

**Cover Page
for Wednesday, September 6, 2023
Planning Board Meeting
Issued on August 31, 2023**

*Project Information is available at https://www.barharmoraine.gov/282/Planning-Board	Material Issued	Issued on 08.31.23
ITEMS		
Cover page with date	✓	
September 6, 2023 Meeting Agenda	✓	
Minutes for approval: • August 2, 2023	✓	
APPLICATIONS: • Site Plan Review for Completeness of SP-2023-05 Acadia Woods Cottages	✓	
Materials for the presentation on LD 2003 which requires Bar Harbor to amend its Land Use Ordinance to allow increased housing opportunities	Shall be emailed by the end of the day on Friday September 1, 2023.	



Meeting Agenda
Bar Harbor Planning Board
Wednesday, September 6, 2023 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

This portion of the agenda is to allow up to 15 minutes of public comment, with a maximum of three minutes per person, on any subject not on the agenda nor on a pending application before the board. Note that the Planning Board will usually hear public comments, in addition to scheduled public hearings, on any agenda item at the time it is being considered.

V. APPROVAL OF MINUTES

- a. August 2, 2023

VI. REGULAR BUSINESS

- a. **Public Hearing and Site Plan Review for Completeness/Compliance of SP-2023-05 Acadia Woods Cottages**
Applicant: Acadia Wellness LLC c/o Christy Seed, 1344 State Hwy 102, Bar Harbor, ME 04609
Owner: Acadia Wellness LLC, PO Box 424, Mount Desert, ME 04660
Application: Construction of 10 transient accommodation units (cabins).
Project Location: 1344 State HWY 102 (Tax Map 227, Lot 15-001), encompassing a total of ±6.78 acres, according to town tax records
Districts: Town Hill Business and Town Hill Residential

VII. OTHER BUSINESS

- a. Presentation on the NFPA requirements for residential sprinkler systems — Fire Chief Bartlett
- b. Presentation on LD 2003 which requires Bar Harbor to amend its Land Use Ordinance to allow increased housing opportunities — Planning Director Michele Gagnon

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 Thursday, August 31, 2023, it will be determined if remote participation will be an option for the September 6, 2023 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> after 4:00 PM on August 31, 2023.
- All Planning Board meetings are also broadcast live on 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 Tammy DesJardin at tdesjardin@barharmoraine.gov or at 288-3329.

- c. Update on possible Land Use Ordinance amendments to expand the number of zoning districts where Employee Living Quarters and Shared Accommodations (1-3) are allowed. — Staff Planner Cali Martinez
- d. Comprehensive Plan Update — Elissa Chesler/staff

VIII. BOARD MEMBER COMMENTS/SUGGESTIONS FOR THE NEXT AGENDA

IX. REVIEW OF PENDING PLANNING BOARD PROJECTS

X. ADJOURNMENT



Meeting Minutes

Bar Harbor Planning Board

Wednesday, August 2, 2023

I. CALL TO ORDER

Chair Millard Dority called the meeting to order at 4:00 PM. Planning Board members present were Chair Millard Dority, Vice-Chair Ruth Eveland, Secretary Elissa Chesler, and members Cosmo Nims and Joe Cough.

Town staff present were Code Enforcement Officer Angela Chamberlain, Planner Director Michele Gagnon and Staff Planner Cali Martinez.

II. ELECTION OF OFFICERS

Member Cough made a motion to elect Millard Dority as Chair, and Secretary Chesler seconded the motion. The motion then carried unanimously 4-0. Millard Dority abstained from voting.

Member Cough made a motion to elect Ruth Eveland as Vice-Chair. No second was necessary. The motion then carried unanimously, 5-0.

Vice-Chair Eveland made a motion to elect Elissa Chesler as Secretary. No second was necessary. The motion then carried unanimously, 5-0.

Chair Dority welcomed Member Nims to the Board.

III. ADOPTION OF THE AGENDA

Vice-Chair Eveland made a motion to adopt the agenda. Secretary Chesler seconded the motion. The motion then carried unanimously, 5-0.

IV. EXCUSED ABSENCES

Secretary Chesler made a motion to excuse Member Zach Soares. Member Cough seconded the motion. The motion then carried unanimously, 5-0.

Secretary Chesler made a motion to excuse Member J. Clark Stivers. Member Cough seconded the motion. The motion then carried unanimously, 5-0.

V. PUBLIC COMMENT PERIOD

There were none.

VI. APPROVAL OF MINUTES

a. July 5, 2023

Vice-Chair Eveland noted that the pagination of the minutes was off. Planning Director Gagnon noted that the date at the top and bottom had been changed.

Vice-Chair Eveland moved to approve the minutes of July 5, 2023 as corrected. Secretary Chesler seconded the motion. The motion then carried unanimously, 5-0.

VII. REGULAR BUSINESS

a. **Site Plan Review for Completeness of SP-2023-05 Acadia Woods Cottages**

Applicant: Acadia Wellness LLC c/o Christy Seed, 1344 State Hwy 102, Bar Harbor, ME 04609

Owner: Acadia Wellness LLC, PO Box 424, Mount Desert, ME 04660

Application: Construction of 10 transient accommodation units (cabins)

Project Location: 1344 State HWY 102 (Tax Map 227, Lot 15-001), encompassing a total of ±6.78 acres, according to town tax records

Districts: Town Hill Business and Town Hill Residential

Greg Johnston was present to represent the applicant. He gave a brief overview of the plans and the proposed screening. He noted that there is a road that passes through to Indian Point Road;

there is no intention to use that road for access, said Mr. Johnston. There will be no pets allowed on the property, he added. There will be two parking spots for each cabin pulling in one behind the other.

Vice-Chair Eveland noted a couple of typos in the application. Chair Dority noted that the letter from the Fire Chief was not signed; it will be, said Planning Director Gagnon. Responding to a question from Chair Dority, Mr. Johnston said the applicant had started looking at three-bedroom units but decided two-bedroom units would be more effective.

Chair Dority opened the public comment period at 4:15 PM. No one present indicated a desire to speak. The public comment period was closed at 4:15 PM.

Secretary Chesler moved to grant the waivers as requested by the applicant. Vice-Chair Eveland seconded the motion. The motion then carried unanimously, 5-0.

Mr. Johnston noted several updates to the application materials. Planning Director Gagnon pointed out that staff comments are not intended to be conditions of approval.

Vice-Chair Eveland made a motion to find the application SP-2023-05 Acadia Woods Cottages incomplete as the capacity letter from Public Works has not yet been received and to schedule a public hearing for the September 6, 2023 meeting. Secretary Chesler seconded the motion. The motion then carried unanimously, 5-0.

b. Review of Project for Eligibility under Minor Site Plan Review (125-58 B. (4))

Property owner/applicant: Destination LLC

Property location: 124 Cottage Street/Tax Map 104, Lot 159

Zoning district: Downtown Village II

Proposed project: Convert a four-dwelling apartment building to four-unit hotel or motel.

Tom St. Germain was present to represent the applicant. He said he had met with the Planning Director last week to get an idea of the options. Planning Director Gagnon reiterated what was in the memo sent to Board members. The applicant has asked for a “lower level of review” from

Planning Board to Planning Director approval. The applicant would have to meet the same standards, said Planning Director Gagnon, but would not be subject to the Board process and public hearing, and would go a more expedited route. The allowance for such a review going from major to minor is under §125-58 B. (4) in the Land Use Ordinance, with the reasoning being that the allowance would not have a significant impact on the environment.

The Board approved apartments at that location in 2020, said Planning Director Gagnon, that are currently being used as vacation rentals. If you are a dwelling unit you can rent it as a long or short-term rental, with the proper licensing. Under a TA, you lose the ability to rent beyond 30 days. If the applicant comes and seeks this path, she said, they cannot rent those units for more than 30 days. That's really important to understand, she said. In this case, "there would be no structural or physical change," said Planning Director Gagnon. The applicant is already renting this as a short-term rental, she said, which is very similar to a TA from a traffic capacity standpoint.

Member Nims asked whether traffic would increase given that the short-term rental stays are a minimum of four nights. "I think people are still going to come and go," said Planning Director Gagnon, but it is for the Board to decide whether or not to allow it.

"Abutters will be noticed, correct?" Asked Secretary Chesler. "Yes," said Planning Director Gagnon, although there is not a one-on-one conversation with an abutter unless they come into the office. Abutters have not been notified about this being on the agenda today, she said.

The question, said Vice-Chair Eveland, is whether the Board feels it needs more public awareness. "I'm trying to figure out how the abutters might react differently because of the designation."

Mr. St. Germain said the application must be re-reviewed by the State Fire Marshal's Office. The building has been sprinkled, he said.

There is little functional difference between the uses, said Vice-Chair Eveland. But on paper, it appears to be a change from something listed as an apartment to something listed as transient accommodations. "The public reaction to that phrase could be an issue," she said.

Member Cough asked what the other options for use are, given Mr. St. Germain's wording of it being "almost certainly" a hotel or motel. Nothing will change from the way we've been using it, said Sheridy Olson. It's a commercial property, she said, and that is the way it has always intended to be used. There are no other amenities beyond the room, clarified Mr. St. Germain.

"I want to make sure we're narrowed down to a hotel or motel as opposed to something else," said Member Cough.

"Where is the reception?" Asked Planning Director Gagnon. It will be at Destination Health, said Ms. Olson. Mr. St. Germain gave an example of a hotel he had recently stayed at, where there was no receptionist in the middle of the night. Planning Director Gagnon noted that there could be a difference in traffic counts with a hotel versus a motel, and advised the applicant to choose the lower traffic count option.

"We have projects that sometimes disappoint us," said Secretary Chesler, as the town has a housing crisis and certain properties - she gave the example of a recently-approved solar farm - that the Board would have liked to have seen houses on. But the projects conform to the standards to the ordinance, she said, "And I don't see dragging an applicant here just because an outcome might be disappointing." She said this seems to meet the standard of minor review. "I don't necessarily see the value of having this go through a full review."

Member Eveland moved to allow the conversion of a four-dwelling apartment building to a four-unit hotel or motel to be reviewed as a minor site plan. Secretary Chesler seconded the motion. The motion then carried unanimously, 4-1 with member Cosmo Nims opposed.

VIII. OTHER BUSINESS

- a. Update for possible Land Use Ordinance amendments to lodging uses.

There are no amendments to the last version the Board received, said Code Enforcement Officer Chamberlain, as she would like to wait for a listening session before making changes. Some of the zone names are aspirational, said Secretary Chesler, given that even residential zones allow a number of districts. The effort at the moment, said Planning Director Gagnon, is to create a manageable number of transient uses. Should there be an interest in reducing the number of districts where lodging and camping are allowed, that is a very different conversation, said Planning Director Gagnon. It's important, then, said Secretary Chesler, that we not expand the size or nature of what's allowed. "I don't disagree," said Code Enforcement Officer Chamberlain, but noted that there are few, if any, other uses where the town puts hard caps on things (she gave the example of the number of seats in restaurants) and made a note of the concern.

- b. Update for possible Land Use Ordinance amendments to expand the number of zoning districts where Employee Living Quarters and Shared Accommodations (1-3) are allowed.

Staff Planner Martinez said the proposal is almost exactly the same as previous iterations but noted several organizational changes, including different colors, and one new proposal in the Salisbury Cove Corridor zoning district. After completing additional research, Martinez noticed several rural businesses in the Salisbury Cove Corridor that could benefit from Employee Living Quarters. The proposed change is shown in the updated table by the highlighted cell in the Salisbury Cove Corridor column. Chair Dority asked about next steps; Staff Planner Martinez said she was working on compiling a mailing and email list of businesses so as to be able to solicit feedback and present it to the Board. She said she would like to eventually schedule a public information/listening session, time to be determined. Secretary Chesler pointed out that nursing homes are dwellings where non-related people live that could provide guidance on where to allow shared accommodations.

- c. Update on LD2003

Planning Director Gagnon said she had finished a first draft that she would be going over with staff and that there is a meeting coming up with the state to ask clarifying questions. She explained a bit about the law, which intends to expand housing opportunities statewide. The town has 40 zoning districts and this law is constantly changing, she said, which makes this difficult.

d. **Comprehensive Plan Update — Elissa Chesler/staff**

The group reviewed feedback from focus groups, said Secretary Chesler. Feedback was detailed and fairly consistent across the groups. That information is available on the Comprehensive Plan site. Everyone wanted more detail for the vision, said Secretary Chesler. There are two workshops coming up, said Planning Director Gagnon, with the Board and the Comprehensive Planning Committee on September 13 and October 11 at 6 PM. The purpose will be to present the future land use map division to the Board. Chair Dority thanked staff for their work.

IX. BOARD MEMBER COMMENTS/SUGGESTIONS FOR THE NEXT AGENDA

There were none.

X. REVIEW OF PENDING PLANNING BOARD PROJECTS

There was a discussion regarding application completeness, and Chair Dority noted that it is difficult for staff when an application comes in that is missing a number of pieces. Member Cough noted that the Chair has the authority to alter the agenda, and wondered whether that could be an avenue if an application is too weak. Staff have the ability to decide if a project is not ready for Board review, said Planning Director Gagnon. The timing is what becomes difficult, she said. “That would be a great presentation - to explain how the process unfolds.”

XI. ADJOURNMENT

Secretary Chesler moved to adjourn. Vice-Chair Eveland seconded the motion. The motion then carried unanimously, 5-0.

Minutes approved by the Bar Harbor Planning Board on September 6, 2023:

Elissa Chesler, Secretary

Date



TOWN OF BAR HARBOR

Planning and Code Enforcement

93 Cottage Street
Bar Harbor, ME 04609-1400

STAFF REPORT

PUBLIC HEARING & COMPLETENESS & COMPLIANCE REVIEW

SITE PLAN SP-2023-05 — ACADIA WOODS COTTAGES

Date Issued: August 30, 2023

Meeting Date: September 6, 2023

1. PROJECT OVERVIEW:

A. Applicant: Acadia Wellness LLC c/o Christy Seed, 1344 State Hwy 102, Bar Harbor, ME 04609

B. Owner: Acadia Wellness LLC, PO Box 424, Mount Desert, ME 04660

C. Application: Construction of 10 transient accommodation units (cabins).

D. Project Location: 1344 State HWY 102 (Tax Map 227, Lot 15-001), encompassing a total of ±6.78 acres, according to town tax records

E. District: Town Hill Business and Town Hill Residential

F. Allowed Use: TA-2

G. Meeting Dates:

- Completeness plan review on August 2, 2023 and September 6, 2023
- Public Hearing and Compliance review on September 6, 2023

H. Comments: None received as of the date this report was written.

2. APPLICABLE LAWS:

For completeness plan review — 125-66 Submission requirements

For the public hearing and compliance review — 125-67, 125-69-O.



TOWN OF BAR HARBOR

Planning and Code Enforcement

93 Cottage Street
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3. REVIEW PROCESS:

- A. Applicant presents application
- B. Questions and comments from the board
- C. Wrap-up completeness

PROPOSED MOTION: Move to find the application SP-2023-05 — Acadia Woods Cottages, complete per the Bar Harbor Land Use Ordinance section 125-66, as the capacity letter from Public Works has been received.

- D. Hold public hearing
- E. Deliberations and determination of compliance with standards per 125-67.

Proposed Motion: Move to approve the application SP-2023-05 Acadia Woods Cottages per the decision dated September 6, 2023, as it meets the standards of the Bar Harbor Land Use Ordinance section 125-67 and 125-69 O, with the following conditions:

1. **The applicant needs to demonstrate that it has filed the basic MDEP Stormwater permit-by-rule and that the applicant was not notified of any issues/deficiencies within 14-days of receipt by the state.**
2. **The applicant needs to submit a revised HHE 200 form.**
3. **The applicant needs to submit a revised site plan to show how the electrical utilities connect from the proposed two transformers to the cottages.**
4. **The applicant needs to provide a street name for the road(s), issued by the Addressing Officer.**



TOWN OF BAR HARBOR

Planning and Code Enforcement

93 Cottage Street
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DECISION

SP-2023-05 — Acadia Woods Cottages

Date: September 6, 2023

I. Project Overview

- A. Applicant:** Acadia Wellness LLC c/o Christy Seed, 1344 State Hwy 102, Bar Harbor, ME 04609
- B. Owner:** Acadia Wellness LLC, PO Box 424, Mount Desert, ME 04660
- C. Application:** Construction of 10 transient accommodation units (cabins) which, according to the definition of “transient,” cannot be rented to a person for more than 30 days.
- D. Project Location:** 1344 State HWY 102 (Tax Map 227, Lot 15-001), encompassing a total of ±6.78 acres, according to town tax records
- E. District:** Town Hill Business and Town Hill Residential
- F. Allowed Use:** TA-2
- G. Meeting Dates:**
 - Completeness plan review on August 2, 2023 and September 6, 2023
 - Public Hearing and Compliance review on September 6, 2023
- H. Comments:** None received as of the date this report was written.

II. Appeal Period

Any interested party has 30 days to appeal this decision. It is to the risk of the applicant to commence construction during this period.

III. Requirements and Conditions of Approval

- A.** The following information shall be provided and satisfactory to the Code Enforcement Officer prior to the issuance of any building permit(s):



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Planning and Code Enforcement

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- 1) The applicant needs to demonstrate that it has filed the basic MDEP Stormwater permit-by-rule and that the applicant was not notified of any issues/deficiencies within 14-days of receipt by the state.
 - 2) The applicant needs to submit a revised HHE 200 form.
 - 3) The applicant needs to submit a revised site plan to show how the electrical utilities connect from the proposed two transformers to the cottages.
 - 4) The applicant needs to provide a street name for the road(s), issued by the Addressing Officer.
- B. Building permits are required for this project. This Planning Board approval is not a substitute from applying for and securing building permits from the Bar Harbor Code Enforcement Office prior to commencing work.
- C. This project cannot commence without having secured all required state and federal permits and approvals unless explicitly otherwise stated.
- D. Article III, Land Use Activities and Standards, of the Land Use Ordinance will be applied to the construction of this project.
- E. No performance bond is required for this project.
- F. Violations of any conditions placed upon this approval are subject to enforcement per Article IX, §125-100 B. of the Land Use Ordinance.

IV. Time Frame for Completion

Per §125-90 of the Land Use Ordinance:

- A. The work shall start within 6 months from all of the above-stated conditions being met.
- B. The work must be substantially completed within 18 months of commencement.
- C. A one or more commencement extension time for periods of no more than six months and/or a 12-month extension for completion may be requested to the Planning Board in writing, and prior to the date by (and no later than) which the work must commence or be completed. The extension is contingent upon the applicant having made progress toward commencement or completion, or that progress has been prevented by reasons beyond the control of the applicant, and that any required performance guarantees have been updated.
- D. Failure of the applicant to abide by the above-stated time requirements shall render the approval null and void and require the applicant to reapply for Planning Board approval.
- E. The Planning Board reserves the right to refuse an extension for commencement or completion if the applicant fails to show due diligence in making progress on the approved work.

V. Modifications to this Approval

No modifications to this approval shall be made, including changes to the plans, supporting documents, and conditions, without an application to and review by the Planning Board under the requirements of the Land Use Ordinance.

DECISION

SP-2023-05 — Acadia Woods Cottages

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VI. To the Code Enforcement Officer

Under the authority and requirements of the Land Use Ordinance §125-61 F., at the properly noticed public hearing on September 6, 2023, by a motion duly made and seconded, it was voted to approve the noted application.

VII. Findings and Conclusions

A. This approval is based upon the following submitted plans:

- Sheet C-1, MDOT Entrance Permit Plan for Acadia Woods Cabins, prepared by G.F. Johnston & Associates, dated June 26, 2023
- Sheet C-1, Utility and Site Plan for Acadia Rental Cabins, prepared by G.F. Johnston & Associates, dated July 13, 2023
- Sheet C-1, Grading and Erosion Control Plan for Acadia Woods Cottages, prepared by G.F. Johnston & Associates, dated July 13, 2023
- Sheet L-1, Landscape, Buffering & Screening, prepared by Emma Kelly Landscape, dated 7.12.2023
- Project: Acadia Woods Cottages Access Plan Town Hill, Maine, prepared by G.F. Johnston & Associates
- Project: Acadia Woods Cottages Aerial Exhibit Bar Harbor, Maine, prepared by G.F. Johnston & Associates
- A1.0, Proposed Floor Plan, prepared by A.E. Hodsdon Consulting Engineers, dated 6.07.2023
- A2.0, Elevations, prepared by A.E. Hodsdon Consulting Engineers, dated 6.07.2023
- A1.0, Proposed Floor Plan – ADA Unit, prepared by A.E. Hodsdon Consulting Engineers, dated 7.03.2023
- A5.0, Details, prepared by A.E. Hodsdon Consulting Engineers, dated 6.07.2023

B. This approval is based upon the following findings and conclusions of law:

1. Based on the documents received, this application meets the requirements under the Land Use Ordinance Article V; and
2. Based upon the documents received, and accepting the work of the professionals who have prepared the documents, the Planning Board finds that the application meets the requirements of §125-67 General Standards, as presented in the table below.



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§125-67 General Standards

	REQUIREMENTS/STANDARDS	NOT APPLICABLE	APPLICABLE/MET	COMMENTS
A.	Permitted use		✓	
B.	Lot standards		✓	
C.	Height		✓	
D.	Parking requirements		✓	
E.	Parking areas and driveways		✓	
F.	Loading requirements	✓		
G.	Street, sidewalks, and access		✓	See condition of approval
H.	Buffering and screening		✓	
I.	Water supply		✓	
J.	Municipal water supply	✓		
K.	Groundwater		✓	
L.	Stormwater management		✓	See condition of approval
M.	Municipal sewer facilities	✓		
N.	Sewage disposal		✓	See condition of approval
O.	Soils		✓	
P.	Landscaping		✓	
Q.	Erosion		✓	
R.	Flood permit	✓		
S.	Air quality	✓		
T.	Refuse disposal		✓	
U.	Dangerous or hazardous materials and wastes	✓		
V.	Vibration	✓		
W.	Wildlife habitat		✓	
X.	Aesthetic areas and physical and visual access		✓	
Y.	Heat	✓		
Z.	Light and glare		✓	
AA.	Noise	✓		
BB.	Signs and advertising		✓	
CC.	Outdoor storage and displays	✓		
DD.	Utilities		✓	See condition of approval
EE.	Fire protection		✓	
FF.	Comprehensive plan		✓	
GG.	Financial and technical capacity		✓	
HH.	Farmland	✓		
II.	Other municipal services		✓	
JJ.	Violations		✓	
KK.	Legal documents	✓		
LL.	Historic and archaeological resources		✓	
MM.	Utilization of the site		✓	
NN.	Natural Features		✓	



TOWN OF BAR HARBOR

Planning and Code Enforcement

93 Cottage Street
Bar Harbor, ME 04609-1400

3. Based upon the documents received, and accepting the work of the professionals who have prepared the documents, this application meets the requirements of Section 125-69 Standards for particular uses, structures or activities O. Fences, as presented in the table below:

Section 125-69 Standards for particular uses, structures or activities

	REQUIREMENTS/STANDARDS	NOT APPLICABLE	APPLICABLE/MET	COMMENTS
O. Fences				
(1)	Height		✓	
(2)	Setback		✓	

Decision Signed by:

Millard Dority, Chair
Planning Board, Town of Bar Harbor

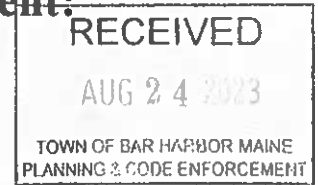
Date



Acadia Woods Cabins
Stormwater Management System Maintenance Plan

1. Records of inspections must be kept onsite.
2. Each basin grate shall be inspected and cleaned each fall and spring. Each manhole structure shall be vacuumed cleaned annually.
3. The downslopes of each culvert and vegetated swales shall be inspected for debris and erosion before and after each rain event. Repaired as needed.
4. The level spreader areas shall not be used for sand or snowplow deposit areas. The salts and sand in the brine will render the soil media in operable.
5. The level spreaders must be inspected a minimum biannually.
6. Outlet edges adjacent to pipes will be protected with 4 " angular stone to reduce erosion.
7. The temporary measures to be employed during construction will adhere to the Erosion Control Specifications made part of this document.

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



Project Description: Acadia Woods Cottages - 10 transient accommodation units
Project Location: 1344 State HWY 102 (Tax Map 227, Lot 15-001), encompassing a total of ±6.78 acres
Site Plan/Subdivision Application: SP-2023-05 Acadia Woods Cottages

Land Use Ordinance Section	Yes	No	N/A
§125-67 Site Plan Review General Review Standards			
G. Streets, Sidewalks and Access — 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"/>
L. Stormwater management — 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"/>
T. Refuse disposal — 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. 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"/>
II. Other municipal services — 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"/>
§125-66 Submission Requirements			
F. Recreation — The proposed development will not cause an unreasonable burden to existing recreation facilities. [SEE BELOW FOR ADDITIONAL COMMENTS AND/OR CONDITIONS, IF ANY]. 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:

Project abuts Route 102, where the cabins will be accessed.

Conditions of approval (if any):

The above-noted application and plan(s) dated 2023 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

8/23/2023
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.

RECEIVED
AUG 24 2023
TOWN OF BAR HARBOR MAINE
PLANNING & CODE ENFORCEMENT