

Meeting Agenda — Bar Harbor Planning Board
Wednesday, June 2, 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. 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 (815 2827 5202)** followed by the **passcode (813968)**. 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/81528275202?pwd=eFFjSTFVMFFnWGx4b1ErQ2RHSVM2QT09>
 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.
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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 nor a pending application before the board, with a maximum of 3 minutes/person.

V. APPROVAL OF MINUTES

- a. May 5, 2021

VI. REGULAR BUSINESS

a. Public Hearing/Compliance 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. 31st 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.

c. Sketch Plan Review for SD-2021-03 – Harbor Lights Retirement Community

Project Location: 18 Hamor Lane (Tax Map 216, Lot 50, encompassing a total of 58.97± acres according to town tax records). The subject land is in the Shoreland Limited Residential, Hulls Cove Corridor and Hulls Cove Rural zoning districts.

Applicant: Harbor Lights, LLC

Owner: Christopher S. Maller Revocable Trust, Christopher S. Maller trustee

Application: To construct a retirement community, on an 18.7-acre portion (to be located wholly within the Hulls Cove Rural zoning district) of the overall parcel, to include physician offices and 50 independent-living dwellings.

VII. OTHER BUSINESS

- a. Update on, and consideration of scheduling public hearing for, proposed LUO amendment relating to signage
- b. Update on, and consideration of scheduling public hearing for, proposed LUO amendment relating to short-term rental regulations
- c. Update on, and consideration of scheduling public hearing for, proposed LUO amendment relating to solar photovoltaic systems
- d. Update on, and consideration of scheduling public hearing for, proposed LUO amendment relating to accessory dwelling units
- e. Update on, and consideration of scheduling public hearing for, proposed LUO amendment relating to nonconformity
- f. Update on, and consideration of scheduling public hearing for, proposed LUO amendment relating to bonus dwelling units

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. REVIEW OF PENDING PLANNING BOARD PROJECTS

X. ADJOURNMENT