



**TOWN OF BAR HARBOR**  
**Code Enforcement Division**

3 CHECK

2B

93 Cottage Street, Suite I  
Bar Harbor, Maine 04609-1400  
Tele. 207-288-3329 Fax 207-288-3032  
E-Mail: [ceo@barharbormaine.gov](mailto:ceo@barharbormaine.gov)

Angela M Chamberlain

Code Enforcement Officer  
Plumbing Inspector  
Electrical Inspector  
Building Inspector

**MEMORANDUM:**

To: SP-2019-07 File

From: Angela M Chamberlain, Code Enforcement Officer *AV*

Date: February 20, 2020

Subject: Ordinance & Regulation Compliance

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This letter will confirm that after reviewing our violation files and the plans submitted, it does not appear that there are any outstanding violations of the Bar Harbor Land Use Ordinance at the property located at Bar Harbor Tax Map 223, Lot 002-000.

Town of Bar Harbor  
**Fire Department Capacity Statement**  
 Planning Board Site Plan or Subdivision Review

18A

**Project Description:** Project Location: Triple Chick Farm  
**Site Plan/Subdivision Application:** SP-2015-07

| Land Use Ordinance Article V                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Yes | No | N/A |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----|
| <b>Article V, Site Plan Review</b><br><b>§125-66 Submission Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |    |     |
| <p><b>P. Fire Protection —</b></p> <p>(a) The proposed development will not cause an unreasonable burden on the Fire Department's ability to deliver fire-protection services; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];</p> <p>(b) The Fire Chief or his/her designee has reviewed the applicant's proposed locations for fire hydrants, dry hydrants and fire pond, and other sources of water to combat fire within the development and approves of same; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];</p> <p>(c) The Fire Chief or his/her designee has reviewed the location, dimension and construction of proposed access to the site for fire-fighting equipment and other emergency vehicles and approves of same; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];</p> <p>(d) The Fire Chief or his/her designee, unless the Fire Chief has deferred to the State Fire Marshal's Office or unless the approval of the State Fire Marshal's Office is required by law, has reviewed preliminary construction plans for the proposed development and certifies that such plans comply in all respects with applicable Life Safety Codes (NFPA 101). [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].</p> <p>This project will require approval by the State Fire Marshal's Office.</p> | X   |    | X   |

| Land Use Ordinance Article V                                                                                                       | Yes                                 | No | N/A |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----|-----|
| <b>General Review Standards: §125-67 EE, Fire Protection</b>                                                                       |                                     |    |     |
| This plan meets the general review standards of the Bar Harbor Land Use Ordinance, Article V, §125-67 EE. Fire Protection (1)-(4). | <input checked="" type="checkbox"/> |    |     |

**Comments:**

—

Construction of a driveway (over 500 feet in length) to provide for land and forestland management practices, as well as to serve a future single-family residence. Site plan review is required because the driveway will cross a stream in the Stream Protection zoning district.

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

**Conditions of approval (if any):**

Maintain the road width of 20 ft, and vertical height clearance of 13 ft 6 in.

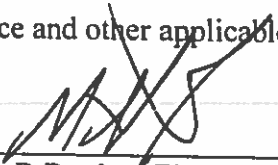
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The above noted application and plans dated \_\_\_\_\_ have been reviewed by this department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.

  
 \_\_\_\_\_  
 Matthew R Bartlett, Fire Chief

2-20-2020  
 Date

**Note:**

A checkmark in one of the right three columns indicates whether the plans reviewed by the department:

**Yes** = appear to comply with the Land Use Ordinance section noted.

**No** = appear not to comply with the Land Use Ordinance section noted.

**N/A** = In the opinion of the department, the noted section of the Land Use Ordinance is not applicable to the application reviewed, and the Department has no objection to a Planning Board decision to waive this requirement as permitted by Article V, §125-63, Waiver of Submissions.

**Town of Bar Harbor**  
**Wastewater Division Capacity Statement:**  
 Planning Board Site Plan or Subdivision Review

**Project Description:** Harbor cove subdivision  
**Project Location:** 25 Crooked Road - 216-006-000  
**Site Plan/Subdivision Application:** SD-2019-02

|                                                                                                                                                                                   |                                     |                          |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>Chapter 165, Article II of the Town Code</b>                                                                                                                                   | <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>               |
| <b>§164-4 Connection to Public Sewer Required</b> – Public sewer is available within 100 feet of this development project. Therefore, connection to the public sewer is required. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Land Use Ordinance Section                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Yes                                 | No                       | N/A                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>§125-67 General Review Standards</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |                          |                          |
| <p><b>M. Municipal sewer facilities</b> — The site plan(s) demonstrate(s) the proposed development will provide for adequate sewage waste disposal and that it shall not cause an unreasonable burden on the municipal waste disposal facilities.</p> <p>The Public Works Department has approved the design specifications for new sewer facilities to be connected to the municipal facilities.</p> <p>[SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].</p>                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>N. Sewage disposal</b> — The site plan(s) demonstrate(s) that the proposed development will provide for adequate sewage waste disposal, subject to the following:</p> <p>1) This development shall be connected to municipal sewage waste disposal facilities as required by the Bar Harbor Sewer Ordinance set forth in Chapter 165.</p> <p>2) Industrial or commercial wastewaters may be discharged to municipal sewers only in such quantities or of such quality as to be compatible with municipal treatment operations.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                          |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>[SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS. IF ANY].</p> <p>§125-69 Standards for particular uses, structures or activities</p> <p>M. Cluster developments — Cluster development shall be allowed only in conformity with the following requirements:</p> <p>...</p> <p>7) Wastewater system. All structures with required plumbing in the development shall be connected to a public sanitary sewer system, if available.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|

**Other Comments:**

All existing sewer lines from Crooked Road onto the subject property shall be abandoned and not reused as part of the new sewer connection. Developer is required to cap the existing sewer connection(s) at the public sewer on Crooked Road.

Developer is constructing a new private sewer main to collect sewer from each new dwelling unit and will connect these units through a private 6-inch PVC sewer main to the public sewer on Crooked Road.

**Conditions of approval (if any):**

Connection plans must be approved by the wastewater inspector prior to any sewer construction/digging.

All sewer pipes (including dwelling unit connections) must be inspected prior to backfilling.

In addition, review of final development plan is required before approval.

The above-noted application and plan(s) dated 3/3/2020 have been reviewed by this Department and appear to be following the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.

Tony Guffi  
 Andrew Joy, Wastewater Inspector

4-15-20  
 Date

**Note:**  
 A checkmark in one of the right three columns indicates whether the plans reviewed by the department:  
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 N/A = In the opinion of the Department, the noted section of the Land Use Ordinance is not applicable to the application reviewed, and the Department has no objection to a Planning Board decision to waive this requirement as permitted by Article V, §125-63, Waiver of Submissions.

**Town of Bar Harbor**  
**Fire Department Capacity Statement**  
**Planning Board Site Plan or Subdivision Review**

**Public Hearing/Compliance Review under Site Plan Review for Subdivision SD-2019-02 — Harborcove (formerly Harbor View)**  
**Project Location:** 25 Crooked Road (Tax Map 216, Lot 006; encompassing 4.5 acres of land in the Hulls Cove Business District).

**Applicant/Owner:** ABC, LLC

**Application:** The renovations of three single-family dwelling units, the conversion of an existing single-family dwelling unit into a two-family dwelling unit, and the construction of one new two-family dwelling unit and of six new single-family dwelling units for a total of 13 dwelling units.

| Land Use Ordinance Article V                                                                                                                                                                                                                                                                                                                                                                                                           | Yes                                 | No                                  | N/A                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <b>Article V, Site Plan Review</b><br><b>§125-66 Submission Requirements</b>                                                                                                                                                                                                                                                                                                                                                           |                                     |                                     |                                     |
| <b>P. Fire Protection —</b>                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                                     |                                     |
| (a) The proposed development will not cause an unreasonable burden on the Fire Department's ability to deliver fire-protection services; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> |                                     |                                     |
| (b) The Fire Chief or his/her designee has reviewed the applicant's proposed locations for fire hydrants, dry hydrants and fire pond, and other sources of water to combat fire within the development and approves of same; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];                                                                                                                                            | <input checked="" type="checkbox"/> |                                     |                                     |
| (c) The Fire Chief or his/her designee has reviewed the location, dimension and construction of proposed access to the site for fire-fighting equipment and other emergency vehicles and approves of same; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];                                                                                                                                                              | <input checked="" type="checkbox"/> |                                     |                                     |
| (d) The Fire Chief or his/her designee, unless the Fire Chief has deferred to the State Fire Marshal's Office or unless the approval of the State Fire Marshal's Office is required by law, has reviewed preliminary construction plans for the proposed development and certifies that such plans comply in all respects with applicable Life Safety Codes (NFPA 101). [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY]. |                                     |                                     | <input checked="" type="checkbox"/> |
| This project will require approval by the State Fire Marshal's Office.                                                                                                                                                                                                                                                                                                                                                                 |                                     | <input checked="" type="checkbox"/> |                                     |

| Land Use Ordinance Article V                                                                                                       | Yes | No | N/A |
|------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----|
| <b>General Review Standards: §125-67 EE, Fire Protection</b>                                                                       |     |    |     |
| This plan meets the general review standards of the Bar Harbor Land Use Ordinance, Article V, §125-67 EE. Fire Protection (1)-(4). | ☑   |    |     |

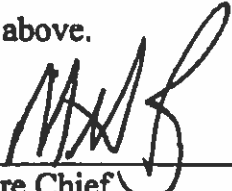
**Comments:**

None

**Conditions of approval (if any):**

None

The above noted application submitted February 13, 2020 and the L1 Site Plan dated 3-12-20 ☉ have been reviewed by this department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.

  
 \_\_\_\_\_  
 Matt Bartlett, Fire Chief

4/16/2020  
 \_\_\_\_\_  
 Date

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**Town of Bar Harbor**  
**Public Works Department Capacity Statement:**  
**Streets, Stormwater, Solid Waste, and Recreation**  
 Planning Board Site Plan or Subdivision Review

**Project Description:** Harborcove Subdivision Housing Development  
**Project Location:** 25 Crooked Road  
**Site Plan/Subdivision Application:** ABC LLC - Chris White

| Land Use Ordinance Section                                                                                                                                                                                                                                                                                                                                                      | Yes                                 | No                       | N/A                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| <b>§125-67 Site Plan Review</b><br><b>General Review Standards</b>                                                                                                                                                                                                                                                                                                              |                                     |                          |                                     |
| <b>G. Streets, Sidewalks and Access</b> — The development plans conform to the standards set forth in the Bar Harbor Land Use Ordinance. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>L. Stormwater management</b> — The site plan(s) demonstrate(s) the proposed development provides adequate stormwater management in compliance with the standards of the Bar Harbor Land Use Ordinance. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>T. Refuse disposal</b> — The site plan(s) demonstrate(s) the proposed development will not cause an unreasonable burden on the Town's ability to dispose of solid and liquid wastes.<br><br>Detailed design plans showing all connections with existing public facilities are on file and have been approved. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY]. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>II. Other municipal services</b> — The site plan(s) demonstrate(s) the proposed development will not cause an unreasonable burden on the Town's ability to deliver other necessary services, including but not limited to, road maintenance and snow removal.                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>§125-66 Submission Requirements</b>                                                                                                                                                                                                                                                                                                                                          |                                     |                          |                                     |
| <b>F. Recreation</b> — The proposed development will not cause an unreasonable burden to existing recreation facilities. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].                                                                                                                                                                                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Design plans for construction of or connection to public recreation facilities to be utilized or impacted by or constructed for the proposed                                                                                                                                                                                                                                    |                                     |                          |                                     |

development are on file and have been approved. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].

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**Comments:**

Existing 18" SD across Crooked Road drains into the pond on the property and shall remain active going forward. The Town shall maintain it's presumptive rights to the existing drain and the pond.

**Conditions of approval (if any):**

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The above-noted application and plan(s) dated January 2020 have been reviewed by this Department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.

\_\_\_\_\_  
Bethany Leavitt / PW Director

4/16/2020

\_\_\_\_\_  
Date

**Note:**

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**N/A** = In the opinion of the Department, the noted section of the Land Use Ordinance is not applicable to the application reviewed, and the Department has no objection to a Planning Board decision to waive this requirement as permitted by Article V, §125-63, Waiver of Submissions.

Town of Bar Harbor  
**Water Division Capacity Statement**  
 Planning Board Site Plan or Subdivision Review

Project Description: Harbor cove subdivision  
 Project Location: 25 Crooked Road - 218-008-000  
 Site Plan/Subdivision Application: SD-2019-02

| Land Use Ordinance Section                                                                                                                                                                | Yes                                 | No                       | N/A                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>§125-67 Site Plan Review</b>                                                                                                                                                           |                                     |                          |                          |
| <b>General Review Standards</b>                                                                                                                                                           |                                     |                          |                          |
| J. Municipal water supply – The proposed development shall not cause an unreasonable burden on the municipal water supply. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY]. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Detailed design plans showing all connections with existing public facilities are on file and have been approved.                                                                         |                                     |                          |                          |

**Other Comments:**

Current plans show a new water main of insufficient size and capacity, which does not meet Water Division standards. New water mains must be engineered based on estimated usage during peak flow, and are not determined by the Water Division. The new water main and meter vault can be sized by the Water Division when this estimated flow is provided.

**Conditions of Approval (if any):**

A set of final utility construction plans must be submitted for approval before beginning water system construction. Any abandoned water lines must be disconnected to the water main. Any new water mains, valves, hydrants, service connections, meters and associated equipment must be installed according to Water Division standards.

The above-noted application and plan(s) dated 2/19/2020 have been reviewed by this Department and appear to be following the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.

  
Barrett Liccardi, Water Division Representative

3/4/2020  
Date

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N/A = In the opinion of the Department, the noted section of the Land Use Ordinance is not applicable to the application reviewed, and the Department has no objection to a Planning Board decision to waive this requirement as permitted by Article V, §125-63. Waiver of Submissions.

Bar Harbor Water

March 4, 2020

**Town of Bar Harbor**  
**Public Works Department Capacity Statement:**  
**Streets, Stormwater, Solid Waste, and Recreation**  
 Planning Board Site Plan or Subdivision Review

**Project Description:** Bar Harbor Savings & Loan Site Plan SP-2020-01 – Everard Ct Parking Lot  
**Project Location:** 15 Everard Court (Tax Map 104, Lot 389, encompassing ±0.1 acre of land in the Downtown Village  
**Site Plan/Subdivision Application:** Modification of an approved site plan (SP-2018-06) for parking lot design. The

| Land Use Ordinance Section                                                                                                                                                                                                                                                                                                                                                      | Yes                                 | No                       | N/A                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| <b>§125-67 Site Plan Review</b><br><b>General Review Standards</b>                                                                                                                                                                                                                                                                                                              |                                     |                          |                                     |
| <b>G. Streets, Sidewalks and Access</b> — The development plans conform to the standards set forth in the Bar Harbor Land Use Ordinance. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].                                                                                                                                                                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>L. Stormwater management</b> — The site plan(s) demonstrate(s) the proposed development provides adequate stormwater management in compliance with the standards of the Bar Harbor Land Use Ordinance. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>T. Refuse disposal</b> — The site plan(s) demonstrate(s) the proposed development will not cause an unreasonable burden on the Town’s ability to dispose of solid and liquid wastes.<br><br>Detailed design plans showing all connections with existing public facilities are on file and have been approved. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY]. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>II. Other municipal services</b> — The site plan(s) demonstrate(s) the proposed development will not cause an unreasonable burden on the Town’s ability to deliver other necessary services, including but not limited to, road maintenance and snow removal.                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>§125-66 Submission Requirements</b>                                                                                                                                                                                                                                                                                                                                          |                                     |                          |                                     |
| <b>F. Recreation</b> — The proposed development will not cause an unreasonable burden to existing recreation facilities. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].<br><br>Design plans for construction of or connection to public recreation facilities to be utilized or impacted by or constructed for the proposed                                     | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

development are on file and have been approved. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].

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**Comments:**

Re: L. Stormwater Management, Applicant revised stormwater pipe diameters and included a narrative statement that showed a HydroCAD model had been completed and the pipe diameters were up sized to reflect the analysis results. No further conditions applied to application.

**Conditions of approval (if any):**

BHSL will determine that the existing 12-inch diameter storm drain is in good condition prior to connecting a new storm drain to the existing pipe.

The above-noted application and plan(s) dated Sec 7 4/13/20 have been reviewed by this Department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.

\_\_\_\_\_  
Bethany Leavitt / PW Director

4/16/2020

\_\_\_\_\_  
Date

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PARKING LOT

Town of Bar Harbor  
**Police Department Capacity Statement**  
Planning Board Site Plan or Subdivision Review

Project Description: Everett Court Parking Lot  
Project Location: 13 Everett Court/Tax Map 104, Lot 389  
Site Plan/Subdivision Application: SP-2020-01 Bar Harbor Savings & Loan  
Zoning/Land Use District: Downtown Village I

Modification of an approved site plan (SP-2018-05) for parking lot design. The proposal is to increase the number of parking spaces from eight to 12. The revised design will require double-stacked (stacked) parking, designated for employees only.

| Land Use Ordinance Section                                                                                                                                                              | Yes | No | N/A |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----|
| Article V, Site Plan Review<br>§125-67 General Review Standards                                                                                                                         |     |    |     |
| II. Other Municipal Services<br>The site plan(s) demonstrate(s) that the proposed development will not cause an unreasonable burden on the Town's ability to deliver police protection. | ✓   |    |     |

Other Comments:

The above noted application and plans dated \_\_\_\_\_ have been reviewed by this department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.

*Jim Willis*  
Jim Willis, Chief of Police

2-20-2020  
Date

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N/A = in the opinion of the Department, the stated section of the Land Use Ordinance is not applicable to the application reviewed, and the Department has no objection to a Planning Board decision to waive this requirement as permitted by Article V, §125-63, Waiver of Submissions.

Town of Bar Harbor  
**Fire Department Capacity Statement**  
 Planning Board Site Plan or Subdivision Review

**Public Hearing/Compliance Review for Site Plan SP-2020-02 - Bar Harbor Oceanside KOA**

**Project Location:** 135 County Road — Tax Map 211, Lot 001, and encompassing ±2.63 acres of land in the following zoning districts: Town Hill Corridor, Town Hill Residential and Shoreland Limited Residential

**Applicant:** Bar Harbor Oceanside KOA

**Owner:** Kampgrounds of America, Inc.

**Application:** To construct a manager's house and laundry/maintenance facility; to relocate the sewerage dump station, propane filling tank and dumpsters out of the County Road right-of-way and along a new camp road on the site; to demolish the existing old log cabin and other structures on the site; and to close one of the four existing curb cuts on County Road.

| Land Use Ordinance Article V                                                                                                                                                                                                                                                                                                                                                                                                           | Yes                                 | No                                  | N/A                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <b>Article V, Site Plan Review<br/>§125-66 Submission Requirements</b>                                                                                                                                                                                                                                                                                                                                                                 |                                     |                                     |                                     |
| <b>P. Fire Protection —</b>                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                                     |                                     |
| (a) The proposed development will not cause an unreasonable burden on the Fire Department's ability to deliver fire-protection services; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> |                                     |                                     |
| (b) The Fire Chief or his/her designee has reviewed the applicant's proposed locations for fire hydrants, dry hydrants and fire pond, and other sources of water to combat fire within the development and approves of same; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];                                                                                                                                            | <input checked="" type="checkbox"/> |                                     |                                     |
| (c) The Fire Chief or his/her designee has reviewed the location, dimension and construction of proposed access to the site for fire-fighting equipment and other emergency vehicles and approves of same; [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY];                                                                                                                                                              | <input checked="" type="checkbox"/> |                                     |                                     |
| (d) The Fire Chief or his/her designee, unless the Fire Chief has deferred to the State Fire Marshal's Office or unless the approval of the State Fire Marshal's Office is required by law, has reviewed preliminary construction plans for the proposed development and certifies that such plans comply in all respects with applicable Life Safety Codes (NFPA 101). [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY]. |                                     |                                     | <input checked="" type="checkbox"/> |
| This project will require approval by the State Fire Marshal's Office.                                                                                                                                                                                                                                                                                                                                                                 |                                     | <input checked="" type="checkbox"/> |                                     |



| Land Use Ordinance Article V                                                                                                       | Yes                                 | No | N/A |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----|-----|
| <b>General Review Standards: §125-67 EE, Fire Protection</b>                                                                       |                                     |    |     |
| This plan meets the general review standards of the Bar Harbor Land Use Ordinance, Article V, §125-67 EE. Fire Protection (1)-(4). | <input checked="" type="checkbox"/> |    |     |

**Comments:**

An 18 feet wide and 13.6 feet vertical access shall be maintained.

**Conditions of approval (if any):**

None

The above noted application received on February 13 and Plan Sheet 1-2, Site Plan Oceanside KOA Operations dated 3/11/20 have been reviewed by this department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.

  
 \_\_\_\_\_  
 Matt Bartlett, Fire Chief

4/16/2020  
 Date

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**Yes** = appear to comply with the Land Use Ordinance section noted.  
**No** = appear not to comply with the Land Use Ordinance section noted.  
**N/A** = In the opinion of the department, the noted section of the Land Use Ordinance is not applicable to the application reviewed, and the Department has no objection to a Planning Board decision to waive this requirement as permitted by Article V, §125-63, Waiver of Submissions.

**Town of Bar Harbor**  
**Public Works Department Capacity Statement:**  
**Streets, Stormwater, Solid Waste, and Recreation**  
 Planning Board Site Plan or Subdivision Review

**Project Description:** Bar Harbor Oceanside KOA

**Project Location:** 136 County Road

**Site Plan/Subdivision Application:** SP-2020-02 - Bar Harbor Oceanside KOA - Barb Fallon

| Land Use Ordinance Section                                                                                                                                                                                                                                                                                                                                                             | Yes                                 | No                       | N/A                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| <b>§125-67 Site Plan Review</b>                                                                                                                                                                                                                                                                                                                                                        |                                     |                          |                                     |
| <b>General Review Standards</b>                                                                                                                                                                                                                                                                                                                                                        |                                     |                          |                                     |
| <p><b>G. Streets, Sidewalks and Access</b> — The development plans conform to the standards set forth in the Bar Harbor Land Use Ordinance. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].</p>                                                                                                                                                                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p><b>L. Stormwater management</b> — The site plan(s) demonstrate(s) the proposed development provides adequate stormwater management in compliance with the standards of the Bar Harbor Land Use Ordinance. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].</p>                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <p><b>T. Refuse disposal</b> — The site plan(s) demonstrate(s) the proposed development will not cause an unreasonable burden on the Town's ability to dispose of solid and liquid wastes.</p> <p>Detailed design plans showing all connections with existing public facilities are on file and have been approved. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <p><b>II. Other municipal services</b> — The site plan(s) demonstrate(s) the proposed development will not cause an unreasonable burden on the Town's ability to deliver other necessary services, including but not limited to, road maintenance and snow removal.</p>                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>§125-66 Submission Requirements</b>                                                                                                                                                                                                                                                                                                                                                 |                                     |                          |                                     |
| <p><b>F. Recreation</b> — The proposed development will not cause an unreasonable burden to existing recreation facilities. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].</p>                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <p>Design plans for construction of or connection to public recreation facilities to be utilized or impacted by or constructed for the proposed</p>                                                                                                                                                                                                                                    |                                     |                          |                                     |

development are on file and have been approved. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY].

|  |  |  |
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**Comments:**

The stormwater plan relies on use of an existing culverts. Developer to confirm that the existing culvert has the capacity to handle the additional stormwater from the site and provide documentation.

**Conditions of approval (if any):**

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|  |
|--|

The above-noted application and plan(s) dated 2/4/2020 have been reviewed by this Department and appear to be in compliance with the Town of Bar Harbor Land Use Ordinance and other applicable standards, unless otherwise noted above.

\_\_\_\_\_  
Bethany Leavitt / PW Director

4/16/2020

\_\_\_\_\_  
Date

**Note:**

A checkmark in one of the right three columns indicates whether the plans reviewed by the department:  
**Yes** = appear(s) to comply with the Land Use Ordinance section noted.  
**No** = appear (s) not to comply with the Land Use Ordinance section noted.  
**N/A** = In the opinion of the Department, the noted section of the Land Use Ordinance is not applicable to the application reviewed, and the Department has no objection to a Planning Board decision to waive this requirement as permitted by Article V, §125-63, Waiver of Submissions.