

CETF 4/25/22

4-5:30pm, Virtual *MEETINGS WILL BE IN-PERSON STARTING IN MAY*

1. Call to order: 4:04PM
2. Attendance: Jen Crandall, Tobin Peacock, Kristin Murphy, Ruth Poland, Norm Burdzel, Erin Cough (4:12), Margaret Jeffrey (4:21)
3. Approval of [Minutes from 4/11/22](#) (V): Tobin moves to approve, Kristin seconds, all approve.
4. Adoption of Agenda (V): Update to include: move Michele's feedback to first order of business. Add update on Earth Day panel from Jen. Jen moves to adopt agenda as amended, Tobin seconds. All in favor.
5. Public Comment? None at this time
6. Regular Business--
 - A. Quick Updates: (~15min)
 - i. EV Event sharing-went really well, great venue, good turn out. EVs from 1922 to 2022. Lots of test drives. Update on Earth Day from Jen:
 - ii. Energy Benchmarking & ICLEI (Ruth)-nothing to report at this time
 - iii. Next steps for Sust. Coord. Position posting? How can we help?-next time
 - iv. Update on Americorps applicants--both candidates declined the offer (in part due to concern about housing).
 - v. Draft REC Recommendations to Council idea (Tobin) -next time
 - vi. COA Class Projects --will get updates next time.
 - B. [CAP v.2](#) Feedback
 - i. Michele Gagnon's feedback: Mike Gurtler has some feedback and questions and will come to the meeting at 4:30. P. 7 strategy 4 Sustainable Land use. Key actions 1a . Did an exercise with IFBE Environmental consultant to do a vulnerability assessment due to climate change. Identified, bridge at head of island, waste water lift facility. Biggest threat to island if a big storm would not be from a Nor'easter which is why we have the juddy. This is being brought to the table of the comp plan committee. Surprised that we don't have as many risks as other municipalities. Climate change mitigation/impacts should be part of everything in comp plan rather than a stand alone chapter. All of our decisions should be informed by climate change. As planner, Michele is aware of this and it has been informing decisions. 1c. Not sure what this recommendation is referring to. Lots of our coastline is already elevated in this area. Shoreline zoning in Maine is quite stringent, and floodplain is also important. Our floodplain ordinance is more stringent than the State's. Mike: the State requirement for the distance of elevation from floodplain is 1ft ,and in Bar Harbor our setback is 2 feet. No structures are allowed to be built within 75feet of mean highwater mark. Brian: so appreciative of Michele being here and that the Town is already looking at all decisions through the lens of climate change. Question: will the setbacks adjust with the rising sea levels? Do your plans include increasing storm surge, sea level rise etc. Michele: we are looking at low lying areas like Rt 3 out of town. Not sure if the State is keeping track and adjusting. Data is not always up to date at the State level. Will ask the person from shoreland zoning at the State. Mike: not sure what the data on shoreland map is, but

floodplain map is 2016 data. Michele: encourage density in commercially active areas (minimum lot size in Maine is ½ acre) Qualify what you mean by density. Also keep in mind areas that use town septic and water. This could be a good thing. We should streamline all processes for permitting. There are some minimum amounts that we can't get away from. At least in front of planning board two times. We should really use the time of the meetings more efficiently and meaningfully. There are some things that have to happen due to the state laws. Ruth: how would you change that? Michele: I would take it out. It is a tough one. I understand what you are trying to do. People will be for it until it is in their back yard or costs money. If you want to encourage development in areas served by sewer and water the ordinance needs to be written in a way that people feel like there is a return on investment and that people feel like it is fair. People need to not feel threatened. Brian: we make lots of these recommendations with blinders on looking only at the ghg emissions and not at the other factors that compete with each other. Michele: planning board is looking to modify standards to encourage affordable housing. If you require charging stations at each new residence that competes with a goal of keeping the new housing affordable. You need to balance out the recommendations. More housing in downtown will cause more congestion. You are on the right track but it is all complex. Last bit of feedback. #4 open space plan is scary because it is a huge document. Asked conservation commission to come up with top priorities rather than the whole document. There is too much to look through. We need to focus on what is really important to us and that we can get done in the next 10 years. Ruth: really glad our CAP is action oriented. Mike: Strategy 2 goal to strengthen municipal code and adopt voluntary stretch codes in the appendices. 3 are commercial and 3 are residential. Clarify which of these you want to adopt. Laura: looking at appendices RB and RC are referenced there. Will have to look more specifically at the appendices. Mike: solar ready puts in requirements for a residential building to take on a specific orientation. This would/ could limit how people use their land. This is a mandate for everybody, but not everyone is going to be able to make use of it. Drives up cost of building and goes against affordable housing. Seems too broad. Net zero consumption will take construction of a house out of common man's pocket. Too difficult for a person to understand those if a person is building their own home. Some contractors even have a hard time with it. Not even sure if that is currently able to be done with the available infrastructure. Look at the date of when this would go into effect. There is a lot of math involved in this one and not sure if we can actually do it. Laura: timing is possibly the most important part of many of these recommendations. This is more visioning. We are not in the position to make recommendations on the best approach to meet the goals, but we see that these are the most straight forward way to meet the goal. In terms of more affordable housing that needs to be zero carbon producing. We see that this is a significant challenge that really needs to be looked at. We know that by adopting these recommendations all of them are not all going to be put into effect right away. It would be up to the Town to determine when and how would be most appropriate. I would tend toward being more ambitious and then adjusting rather than shying away at the start. Margaret: Mike, are you saying that the technology isn't there? The optics of stating these as objectives right now would compromise the credibility of the CAP. Mike: just not sure if it is actually feasible for someone to meet these appendices. If these are vision and not being done tomorrow that may be more reasonable. Margaret: would it

be better to be more specific? ERIN: It is the same concern that Mike is bringing up. If we are adding standards to housing then the price of building becomes prohibitive. Maybe there is another way to incentivize so that we can get to the same end result without putting housing out of reach for people. If we are going to go above and beyond the State IECC standards then we need to look at how that will impact building. Ruth: I do like the idea of other standards for affordable housing. Michele: we could use these as incentives for developers of affordable housing. For instance if a developer put in solar then perhaps they could be approved to have more units. Strategy 3 under transportation—we need to build capacity for the future. Tackling vehicles as an emitter of ghg is important and we need to include Trenton in discussion of our decisions because so many of our commuters are off island. Put a regional component on it. Many recs are too localized. Laura: on affordability, traditionally exemptions are have been created rather than helping those lower income folks who are going to benefit from the environmental standards in the long term. Perhaps a community level program could be in place to include and meet those higher standards as an issue of equity. In terms of transportation: we have looked at the approach rather than the scope. How do we want to talk about these issues and how specific should our recommendations be? Michele: unless there are subsidies we can't keep increasing entry fee to housing in town. Ruth: seems like 3 big issues housing density, building codes and transportation and cost and sustainability that need to be looked at and reworded. Perhaps we add to the plan what we are thinking about now (big picture) and then have more conversations with public and key people, and new sustainability coordinator could facilitate that process. Laura: perhaps if we add more framing at the head of each section putting our ideas in context will help. The intention was always for the document to be a guide and a working plan. Ruth: next meeting we will refine/reword these areas for now and specify what is next.

- ii. Feedback from Sarah Gilbert
 - 1. See forwarded email...
- iii. Next Steps: ready to prepare final document? Ruth & others prep presentation - discuss what to highlight, etc.(next time)
 - C. Current CAP Actions Timeline
 - i. 4/25: Review feedback from Department Heads & Committees that has been received so far. If folks want a person to speak with directly about this, Ruth will ask task force members to talk with them .
 - ii. 5/9: Review final feedback and prepare the presentation to Town Council—present this as a working document and ask for feedback. Tobin agrees and doesn't want the Council to feel railroaded. They will need time to digest this. Norm: how will we deal with other feedback? We don't have time to go over each comment with this much detail. Ruth: Yes, it's important to let folks know we are not ramming it down anyone's throat. Erin:really important to get this in front of the council before the June town vote to get as much support for the SC in the budget. **June 7** will be the Town meeting at which a vote for the budget will happen. Then the vote on the 14th you have a ballot and vote for councilors etc. Laura: A way to spin the reason we need a SC is to make this CAP meaningful to Bar Harbor and the other town processes.
 - iii. 5/17: Present to Town Council—this will get into the newspaper if we present to the council.

D. Review the [Gantt Chart from CAP v.1](#) - what have we accomplished? What are we behind on? What should our next action steps be?

1. Review & assign "to do" list.
2. Adjournment: 5:35 Jen moves to adjourn, Norm and Tobin seconds All in favor.