



Meeting Agenda

Bar Harbor Planning Board

Wednesday, August 3, 2022 at 4:00 PM

Council Chambers — Municipal Building — 93 Cottage Street

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 on a pending application before the board, with a maximum of three minutes per person.

V. APPROVAL OF MINUTES

- a. July 6, 2022

VI. ELECTION OF OFFICERS

- a. Chairperson
- b. Vice-chairperson
- c. Secretary

VII. REGULAR BUSINESS

a. **Public Hearing and Compliance Review for Site Plan SP-2022-02 — Bar Harbor Community Solar**

Applicant/Owner: Bar Harbor Community Solar, LLC, 6 Balsam Circle, New Harbor, Maine 04554

Application: To develop a large-scale (10.5 acres) ground-mounted solar energy system providing approximately 1.99 megawatts of power to the electrical grid.

Project Location: Off of Knox Road (Tax Map 220, Lot 67), encompassing a total of ±57.5 acres, according to town tax records

Districts: Town Hill Rural District, Shoreland Limited Residential and Resource Protection

b. **Sketch Plan Review for SD-2022-05 Salvatore Subdivision**

Applicant: Eben Salvatore, 123 Eden Street, Bar Harbor, Maine 04609

Owner: Heirs of Judith Strout, P.O. Box 36, Hulls Cove, Maine 04644

Application: Split Tax Map 228 Lot 34 encompassing ±17.7 acres into two lots — one lot will be 13.3 acres and the other lot will be 4.4 acres. Also, part of the subdivision is Tax Map 228 Lot 34-2 (now 2.31 acres) which was originally part of Tax Map 228 Lot 34 (the parent lot).

Project Location: 21 Russell Farm Road (Tax Map 228, Lot 34), encompassing a total of ±17.7 acres.

PLEASE NOTE

- The Planning Board has adopted a Remote Participation Policy that allows it to use means of remote participation under certain circumstances. By 4:00 PM on Friday, July 29, 2022, it will be determined if remote participation will be an option for the August 3, 2022 meeting. To find out if remote participation will be an option, and if it is an option how to join via Zoom, go to <https://www.barharmoraine.gov/282/Planning-Board> at or after 4:00 PM on July 29, 2022.
- All Planning Board meetings are broadcast live on Bar Harbor Spectrum channel 7 (in Bar Harbor), streamed online at https://townhallstreams.com/towns/bar_harbor_me, and archived on that website for later viewing after the meeting.
- Anyone with a disability wishing to attend this meeting and who may have questions about how to do so should contact Michele Gagnon at mgagnon@barharmoraine.gov or at 288-3329.

Districts: McFarland Hill Residential, McFarland Hill Rural, Shoreland Limited Residential and Resource Protection

c. Completeness Review for Site Plan SP-2022-08 — JAX Childcare

Applicant/Owner: The Jackson Laboratory (JAX), 600 Main Street, Bar Harbor, ME 04609

Application: The proposed project is to construct a new childcare center to serve JAX employees. The wood-framed, single-story building is designed to be approximately 6,800 square feet and will serve approximately 53 children and 20 staff. The proposed facility will be constructed adjacent to Parking Lot A at the southerly end of campus in a currently undeveloped area. The project includes a fenced outdoor play space and a drop-off loop with ten parking spaces.

Location: The property is located 600 Main Street/Route 3 and known as Tax Map 253, Lot 7. The parcel encompasses a total of ±21.16 acres, according to town tax records.

District: Scientific Research for Eleemosynary Purposes

d. Completeness Review for SD-2022-01 Red House Farm Subdivision

Applicant/Owner: Finback on Cottage, LLC, C/O Michael Boland, P.O. Box 10, Bar Harbor, Maine 04609

Application: To subdivide a 27-acre lot into three (3), two-acre, single-family lots with a fourth, 21-acre lot to be retained by the owners.

Project Location: 16 Hadley Point Road (Tax Map 202, Lot 58), encompassing a total of ±27 acres.

Districts: Salisbury Cove Corridor and Salisbury Cove Residential

e. Completeness Review for SP-2022-07 Bluenose Inn

Applicant: Bluenose Inn, 90 Eden Street, Bar Harbor, Maine 04609

Owner: Lafayette Bluenose LLC, 155 Littlefield Ave, Bangor Maine 04401

Application: The construction of a new four-story hotel building (±9725 square feet footprint) in the approximate location of the former Bluenose Inn structure that burned in February 2022. The new hotel will have 21 suites.

Project Location: 90 Eden Street (Tax Map 101, Lot 21), encompassing a total of ±4.65 acres, according to town tax records

District: Bar Harbor Gateway

VIII. OTHER BUSINESS

- a. Comprehensive Plan Update — Elissa Chesler
- b. Removal of two-thirds majority requirement update

IX. BOARD MEMBER COMMENTS/SUGGESTIONS FOR THE NEXT AGENDA

X. REVIEW OF PENDING PLANNING BOARD PROJECTS

XI. ADJOURNMENT