

Moratorium Workshop #3

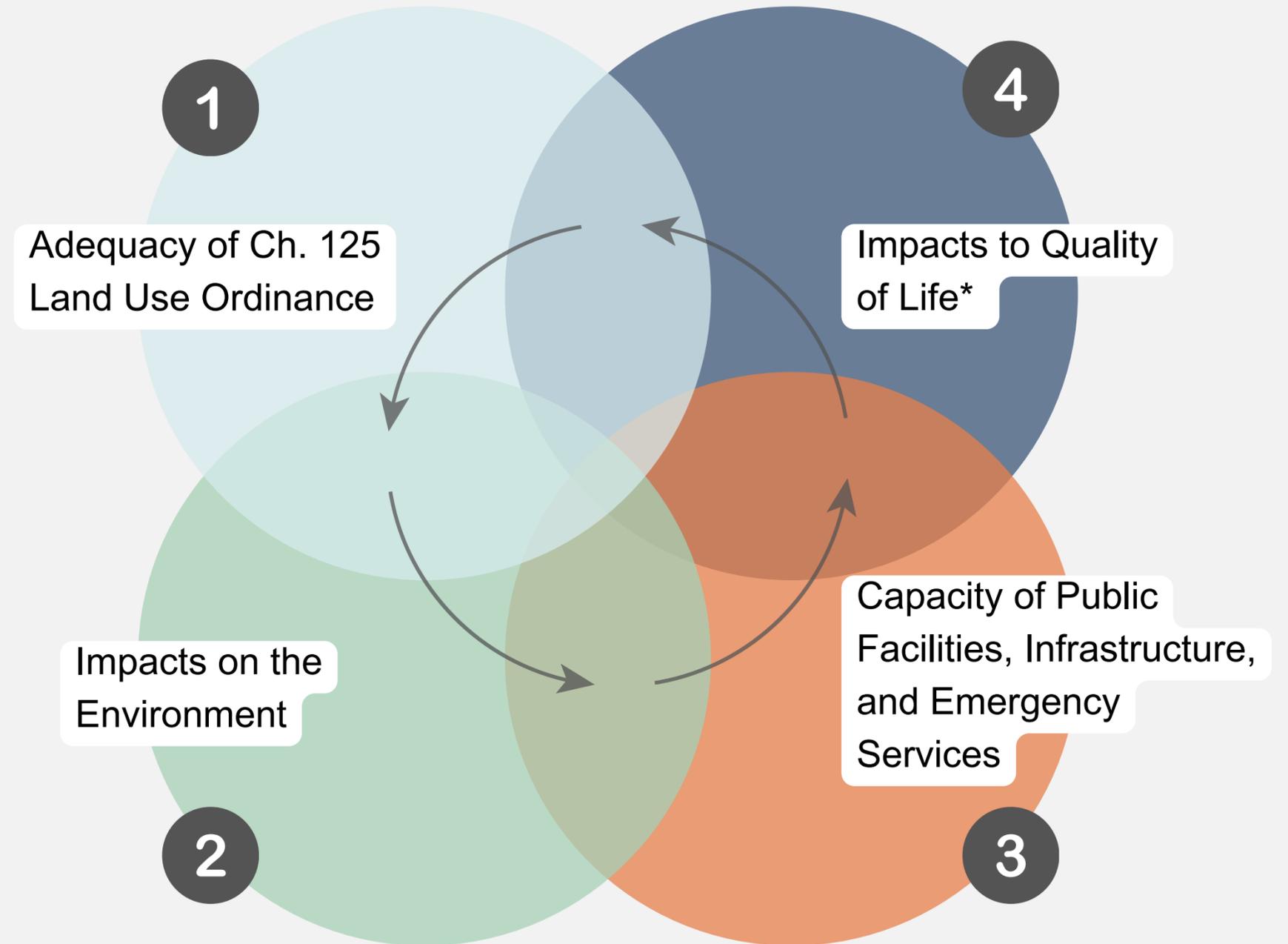
Context & Purpose

Reminder:

The moratorium includes a variety of topics, many of which overlap, and some more broad than others.

Meeting Purpose:

- 1) Provide information and more context about factors mentioned in the moratorium to facilitate a comprehensive understanding of the issues and good decision making.
- 2) Continue discussing methods to address the moratorium.



*Availability and accessibility of basic physiological, social, and other needs

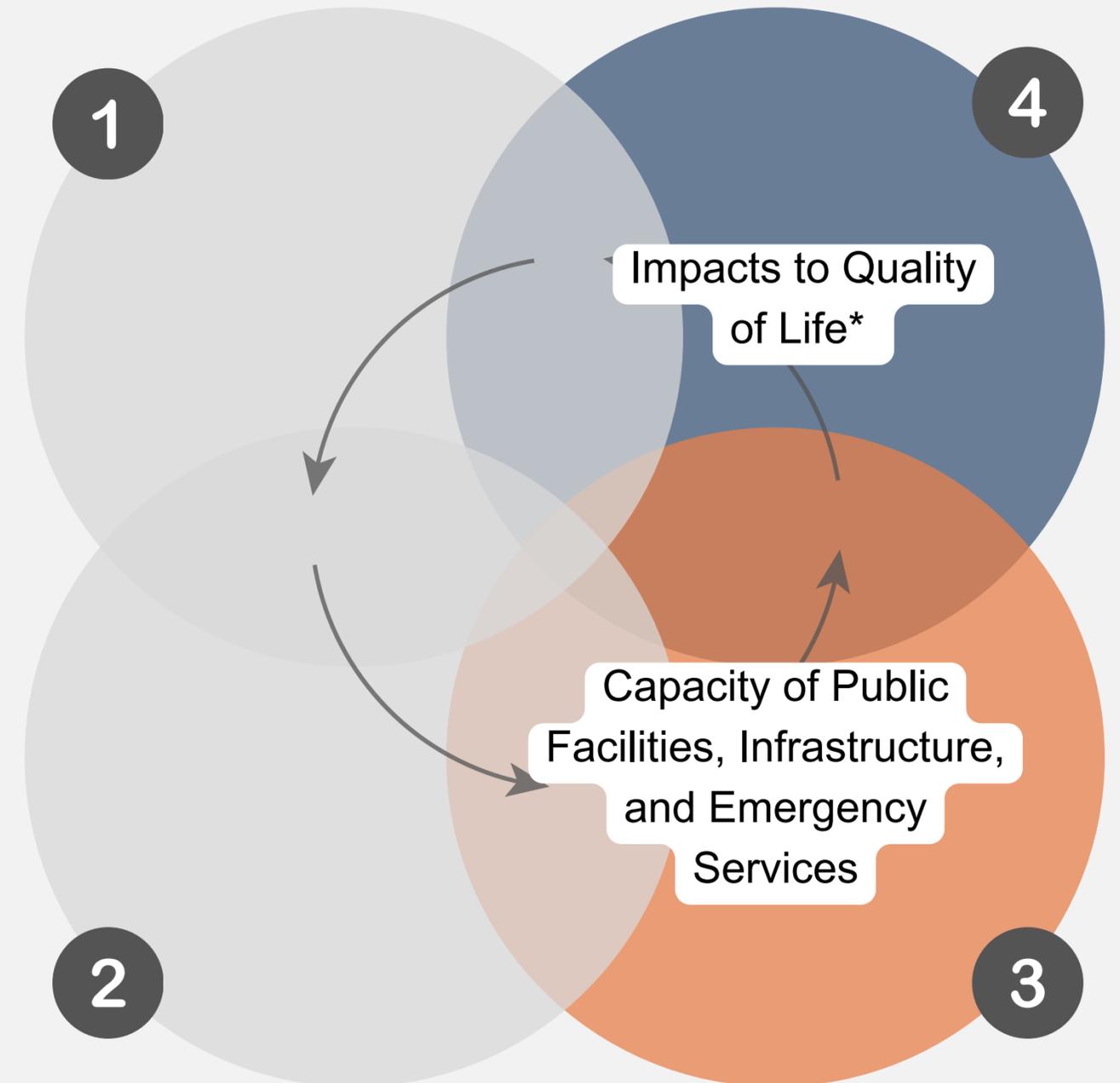
Panel Discussion

Panelists

- **David Kerns**, Bar Harbor Police Chief
- **Matt Bartlett**, Bar Harbor Fire Chief

Purpose

- Provide clarity whether the Town has adequate public safety services and infrastructure to meet current and future needs of residents and visitors, based on the concerns mentioned in the moratorium.
- Help determine whether the Land Use Ordinance is adequate to protect the health and safety of residents and visitors?



*Availability and accessibility of basic physiological, social, and other needs



STANDARD APPROACH

To Address Complex Issues



01

Data & Analysis



02

Goals &
Objectives



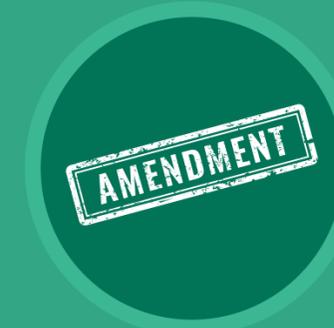
03

Regulatory
Policies



04

Town Council
Endorsement



05

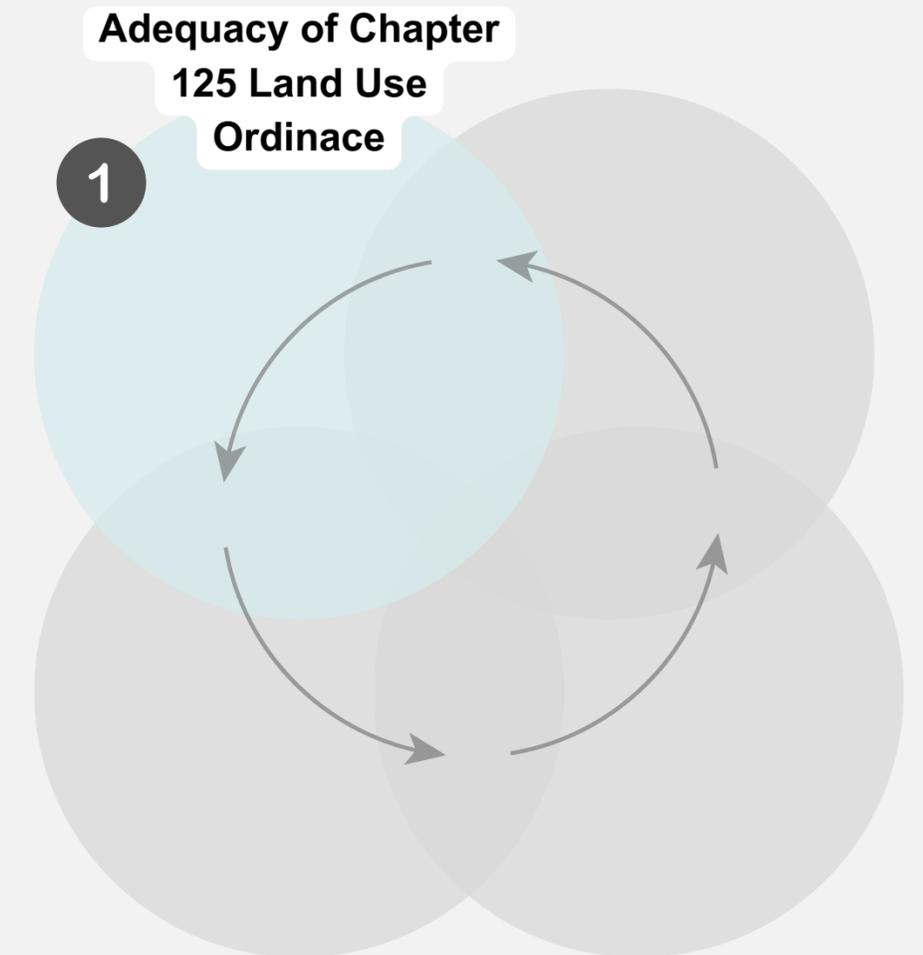
Begin Ordinance
Amendment

Community engagement is throughout the process and the exact timing is dependent on the project/topic.

Continuation of Discussion: Land Use Ordinance

Guiding Questions:

1. **Review takeaways from last workshop.** What were the takeaways from the presentation and/or the discussion after?
 - Identify relevant trends and issues/concerns mentioned at the previous workshop.
2. **Continue Discussion.** Are the lodging definitions, standards, and/or the locations where they are allowed or not allowed adequate to protect the overall wellbeing of the community and visitors?
 - Use the materials provided by staff to aid discussion.



ADDRESS THE IMMEDIATE NEEDS OF THE MORATORIUM: MANAGE LODGING USES

[STARTING POINT]

GIS maps to show land uses per district and changes through time

Has there been a pattern of conversions from residential uses to other nonresidential uses over the past few years, especially lodging uses? Which districts are primarily residential versus primarily commercial?

GIS maps to show spatial relationships between lodging uses and residential neighborhoods

Are lodging uses in close proximity to primarily residential areas? Which areas could be susceptible to overcrowding via concentration of lodging guest rooms?



Tables and graphs to show land use composition per key neighborhood

What is the land use composition of each key neighborhood and zoning district, and how does that compare to the allowed uses? Are the land use patterns and allowed uses creating the future Town we want based on the Comprehensive Plan?

Tables and graphs to show lodging facility and guest room growth through time

Has the growth rate of lodging facilities increased more now than it has in the past? Are the types of lodging facilities (guest room number) significantly different now than in the past?

GIS maps to show spatial relationships between significant natural resources

Are lodging uses being developed close to sensitive natural resources that could lead to unique downstream effects, especially regarding drinking water quality and quantity?



MORATORIUM ROADMAP

1. Collect data (*Ongoing*)

Establish existing conditions including patterns of development and land use composition to determine if these patterns align with the community's vision.

2. Workshops with Planning Board

The Planning Board will continue to have workshops to analyze the overarching challenges, perceived problems associated with lodging, and data trends. Planning Board Workshops to date: #1 February 27, 2025; #2 March 27, 2025; and #3 April 24, 2025.

3. Planning Board reports policy objectives to Town Council for potential changes

The Planning Board will aim to establish a recommended path out of the moratorium. This could manifest as policy objectives.

4. Community engagement is conducted & staff start drafting a policy report

Once the Town Council and Planning Board agree on the findings and general approach, they will direct staff to organize community engagement to ensure community members agree with the direction and to start drafting a policy report.

5. Town Council & Planning Board decide on the regulatory policy and/or nonregulatory policy to provide clear direction to staff

The Town Council and Planning Board finalize the objectives and the associated type of policy or policies needed for the Town to consider lifting the moratorium. This could manifest as adopting a policy report to guide future changes.

FALL 2025

FEBRUARY 2025

