

**Meeting Agenda  
Bar Harbor Planning Board  
Wednesday, May 5, 2021 at 4:00 PM**

---

**IMPORTANT NOTICE:  
THIS MEETING WILL BE HELD REMOTELY**

1. As the town and/or the state declaration(s) of emergency due to COVID-19 remain in effect, the meeting will be held remotely via the online video meeting platform Zoom, instead of in person at the Municipal Building.
  2. This meeting will be broadcast live on **Spectrum channel 7 (in Bar Harbor)** and streamed online at [https://townhallstreams.com/towns/bar\\_harbor\\_me](https://townhallstreams.com/towns/bar_harbor_me). It will also be archived on the website for later viewing after the meeting.
  3. Members of the public are welcome to take part in the meeting via the Zoom webinar. The webinar can be accessed and joined by going to the **website <https://zoom.us>** and clicking the “Join a Meeting” button. When prompted, enter the **meeting ID (878 1085 8037)** followed by the **passcode (646137)**. You will be prompted to enter your name and email address. To join by phone, dial (301) 715-8592 and enter the numbers listed above when prompted. The webinar can also be accessed and joined by clicking on this direct link:  
<https://us02web.zoom.us/j/87810858037?pwd=d3VqK0hqRFIkSWVseTFLWUltNEVSQT09>
  4. Following standard Planning Board practice, speakers will be asked to identify themselves at the beginning of their comments and limit themselves to three minutes.
- 

**I. CALL TO ORDER**

**II. ADOPTION OF THE AGENDA**

**III. EXCUSED ABSENCES**

**IV. PUBLIC COMMENT PERIOD**

The Planning Board allows up to 15 minutes of public comment on any subject not on the agenda and not a pending application before the board, with a maximum of three minutes per person.

**V. APPROVAL OF MINUTES**

- a. April 7, 2021

## **VI. REGULAR BUSINESS**

### **a. Completeness Review for SP-2021-02 Oceanside KOA**

**Project Location:** Tax Map 211, Lot 1 off of the County Road and encompassing 2.63 acres of land, according to town tax records. The subject land is in the Town Hill Residential Corridor, Town Hill Residential and Stream Protection zoning districts.

**Owners/Applicants:** The owner of the property is Kampgrounds of America, Inc. (550 N. 31<sup>st</sup> Street, Suite 400, Billings, MT 59101) and the applicant is Bar Harbor Oceanside KOA (136 County Road, Bar Harbor, ME 04609).

**Application:** The construction of nine worker campsites. This will improve campground operations and worker privacy. Worker sites will be relocated from the existing campground area (Tax Map 211, Lot 3, 104 County Road, in Bar Harbor) to this property.

### **b. Completeness Review for PUD-2021-01 — Jones Marsh Affordable Housing Development**

**Project Location:** Tax Map 212, Lot 43-1 off of State Route 3 and encompassing a total of 30 acres according to town tax records. The subject land is the Town Hill Residential and Town Hill Rural districts.

**Applicant/Owner:** Island Housing Trust

**Application:** The applicant proposes to subdivide a 30-acre property into nine lots (eight lots buildable for residential use and one lot reserved for open space). Six of the buildable lots would have single-family homes and two of the buildable lots would have two-family homes, for a total of ten dwelling units.

## **VII. OTHER BUSINESS**

- a. Discussion on proposed Solar Photovoltaic (PV) system LUO amendment**
- b. Discussion on proposed Accessory Dwelling Units LUO amendment**
- c. Update on proposed Signage LUO amendment**
- d. Discussion on rooftop parking (possible LUO amendment)**

## **VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

## **IX. REVIEW OF PENDING PLANNING BOARD PROJECTS**

## **X. ADJOURNMENT**