

**Meeting Agenda — Bar Harbor Planning Board
Wednesday, September 1, 2021 at 4:00 PM
Council Chambers — Municipal Building — 93 Cottage Street**

Pending possible adoption of the Remote Participation Policy (agenda item VI. a.), board members and the public may be able to participate in the meeting remotely via a Zoom webinar.

To join, click here:

<https://us02web.zoom.us/j/81696159115?pwd=eWhQU0htb3RvZnpqRko1bE1LeGw0QT09.>

*(Please note, the webinar will only be activated if, and once, the policy is adopted).
If needed, the Webinar ID is 816 9615 9115 and the passcode is 715584. It is also an option to join by phone by calling (301) 715-8592 and entering the numbers above when prompted.*

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 3 minutes per person.

V. APPROVAL OF MINUTES

- a. July 7, 2021
- b. August 4, 2021

VI. REGULAR BUSINESS

a. Public Hearing — Remote Participation Policy

- i. Public Hearing
- ii. Consideration of adoption of Remote Participation Policy

~~b. Sketch Plan Review for SD-2021-04 — Hostins Subdivision~~

~~**Project Location:** 40 West Eden Street (Tax Map 220, Lot 32), encompassing a total of 2.16 acres according to town tax records, in the Town Hill Rural District.~~

~~**Applicant/Owner:** Roberto Hostins~~

~~**Application:** The applicant proposes to divide Tax Map 220, Lot 32 at 40 West Eden Street and create two lots from the existing single lot in an existing subdivision.~~

~~*Note: This agenda item was removed at the request of the applicant prior to the meeting.*~~

c. Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to

adopt or reject a Land Use Ordinance Amendment, dated June 2, 2021, and entitled “An amendment to create new, and amend existing, regulations regarding signage.”

- d. **Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to adopt or reject a Land Use Ordinance Amendment, dated June 2, 2021, and entitled “An amendment to regulate short-term rentals.”**
- e. **Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to adopt or reject a Land Use Ordinance Amendment, dated June 2, 2021, and entitled “An amendment to allow solar photovoltaic systems as principal use.”**
- f. **Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to adopt or reject a Land Use Ordinance Amendment, dated June 2, 2021, and entitled “An amendment to allow bonus dwelling units.”**
- g. **Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to adopt or reject a Land Use Ordinance Amendment, dated June 2, 2021, and entitled “An amendment to address an error of omission regarding nonconformity.”**
- h. **Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to adopt or reject a Land Use Ordinance Amendment, dated June 2, 2021, and entitled “An amendment to address an error of omission regarding accessory dwelling units.”**
- i. **Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to adopt or reject a Land Use Ordinance Amendment, dated July 8, 2021, and entitled “An amendment to Appendix A — Historic Properties in Design Review Overlay District”**
- j. **Sign Subdivision Plan for PUD-2021-01 — Jones Marsh Affordable Housing**
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. Review and discuss 125-69 R. Affordable Housing and the definition of affordable housing in 125-109**
- b. Continued discussion of prioritization of possible LUO amendments**

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. REVIEW OF PENDING PLANNING BOARD PROJECTS

X. ADJOURNMENT

Agenda amended 2 PM, Thursday, August 26, 2021, to add remote participation header in italics at top of agenda and remove of former agenda item VII. a., rooftop parking. – SEF, 8/26