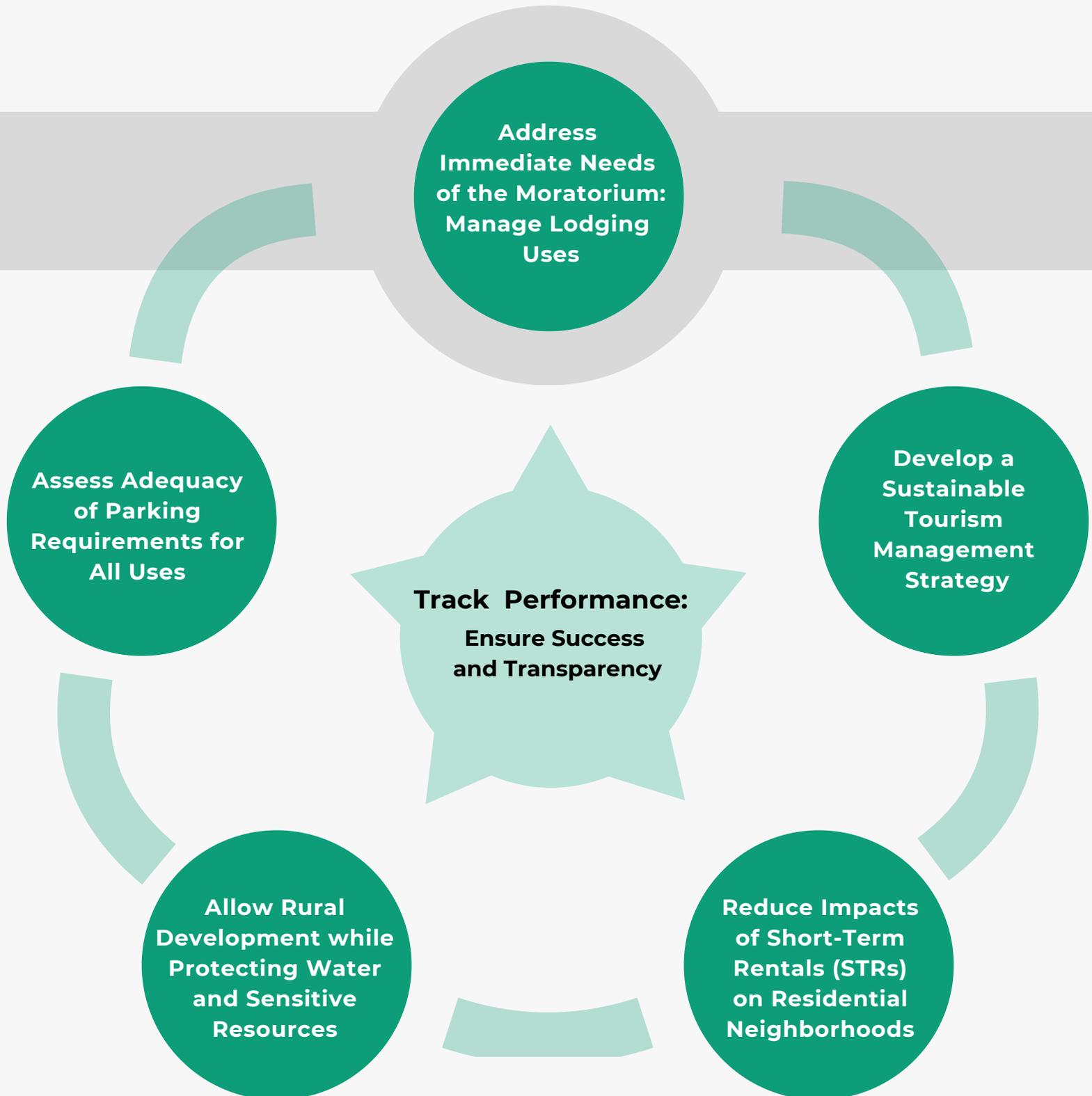




# 2025 Workplan

## TOWN OF BAR HARBOR



## Town of Bar Harbor Proposed Workplan

<b>1. Address Immediate Needs of the Moratorium: Manage Lodging Uses</b>	
<b>Why</b>	To preserve existing year-round housing, protect residential neighborhoods, and maintain residents’ quality of life (such as but not limited to housing affordability and safe streets) and because the Town Council enacted an Emergency Moratorium Regarding Certain Transient Accommodations (November 19, 2024, and extended on January 7, 2025)
<b>Actions</b>	<p>a) Data collection and analysis to identify issues:</p> <ul style="list-style-type: none"> <li>• Inventory existing commercial, residential, and mix-uses by district.</li> <li>• Inventory of allowed commercial, residential, and mix-uses by district.</li> <li>• Inventory of residential neighborhoods.</li> <li>• Inventory of dwelling units located in mixed-use buildings and in mixed-used districts.</li> <li>• Inventory of existing lodging uses.</li> <li>• Identify conversions over the last few years.</li> <li>• Identify infrastructure and public services issues.</li> <li>• Identify environmental issues.</li> </ul> <p>b) Develop objectives to influence the regulatory policies.</p> <p>c) Develop regulatory policies and regulations to meet the goals and objectives.</p> <p>d) Develop performance metrics and indicators.</p> <p>e) Community engagement (throughout the process)</p>
<b>Point Contact Person</b>	Planning Director with Housing and Community Planner Martinez
<b>Advisory Group</b>	Planning Board
<b>Process</b>	<ul style="list-style-type: none"> <li>• Public engagement will play an important role in developing proposed regulatory policies and regulations.</li> <li>• The Planning Board will conduct meaningful engagement and will provide advice based on that input.</li> <li>• Proposed regulatory policies will be presented to the Town Council for acceptance and/or to the Town for a vote.</li> <li>• Monthly updates will be provided to the Town Manager.</li> </ul>
<b>Timeframe</b>	<p>Non-Land Use Ordinance regulations Q2 2025</p> <p>Land Use Ordinance regulations Q4 2025</p>

<b>2. Develop a Sustainable Tourism Management Strategy</b>	
<b>Why</b>	Because there are ongoing concerns with over-crowding, and the recent levels of visitation to Bar Harbor have resulted in a loss of quality of life for residents and quality of experience for visitors which in turn has led to tensions and resentment in the community. A well-thought-out and inclusive strategy will identify the community's goals for tourism over the coming years, as well as set a clear direction for residents, visitors, and businesses to embrace and to use as a guide in decision-making.
<b>Actions</b>	<ol style="list-style-type: none"> <li>a) Define what we want Bar Harbor's overall economic vision to be and define the supporting sustainable tourism management vision.</li> <li>b) Define quality of life for residents, quality of visitor experience for visitors, and sustainable tourism management.</li> <li>c) Create a situational analysis describing the current tourism conditions to include trends such as carrying capacity, tourism operations, quality of life, and tourism related initiatives.</li> <li>d) Identify tourism indicator standards and benchmarks.</li> <li>e) Develop a wide range of economic- and community-development actionable solutions and land use strategies to address challenges and meet benchmarks.</li> <li>f) Establish a continual monitoring process to ensure that management strategies are alleviating impacts.</li> <li>g) Present findings and recommendations to the Town Council in a final report for acceptance.</li> <li>h) Develop performance metrics and indicators.</li> </ol>
<b>Point Contact Person</b>	Planning Director
<b>Advisory Group</b>	Sustainable Tourism Management (STM) Task Force
<b>Process</b>	<ul style="list-style-type: none"> <li>• A consultant(s) will be hired through a public procurement process to assist the STM Task Force in developing a Sustainable Tourism Management Strategy.</li> <li>• The STM Task Force will serve as the advisory committee to the Council.</li> <li>• Public engagement will play an important role in developing the STM Strategy</li> <li>• The STM Task Force will actively listen to the input from the entire community and will provide advice based on that input.</li> <li>• The Strategy will be presented to the Town Council for acceptance.</li> <li>• Monthly updates will be provided to the Town Council.</li> </ul>
<b>Timeframe</b>	Q3 2026

<b>3. Allow Rural Development while Protecting Water and Sensitive Resources</b>	
<b>Why</b>	For gentle density to happen on wells and septic, we need to understand the groundwater quality and quantity conditions and the surface water quality of the Northeast Creek (NEC) watershed, as the watershed encompasses most of the land in Bar Harbor not connected to public utilities.
<b>Actions</b>	<p>a) Data and Analysis</p> <ul style="list-style-type: none"> <li>• Prepare a “fact packet” on the known conditions of NEC watershed.</li> <li>• Complete impervious surface inventory to understand surface water runoff in the NEC watershed.</li> <li>• Inventory septic systems to identify year built, location, etc.</li> <li>• Inventory wells to identify quality and quantify problems.</li> <li>• Identify phosphorus and nitrogen levels and sources in NE Creek.</li> <li>• Review the Land Use Ordinance environmental standards.</li> </ul> <p>b) Develop Strategies to maintain or improve conditions such as</p> <ul style="list-style-type: none"> <li>• Monitoring (testing, real-time sensors, sampling)</li> <li>• Protections (buffer zone, recharge areas, land use management, well maintenance)</li> <li>• Pollution control (reduce point sources, control non-point sources, stormwater management)</li> <li>• Conservation and sustainable use (promote efficient water usage, wetland preservation)</li> <li>• Public awareness and community involvement</li> <li>• Policy and enforcement (ordinances, licensing, permits)</li> </ul> <p>c) Seek grant monies and assistance from experts for testing, monitoring, and solutions.</p> <p>d) Develop performance metrics and indicators.</p>
<b>Point Contact Person</b>	Staff Planner Sands
<b>Advisory Group</b>	Planning Board
<b>Process</b>	<ul style="list-style-type: none"> <li>• The Planning Board will serve as the advisory committee to the Planning Director. However, the Conservation Commission will provide feedback and input.</li> <li>• Public outreach will be essential to the success of the data and analysis portion of the work.</li> <li>• Public engagement will play an important role in developing strategies to maintain or improve conditions.</li> <li>• Proposed regulatory policies will be presented to the Town Council for acceptance and/or the Town for a vote.</li> </ul>
<b>Timeframe</b>	Q4 2025 – Q2 2026

<b>4. Assess Adequacy of Parking Requirements for All Uses</b>	
<b>Why</b>	To ensure that all uses provide reasonable and equitable off-street parking tailored to the unique characteristics of the district/area where they are located to support economic activity and maintain quality of life without causing unnecessary impervious surface, sprawl, and congestion.
<b>Actions</b>	<ul style="list-style-type: none"> <li>a) Review parking requirements for all uses and identify where there are issues (requirement is too high or too low).</li> <li>b) Propose off-street parking requirements based on industry standard, area characteristics, experience, etc.</li> <li>c) Explore flexible and creative parking solutions.</li> <li>d) Develop performance metrics and indicators.</li> </ul>
<b>Point Contact Person</b>	Staff Planner Bondy
<b>Advisory Group</b>	Planning Board
<b>Process</b>	<ul style="list-style-type: none"> <li>• Public engagement will play an important role in developing proposed regulatory policies and regulations.</li> <li>• Proposed regulatory policies will be presented to the Town Council for acceptance and/or to the Town for a vote</li> </ul>
<b>Timeframe</b>	Q4 2025

<b>5. Reduce Impacts of Short-Term Rentals (STR) on Residential Neighborhoods</b>	
<b>Why</b>	To provide safe and cohesive residential neighborhoods and quality of life for residents.
<b>Actions</b>	<ul style="list-style-type: none"> <li>a) Data and analysis of STR parking adequacy.</li> <li>b) Review and improve verification of VR-1 proof of residency.</li> <li>c) Review STRs trends since the adoption of the ordinance in 2022.</li> <li>d) Review the districts where we allow STRs based on the outcome of where lodging is allowed (refer to strategy #1).</li> <li>e) Develop performance metrics and indicators.</li> </ul>
<b>Point Contact Person</b>	Planning Director with Code Enforcement Officer Gurtler
<b>Advisory Group</b>	NA
<b>Process</b>	<ul style="list-style-type: none"> <li>• Gather and analyze data.</li> <li>• Present recommendation to Town Council.</li> <li>• Public engagement as deemed necessary to ensure input and feedback.</li> </ul>
<b>Timeframe</b>	Q2 2025