

## I.OPPOSITON OF NEIGHBORS(Pulis,Foss,Kiley,Achorn) TO KOA:INTRODUCTION

Owner Kampgrounds of America/KOA, claiming to be the world's largest camping operator,headquartered in Montana (Ex. 1B), is again attempting to expand it's non-conforming campground( N.B. Ex.1A is *prior Owner Barcardia Campground's Reservation form NOT showing any existing cabins*), known as KOA Bar Harbor Oceanside. KOA'S own website states that expansion is how it grows promised profits(Ex.1C- E ) BH town staff have already cited prior unapproved KOA expansions to be removed (Ex.2). Allowing KOA's continuing intrusive expansion along this Town Hill Residential Corridor of primarily quiet single family homes in effect will likely induce KOA's abutters to sell to KOA- forever changing that residential corridor.(E.G.After KOA expanded on the north side of County road cutting down trees for its dump site and many camper-trailers on that now baren area closest to Lester Foss' home and adjacent open land (Ex.3), KOA tried to buy Mr. Foss' property.)

This KOA Location/105 County Rd. is located within Bar Harbor Land Use Districts including the Town Hill Residential Corridor, Shoreland Zone, Stream Protection Districts,. Equally important is that this KOA location also contains *streams,ponds and marsh/ wetlands* (that continue to exist despite historical filling of them), especially along an easterly boundary connected with and impacting its own contiguous streams ponds & marsh/wetlands(Photos Exs.4A-G),<sub>2</sub>and Abutter Faith Pulis' (See Owner Plan from Kiser Eng. Site Plan Sheet 1-2)) at 80 County Rd. comprising almost 13 acres.( Also, there is a marked & designated Ancient Cemetery/Burial Ground Ex.4H, a small corner of which *may* be on KOA's location, but is clearly within "buffer zone" for the Ancient cemetery-requiring mention from KOA's Representative. This is easily viewed from County Rd. where Ms.Pulis' NW boundary survey pins are visible- & KOA's wetland flags). Photos of 3 tents on 1 site within 50' of Pulis boundary,other sites tents& vehicles & wooden storage structures for their trash collection,firewood ,etc. located on the "upland edge" of the freshwater wetland fed stream,violating Sec.125-69(C)(3-4)(Effect.Nov.1991) 75' setback, & likely also within 50' of Pulis' boundary.(Exs.4I-L ), are curiously ignored in KOA's filing. (Also KOA guests periodically trespass on Ms.Pulis property, some walking dogs.)

*This fragile wetland ecosystem(including KOA's, connected to Ms.Pulis' property & the parcel contiguous easterly from hers) is home to fauna foraging, breeding and nesting sites including for great blue herons, herons and egrets, buffleheads, mallard ducks, black ducks, mergansers, kingfishers, bald eagle, common loon, deer and otter as photos will confirm(Ex.4M-P) ; video of the otter foraging,etc. in the pond on Ms. Pulis property can be provided to the Planning Board Members. Similarly, video taken from the westerly side door of Ms.Pulis home, or her garage corner, of KOA campers seemingly only about 15 yards away with their normal speaking voice audible as if they were in Ms.Pulis back yard, can also be provided).*

N.B. Ms. Pulis is agreeable to allowing Planning Board members, Planning staff, the Planning Board's peer review consulting experts or other designee agents of the Planning board to enter her Property to assess the current intrusion of this non-conforming KOA and potential injury to its single family neighbors from KOA's further improper expansion.( Ms. Pulis' grandparents, Mr. & Mrs."Click"Pulis, founded camp Beech Cliff in 1954 and operated it until 1978,so since childhood Faith Pulis grew in respect & love for BH/MDI; she is still on the Camp Beech Cliff Bd.of Dir. & volunteers on other Committees on MDI)

The risk of degradation to this once quiet single family neighborhood and/or irreversible injury to and loss to future generations of these fragile natural resources and ecosystems militates in favor of this Planning Board's denial of KOA's improper expansion. Denial is also militated for by Bar Harbor's Land Use and Major Site Plan Review Rules, outlined more specifically hereafter. Also basic legal restrictions applicable to nonconforming uses prohibit such expansion, if so claimed by KOA. I personally "tent camped" at Barcadia(& sometimes visited friends there)in the 1997-2000 period and never remember seeing any cabins there; and there were many more tent sites there then than there are now. I am familiar with this area and Bar Harbor in general since I have regularly stayed in Bar Harbor in all 4 seasons since the mid-1980s-e.g. to visit my grandmother, the late Yvonne King, when she was living in the Riverview Apartments in Ellsworth and then Courtland Nursing Center. Since that same time I would also the stay in Bar Harbor when visiting my uncle Dennis King/D.King masonry and aunt Mary and uncle Joel Bolshaw who were in Hancock. I also continued my stays in Bar Harbor after my dad's death (A U.Maine Orono alumnus) when I would also drive

my mom to visit her siblings. I Reiterate that Ex.1A Barcadia Campground Reservation form(10/97) does **not show any Cabins** then in existence there!

NonConforming Uses and structures under Bar Harbor Land Use ordinances Art.IV, ch.125:53-59 are not only essentially restricted to their original non-conforming condition but also encouraged to come into conformity (Sec.125-53). More importantly: "The **burden in establishing that any nonconformity is a legal nonconformity shall in all cases be upon the owner of such nonconformity and not upon the town of Bar Harbor.**"(sec.125-53(C))

The Owner's Site Plan application in contradiction to sec.125-53(C) seems to proceed from the opposite position-in places simply saying that the Town of Bar Harbor had no pertinent evidence disproving Owner's claimed nature and extent of nonconformity. Also it seems unlikely that KOA,the world's largest campground operator, did not do any pre-purchase "due diligence", such as obtaining photos or other documents evidencing the Barcadia campground's alleged prior nature and extent of such campsite nonconformity- such as how many tent sites versus Camper-trailer sites and that any cabins existed and how many before purchasing for millions at the time of the 1/11/2002 recording of the deed to KOA from Barcadia. SO if KOA had any such "due diligence" evidence contrary to Ex.1A evidence of Barcadia's absence of cabins/more limited nonconformity and its extent(e.g. any existence of cabins & how many, amount of tent sites versus trailer-campers,etc.) KOA would have produced it by now.

## II. SUMMARY OF SUBSTANTIVE DEFICIENCIES IN KOA'S EXPANSION REQUESTS

### A. KOA's STATED BUSINESS PLAN IS TO GROW ANNUAL PROFITS BY EXPANSION

KOA will always be trying to expand it's Bar Harbor Oceanside campground- formerly Barcadia campground Ex.1A- in order to meet KOA's stated goal of annual profit increases. KOA's own public website states that it is: "**Built upon our pillars of camper growth and revenue(growth)...**" Ex.1C. KOA uses a: "**Strategic approach that results in year over year revenue growth...**"(Ex.1D). KOA's stated objective for "year over year revenue growth"/constantly increasing profits logically requires increasing the number of campers and the density of campground site usage by expanding/intensifying such density:

***"Redesigning or renovating.. is also about driving profits.."***(Ex.1E)

Barcadia had no cabins and many more tent sites(Ex.1A) when it sold to this KOA in 2002. KOA is expanding not only the density of its occupants but also the density of lot coverage and use by gradually eliminating tent sites converting them to cabins or trailer-camper sites(5A-D;its fewer tent sites are more crowded(Ex.5E) KOA's proposed new Deluxe Cabins have a **base daily rental of \$315. Ex.5G.** But KOA's tent site rental is\$80/day; its base camper trailer site with hook-ups \$140.

KOA's above primary profit motivation achieved through expansion and denser campground usage likely explain why two Bar Harbor town staff reviewing KOA's proposal and activities cited KOA for unapproved expansion of 2 cabins and two trailer-camper sites.Ex.2. KOA the world's largest campground operator Ex.1B, claims it has sophisticated design and development and operational experts in-house overseeing any expansion or renovation.Ex.1G. Therefor KOA's prior unapproved placement of both the cabins and two camper trailer sites either: (a) carelessly "escaped" notice by the sophisticated and savvy in-house staff; or (b) KOA's above motivation for annually increasing profits induced those in Montana not to care about the rules in faraway Bar Harbor Maine, where they were hoping it would be overlooked. (N.B. *When I added a simple above grade storage shed on 4 conc. corner blocks at my home in little Harrison,Maine I knew enough to first check with Town Hall.*) KOA's attitude of entitlement will be reflected by additional evidence referenced herein and presented at Hearing.

Do not harbor the illusion that KOA encourages its guests to spend their money in Bar Harbor. KOA's proposed addition of new Deluxe Cabins with bathrooms and showers, will directly "poach" paying customer stays away from existing Bar Harbor hotels, motels, older cabins and other rental units. Also KOA's website advises increasing profit growth by keeping all its guests' money within that campground through enlarging its General Store, directly selling its own firewood, selling its own meals such as its lobster dinners, either at its outside sit-down dining area or take-out, etc.

#### B. KOA'S DEFICIENCIES IN ITS APPLICATION & FAILURES TO CONFORM TO BAR HARBOR REGULATIONS AND MAJOR SITE PLAN REVIEW RULES

As briefly outlined above in addition to KOA's Exhibit 2 violations it has been and plans to continue violating Bar Harbor Land Use regulation section 125-69(C)(3-4) - landscaping buffering and screening Ex.6A-as evidenced by attached photos

(e.g.Exs.4I-L). Curiously, KOA says that no new landscape plantings are proposed; also some amount of tree cutting is referenced but without any specificity or identification on the plans. See KOA Application Sec. 11.

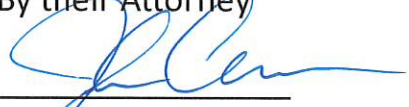
Also Sec.125-67(H)(Bufferring & Screening), including 67(H)(1)(b),(f) and especially 67(H)(2-4) (Ex.6B)also appears to be ignored in KOA's application for its additional/expanded uses. The Exhibit 3 photos of the tree cutting and expansion closest to the Foss home without screening or buffering and the Exhibit 4 photos of KOA tent sites, its vehicles and structures on the edge of the wetlands, and that are too close and visible to the abutting Pulis single family home, demonstrate multiple violations including the failure to provide screening and buffering.

KOA's application says that no new structures are being added other than a new bathhouse. But KOA's application photos(Ex 6C)showing the deluxe cabins with bathrooms and kitchenette certainly look like structures; and Bar Harbor Land Use regulations Sec.125-69(F) treat manufactured housing like single family dwellings.

KOA's application also implies it received a total approval from the State of Maine of KOA's Applications's conclusion of the absence of any Fauna and Flora protection implications. That is not a totally accurate presentation of what those letters state. Both such letters from the State of Maine are much more limited and advise KOA to conduct its own investigations, as evinced in the highlighted portion of those letters attached as Exhibit 6D.

The land use principles applicable to this Town Hill residential districts and its quiet single-family neighborhood are designed to maintain its character as it has been for decades in Bar Harbor. KOA's latest expansion request needs to be denied before it destroys this neighborhood. KOA has been allowed to expand far beyond the nature and extent of intensity of use of its predecessor Barcardia, and increase its profits- now Bar Harbor needs to decide enough is enough and deny KOA's latest application for expansion. KOA is free to find other more appropriate parcels for its campground operations, as it has by its purchase of the Terramor facility father up the road on Route 102. Otherwise this County road section of Bar Harbor in the Town Hill residential corridor will eventually degrade into the KOA campground corridor.

By their Attorney

A handwritten signature in blue ink, appearing to be 'J. Cervone', written over a horizontal line.

John Cervone

RE: Bar Harbor Planning Bd.# SP 2023-03

NEIGHBOR'S OPPOSITION TO KOA:

EXHIBIT 1A- E

Barcadia Reservation form not showing any cabins

KOA is world's largest campground operator

KOA's GOAL IS ANNUALLY INCREASING PROFITS

EX 1A



RR1 Box 2165, Bar Harbor, ME 04609 • 207-288-3520 • FAX 207-288-2840

### Reservation Request Form

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

Telephone \_\_\_\_\_

Number in party \_\_\_\_\_ #Dogs \_\_\_\_\_  
(Adults/Children) (Limit 2)

Arrival Date \_\_\_\_\_ Departure Date \_\_\_\_\_

Type of Equipment: \_\_\_\_\_ Equipment Size \_\_\_\_\_

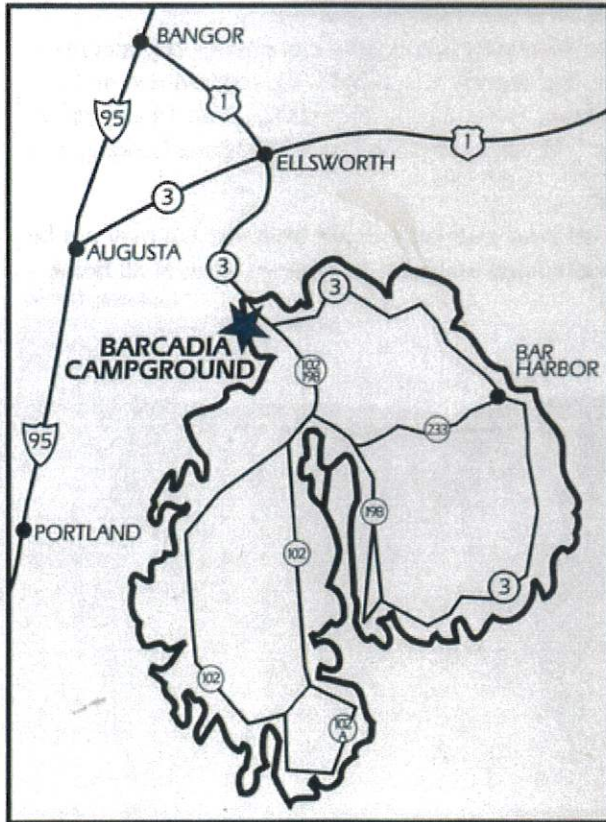
Rental

Ocean/Premium E&W  Full Hook-up 50  30

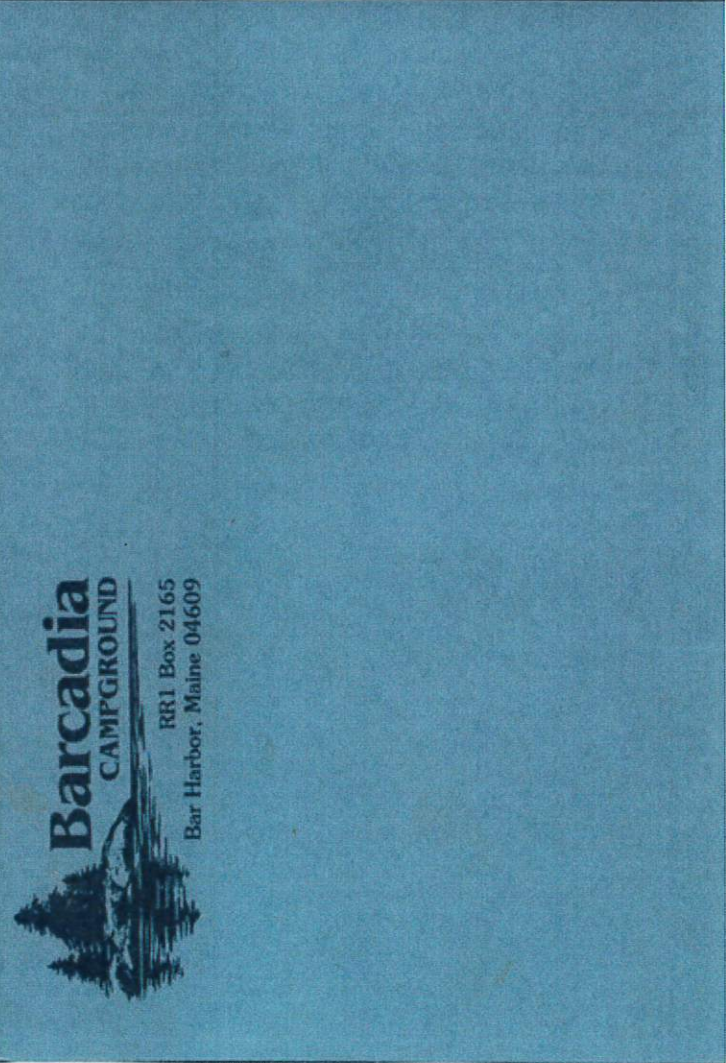
Electric & Water: 30  20

Ocean/Premium Tent  Wooded Tent  Tent

A deposit is enclosed in the amount of \$ \_\_\_\_\_



10/97



EX 1A



EXIB.



kampgrounds of america inc



Maps News Images Locations Shopping Books Videos Flights Finance

All filters To

About 143,000 results (0.50 seconds)

KOA
https://koa.com

KOA: Camping, Campgrounds & Campsites | Camping ...

From cabins to unique lodging options, KOA campgrounds provide variety and ease. Camping Cabins offer electricity, beds and other amenities to make your stay ...

Results from koa.com

All KOA Campgrounds

Campgrounds in Colorado · Alamosa / Great Sand Dunes ...

Find by State/Province

With more than 485 locations throughout North America, we're ...

Find a KOA Campground

Find a campground in your area! KOA Campgrounds has over ...

Contact KOA/FAQ

What is KOA Rewards? - Do I receive a card? - Login - ...

Facebook
https://www.facebook.com ... Travel Company

Kampgrounds of America, Inc. - Home

Kampgrounds of America, Inc. 543480 likes · 6749 talking about this · 418853 were here. For 60 years, Kampgrounds of America, Inc. has been helping...

People also ask

Is Kampgrounds of America publicly traded?

Is Kampgrounds of America a franchise?

What is the deal with KOA?

Where is the largest KOA campground?

Feedback

LinkedIn
https://www.linkedin.com ... company ... kampgrounds-...

Kampgrounds of America, Inc.

Kampgrounds of America Inc. (KOA) is the world's largest family camping company, helping family and friends enjoy the great outdoors for 55 years.

You visited this page on 6/27/23.

Wikipedia
https://en.wikipedia.org ... wiki ... KOA

KOA

KOA (short for Kampgrounds [sic] of America) is an American franchise of privately owned campgrounds. Having more than 500 locations across the United States ...

Industry: Amusement; Recreation

Key people: Toby O'Rourke (CEO)

You visited this page on 6/27/23.

KOA Company



koa.com

KOA is an American franchise of privately owned campgrounds. Having more than 500 locations across the United States and Canada, it is the world's largest system of privately owned campgrounds. It was founded in 1962 and is based in Billings, Montana, United States. Wikipedia

Customer service: 1 (888) 562-0000

CEO: Toby O'Rourke (Mar 2019-)

Headquarters: Billings, MT

Founded: 1962, Billings, MT

Founder: Dave Drum

Owner: Oscar Tang; Agnes Hsu-Tang;

Subsidiaries: Sir Speedy, Inc

Price

Why are koa campgrounds so expensive

Cost

Kampgrounds of america cost

Owner

Who is koa owned by

Profiles

Facebook

People also search for

View 5+ more

Good Sam Club

The Dyrtr

Camping World

Hipcamp

Feedback

EXIC

you need to convert,  
build, or buy a KOA  
campground.

JOIN THE KOA FAMILY

# WHAT'S THE DIFFERENCE?

## KOA IS TRULY AN ICONIC BRAND THAT REPRESENTS THE BEST THAT CAMPING HAS TO OFFER

With nearly six decades of camping expertise, it's no surprise that Campgrounds of America, Inc. (KOA) is the undisputed number one name in camping...when people think camping, they think KOA. Our powerful and recognizable brand stands for quality and service that campers can trust.

When you join the KOA Family of Campgrounds, you'll immediately experience the KOA Difference.

Built upon our pillars of Camper Growth, Revenue Growth, Operational Excellence and KOA Family, the KOA Difference makes owning a KOA campground a rich and rewarding experience. Whether you operate a single campground, or **own a portfolio of campgrounds**, our fresh, flexible franchise models allow business owners to achieve their unique goals and deliver an unparalleled camping experience to their guest.

## FOUR PILLARS OF THE KOA DIFFERENCE

EXIC

EX 10

## CAMPER GROWTH

The iconic Kampgrounds of America brand is marketed to KOA campers and non-KOA campers alike, generating more camper nights and reservations. Camping is more popular than ever, and KOA is laser-focused on reaching new campers and sending them to your campground. Our KOA Campers are also extremely loyal to KOA and spend more nights at KOA each year.

[LEARN HOW WE GROW CAMPERS](#)

## REVENUE GROWTH

KOA is an iconic brand known across generations and throughout North America. We have a thoughtful, strategic approach for growing and investing in our brand that results in year-over-year revenue growth for our KOA Campgrounds and our company. In fact, campgrounds that convert to KOA experience an average 19% increase in registration revenue in the first year.

[LEARN HOW WE GROW REVENUE](#)

## OPERATIONAL EXCELLENCE

At KOA, our focus is providing the thought leadership, tools and resources that allow each of our KOA Campgrounds the opportunity to be best-in-class. Our products, services and support are carefully designed to help our owners succeed. At KOA we are continually innovating, ensuring we are first to market with the latest products and services campers are looking for.

[LEARN HOW WE WORK](#)

## KOA FAMILY

At KOA, we believe you should be in business for yourself, not by yourself. A KOA franchise allows you to own and manage your business with the power of the KOA brand as the foundation. As a member of the KOA Family of Campgrounds, you have access to the experience, knowledge and support of hundreds of owners and operators, as well as our 80 expert team members.

[LEARN HOW WE TREAT OUR FAMILY](#)

EX 10

EX 1E



- Project phasing
- Design renderings
- Conceptual designs
- Detailed site assessments

## RECREATION AREA DESIGN

The key to effective recreation area design is to make choices based on your campers. Why are your guests at your campground? Are they looking for quiet relaxation or activities? The design team at KOA offers extensive knowledge of demographics and industry trends to develop a recreation plan to match your campground's image.

Having the right mixture of recreational activities and amenities will help you attract new guests and build loyal customers. Some factors the KOA team will consider in the RV campground design process include the following:

- Safety and usage
- Recreation areas for short and long-term campers
- Amenity selection

## PERMITTING AND CONSTRUCTION DRAWINGS

The KOA team has extensive knowledge of state and local regulations to make the entire construction process straightforward. The KOA team will ensure your campground abides by all codes through detailed construction plans and drawings while avoiding issues and costly delays. The specific services your campground needs will vary, but some of your options include the following:

- Plans for utilities
- Obtaining state and local permits
- Developing layout and construction plans
- Creating grading and stormwater plans

## FINANCIAL MODELING

Redesigning or renovating your campground is more than creating a memorable camping experience for guests — it is also about driving profits. By working with the KOA team, you will develop a plan that considers options to allow guests to have fun while driving profits based on previous campground design experience. Some of the many factors KOA's financial modeling team will include when drafting your design include:

- Analytics-based decision making

EX 1E

RE: Bar Harbor Planning Bd.# SP 2023-03

NEIGHBOR'S OPPOSITION TO KOA:

EXHIBIT 2- TOWN OF BAR HARBOR DEPTS. RESPONSES/COMMENTS TO

KOA'S SITE PLAN REVIEW APPLICATION

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

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**Comments:**

No new drainage system connections to the Town's stormwater system are proposed as part of this project. See below.

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

It was discussed that private utilities have been placed in the Town's culvert(s) that go across County Road. It should be remediated immediately.

In addition, as noted within the TRT process, the owner also needs to relocate two deluxe RV cabins (Site Nos. 824-825) outside of the County Road right-of-way as part of this project.

Notify the Town when these actions are complete.

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

6/2/2023

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.

RE: Bar Harbor Planning Bd.# SP 2023-03

NEIGHBOR'S OPPOSITION TO KOA:

EXHIBIT 3- PHOTOS OF KOA RECENTLY CONSTRUCTED DUMP STATION &  
EMPLOYEE TRAILER-CAMPER SITES CLOSE TO 103 COUNTY RD. HOME OF  
LESTER & STEPHANI FOSS

EX 3



EX. 3



EX 3



EX 3

EX3



EX.3 1/1

RE: Bar Harbor Planning Bd.# SP 2023-03

NEIGHBOR'S OPPOSITION TO KOA:

EXHIBIT 4A- P : PHOTOS OF KOA CAMPGROUND AND ABUTTING SINGLE FAMILY HOME OF FAITH PULIS AT 80 COUNTY RD.

Also showing wetlands, improper closeness of KOA sites to Pulis' Property; failure of KOA to comply with Screening & Bufferring regulations

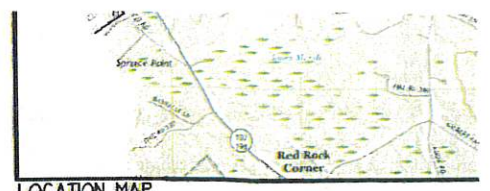
EX 4A



Boundary Area Between KOA + 80 County Rd / Pullis  
freshwater Wetlands + its stream running from KOA site to  
ocean

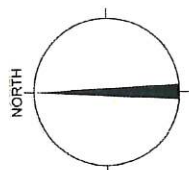
EX 4A

TAX MAP 211, LOT 2  
 NOW OR FORMERLY  
 HANIE & LESTER FOSS



LOCATION MAP  
 NTS

EX 4B



GRID NORTH  
 MAINE COORDINATE SYSTEM OF 1983  
 EAST ZONE (NAD83\_2011)



REV:	DATE:	BY:	COMMENTS:
	15 JUN 23	JRK	DESIGN BY: JRK   SCALE: 1"=80'   PROJ. NO: 777

**SITE PLAN**  
**BAR HARBOR/OCEANSIDE KOA**  
 COUNTY ROAD  
 BAR HARBOR, MAINE

FOR:  
**BAR HARBOR OCEANSIDE KOA**  
 136 COUNTY ROAD  
 BAR HARBOR, ME 04609



ENGINEERING & DEVELOPMENT CONSULTING  
 PO BOX 282, HAMPDEN, MAINE 04444  
 207-862-4700

SHEET

EX 4B

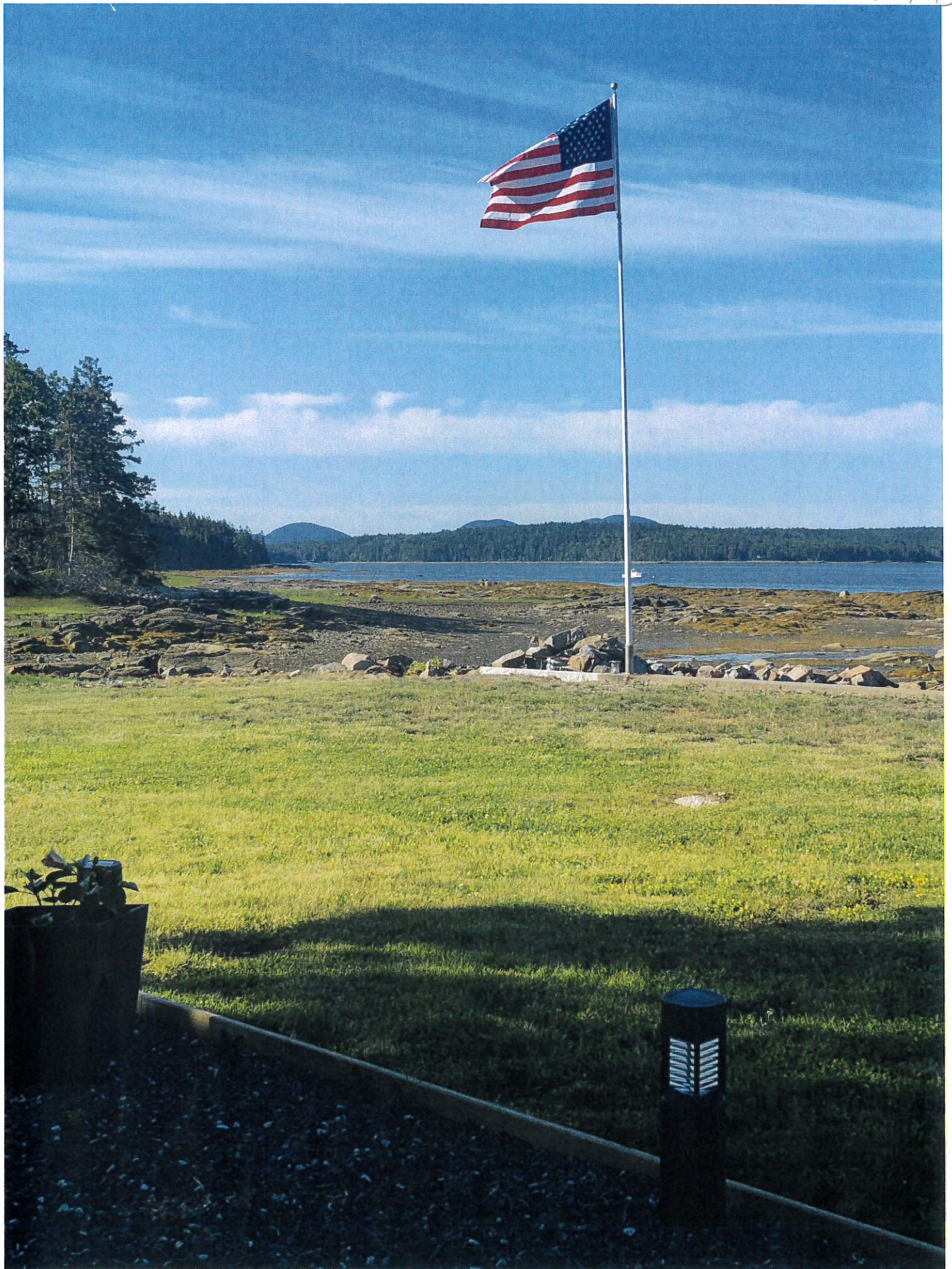
EX4C



Sent from [Mail](#) for Windows

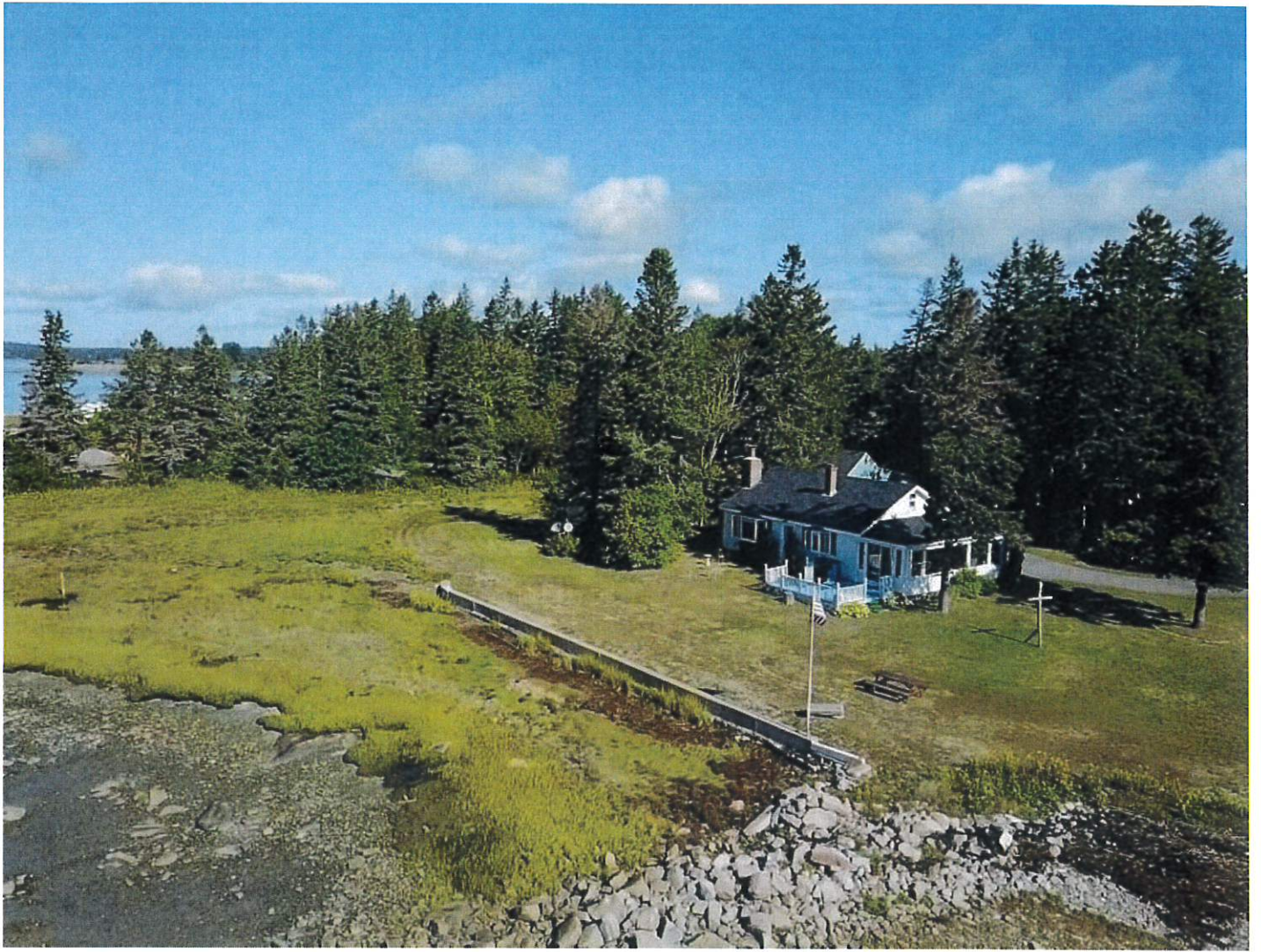
EX4C

EX41



EX41 1/1

EX 4-E



EX 4-E



EX 4F



**AERIAL PHOTO: MAINE GIS DATA**

BAR HARBOR OCEANSIDE KOA  
BAR HARBOR, MAINE



**KAMPGROUNDS OF AMERICA, INC.**

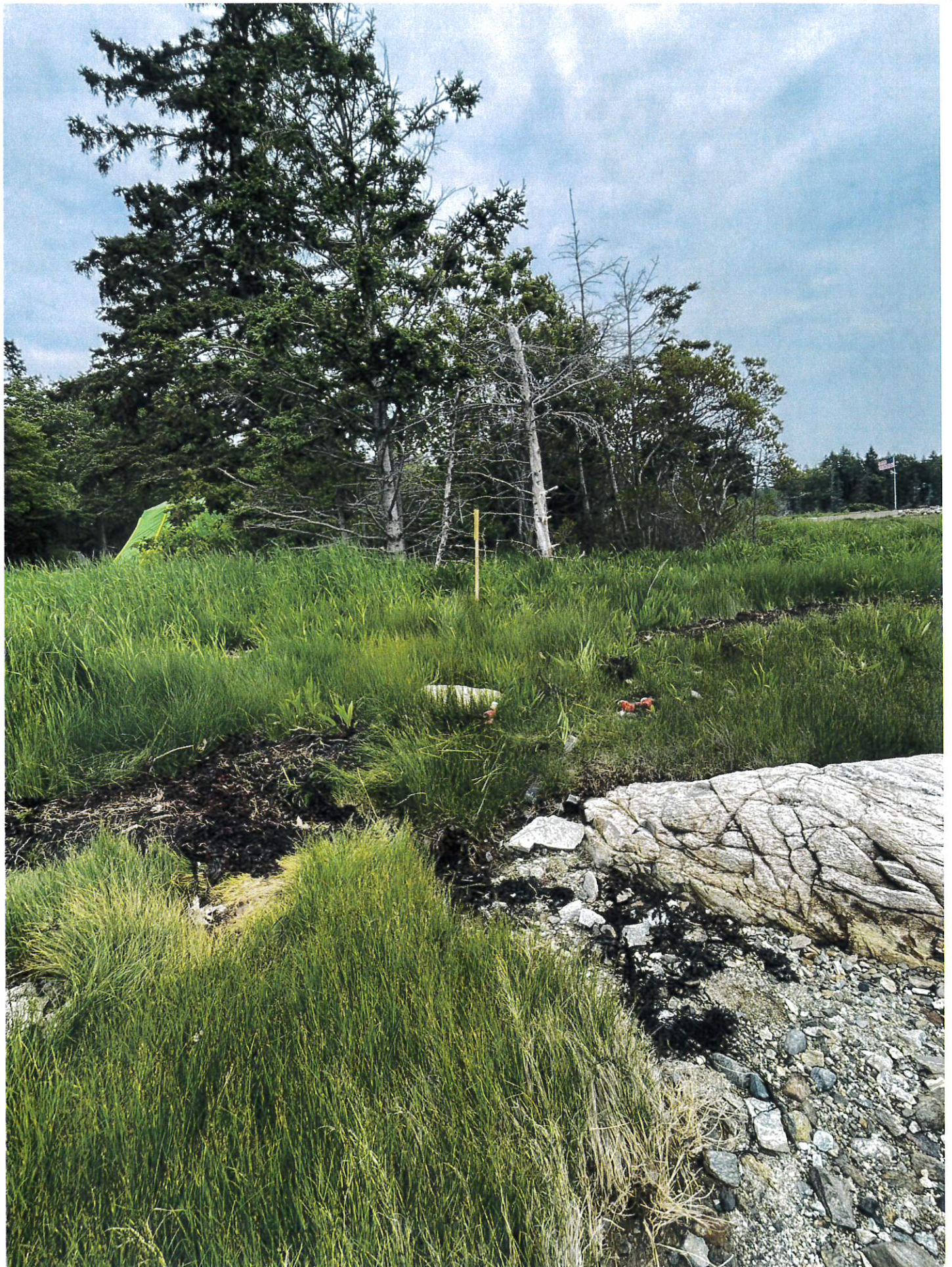
BILLINGS, MT 59101



ENGINEERING & DEVELOPMENT CONSULTING  
PO BOX 282, HAMPDEN, MAINE 04444  
207-862-4700

EX 4F

EX 4G



EX 4G 1/1

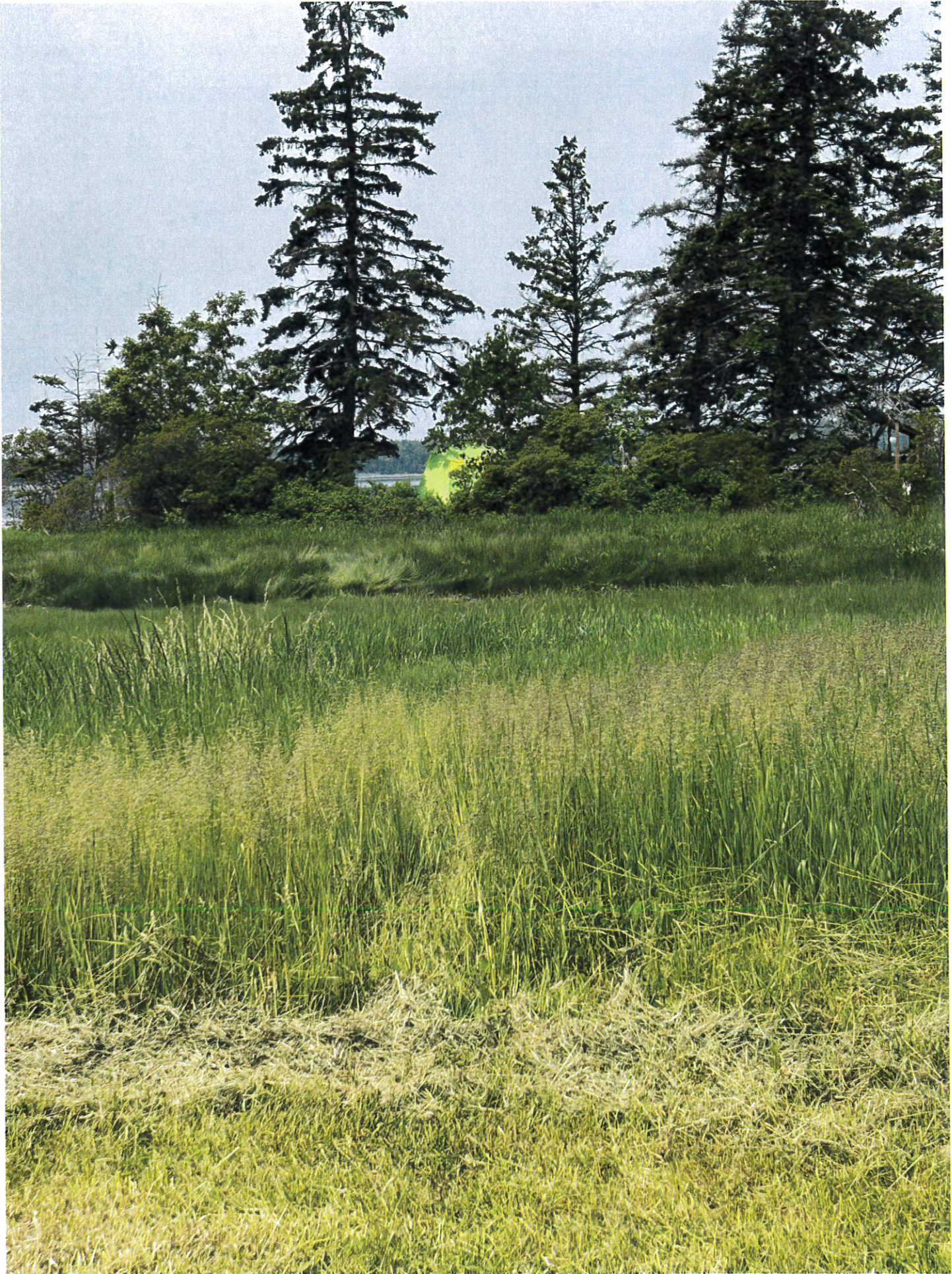


EX 41



EX 41 1/1

EX 4I



EX 4I 1/1

EX 4J



EX 4J 1/1

EX 4K



EX 4K 1/1





EX 4M



EX 4M<sup>1/1</sup>

EX 4N



EX 4N<sup>1/1</sup>

EX 40



EX 40

EX 47



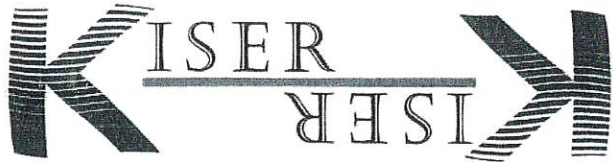
EX 47

RE: Bar Harbor Planning Bd.# SP 2023-03

NEIGHBOR'S OPPOSITION TO KOA:

EXHIBIT 5A- G : KOA Expansion-Additional Deluxe cabins

Huge Revenue Increase



ENGINEERING & DEVELOPMENT CONSULTING

Job #777

EX 5A

17 May 2023

## Project Description

Oceanside KOA Campground  
County Road, Bar Harbor

This project is an upgrade to campground facility with the following improvements:

1. The addition of 5 deluxe cabins in an area where 6 RV/camper sites are located.
2. The refunctioning of the 9 worker sites into 5 RV/camper sites. The remaining 4 worker sites will be restored to green/landscape areas. This work will also include the improvement of the turning radius accessing these sites.
3. A bath house will be installed which includes 3 private stalls (toilets and sinks) for improved access for the camper cabins. This work will remove and revegetate a tent site (#426) thus reducing the total number of tent sites.
4. The plan proposes to correct current discrepancies with structures being located within the right of way for County Road by removing a shed and relocation 2 deluxe cabins.
5. In addition, one of the camper cabins will be shifted out of the front setback area.

This plan will bring the site mapping up to date and provide a baseline for the facility.

EX 5A



### Wastewater design flows BH Oceanside KOA

(\* updates)

- Design flow for systems in 1999 per DHS-DSWE letter = 9,037 gpd based on adjusted water meter readings.
- Propose wastewater disposal updates include:
  - Existing 189 sites (itemized below)
  - Addition of 5 Deluxe Cabins (625 gpd)
  - Addition of 3 RV/trailer sites (225 gpd)
  - Adding managers home (270 gpd)
  - Removal of 6 RV/trailer sites (-450 gpd)
  - Removal of 1 tent site (-60 gpd)\*
  - Facility laundry
  - Addition of bath house (no total flow change)
- Design flow based on SSWWD rules & camp sites\*

Desc	# of units	Code Flow	Design Flow
Sites/central facilities			
RV/trailer	82	60	4,920
Sleeping cabins	17	60	1,020
Tents	16	60	960
Sites/ full HU's			
Deluxe Cabins	31	125	3,875
RV's/trailers	44	75	3,300
Washing machine	1	300	300
Worker sites	9	75	675
Manager's House	1	270	270
Total Wastewater			15,320

Total flow by Table 4C of SSWWD Rules = 15,320 gpd

#### Installed Systems (per as-built plans dated 2015)

System #1 behind Store/showers

\*176 conc chambers (64 sf/chamber), med large system design (3.3 sf/gpd): 3,413 gpd

System #2 behind dog park

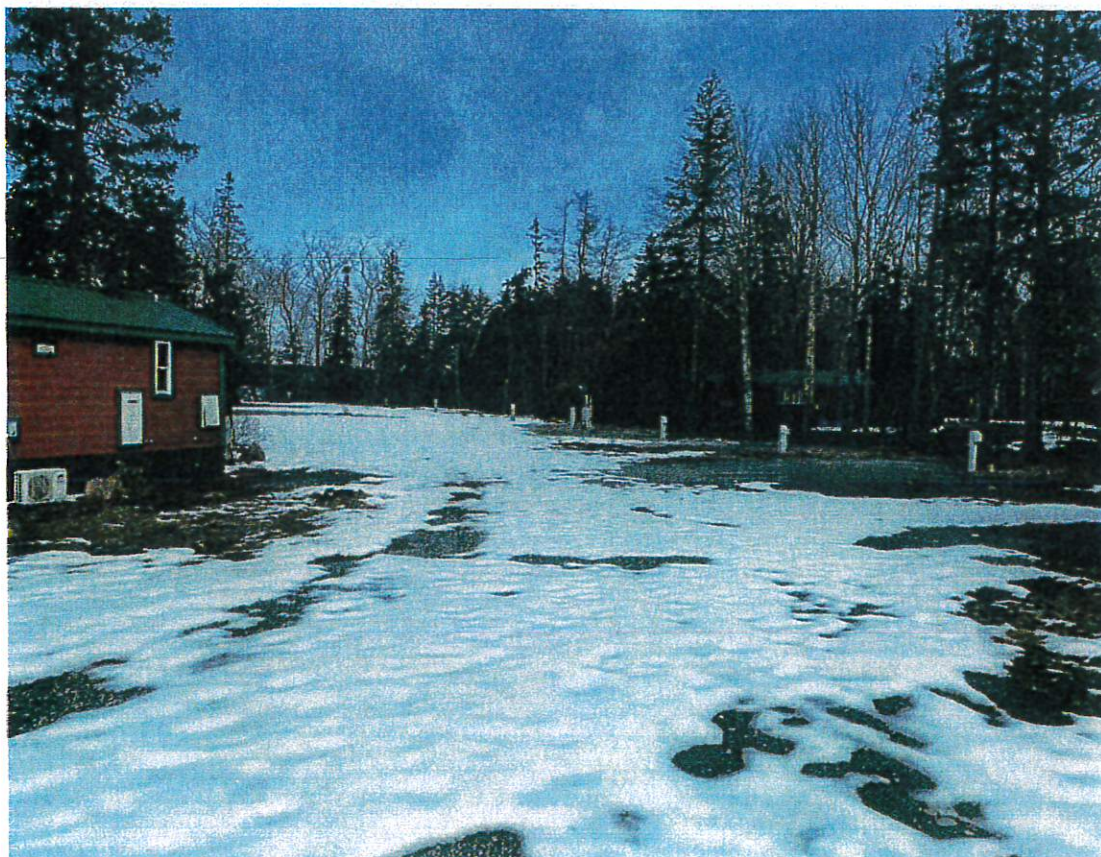
\*160 conc chambers (64 sf/chamber), med large system design (3.3 sf/gpd): 3,103 gpd

\*Total installed capacity = 6,516 gpd

EX 5C



Deluxe Cabin #819



Former worker sites to be modified to camper sites

EX 5C



EX 5E



EX 5E

EX 56

- VIEW FLOOR PLAN
- VIEW DETAILS
- VIEW RATES

RESERVE

ADD TO CART

\$315.00 avg/night - Only 2 sites left!

Up to 6 people.

- 1 Bed-Bunk Bed Set
- 1 Bed-Full Futon/Sleeper Sofa
- 1 Bed-Queen Bed
- Linens Provided
- 1 Bedroom
- Cable - Limited Channels
- Full Kitchen
- Full Bath with Shower
- Pets Allowed (\$)

Save 10% at check out with KOA Rewards.

[Cancellation Guideline](#)

These pet-friendly cabins are well situated in the campground for ease to catch the free shuttle to Acadia/Bar Harbor; or to take a short stroll to the waterfront to watch the seals catch their next meal. And of course, bring Fido and the whole family because they sleep 6! All linens provided for your stay. \$ - Pet fees charged at check in. SLEEPS 6 MAX



Deluxe Cabin (Full Bath with Shower) - Your Campfire Awaits

RESERVE

- VIEW DETAILS
- VIEW RATES

ADD TO CART

\$315.00 avg/night - Only 1 site left!

Up to 6 people.

- 1 Bed-Bunk Bed Set
- 1 Bed-Full Futon/Sleeper Sofa
- 1 Bed-Queen Bed
- Linens Provided
- 1 Bedroom
- Partial Kitchen
- Full Bath with Shower
- Pets Allowed (\$)

Save 10% at check out with KOA Rewards.

[Cancellation Guideline](#)

All of the fun with none of the hassle! Toast marshmallows at your personal campfire and enjoy the best of both worlds; camping with a real bed and bath. Kitchen sink and dishes provided, but no cook-top, so bring something to throw on the grill. All linens provided for your stay. \$ - Pet fees charged at check in. SLEEPS 6 MAX

EX 56

1: Details



2: Sites



3: Payment

4: Review

5: Confirmation

# Choose Your Campsite

## Bar Harbor / Oceanside KOA Holiday

Your search returned 5 **available** site types.

Sort By Availability ▾



**Individual Tent Site, No Hookups, Gravel Tent Pad - Great Value, Limited Amenities**

RESERVE >

VIEW DETAILS

VIEW RATES

ADD TO CART

**\$80.00 avg/night - Only 2 sites left!**

**Up to 6 people.**

Individual Tent Site

Gravel

No Hookups

Pets Allowed

Save 10% at check out with KOA Rewards.

[Cancellation Guideline](#)

Our standard tent sites are hidden away in a grove of pines. Enjoy clean laundry facilities, bathhouses, & free hot showers nearby. Fresh Lobsters are cooked at the campground daily, and make an excellent dinner after a long day of hiking. Pets welcome. May have sand, stone, or grass pad.



**Deluxe Cabin (Full Bath with Shower), KOA Patio® - Pet Friendly**



### Camping Cabin (No Bathroom) - Upgraded

RESERVE >

- VIEW FLOOR PLAN
- VIEW DETAILS
- VIEW RATES

ADD TO CART

**\$140.00 avg/night**

#### Up to 4 people.

- 15 Amps
- 1 Bed-Bunk Bed Set
- 1 Bed-Full Bed Under Bunk
- Bring Your Own Linens
- No Kitchen
- No Bathroom
- Pets Allowed (\$)

Save 10% at check out with KOA Rewards.

[Cancellation Guideline](#)

Roughing it in style. This Rustic Camping Cabin features a small refrigerator, Keurig coffee maker, and charcoal grill for your family's outdoor grilling pleasure. Heater upon request. Parking separate. Wagons are available for packing your gear to Cabin. Please remember to bring your own bed linens. Pet friendly \$ - Fee will be charged at check in. SLEEPS 4 MAX



### Deluxe Cabin (Full Bath with Shower), KOA Patio® - Studio, Pet Friendly

RESERVE >

- VIEW DETAILS
- VIEW RATES

ADD TO CART

**\$285.00 avg/night - Only 2 sites left!**

#### Up to 4 people.

- 1 Bed-Bunk Bed Set
- 1 Bed-Queen Bed
- Linens Provided
- Partial Kitchen
- Full Bath with Shower
- Pets Allowed (\$)

Save 10% at check out with KOA Rewards.

[Cancellation Guideline](#)

Bring Fido or Whiskers and camp, or should we say "Glamp" with us. Kick back and sip your coffee from your screened porch as the sun chases the morning fog off the bay. Tucked away in the woods, but just a short walk from the water's edge, tidal pools, paddle board launch, and beautiful sunsets. That's one way to Ruff it! Studio #806, 807, 812, & 822. All linens provided for your stay. \$ - Pet fees charged at check in. SLEEPS 4 MAX

RE: Bar Harbor Planning Bd.# SP 2023-03

NEIGHBOR'S OPPOSITION TO KOA:

EXHIBIT 6A- C : BH Land Use Regulations

failure of KOA to comply with Screening & Bufferring regulations

(f) When a recreational vehicle, tent or similar shelter is placed on site for more than 120 days per year, all requirements for residential structures shall be met, including the installation of a subsurface sewage disposal system in compliance with the State of Maine Subsurface Wastewater Disposal Rules unless served by public sewage facilities.

(20) Signs. Notwithstanding any less restrictive provision of this chapter, the following provisions shall govern the use of signs in the resource protection, stream protection, and shoreland limited residential districts:

- (a) Sign area shall not exceed six square feet in area and shall not exceed two signs per premises. Off-premises signs shall be prohibited.
- (b) Residential users may display one sign not over three square feet in area relating to the sale, rental, or lease of the premises.
- (c) Signs relating to trespassing and hunting shall be allowed without restriction as to number, provided that no such sign shall exceed two square feet in area.  
[Amended 11-4-2008]
- (d) Signs relating to public safety shall be allowed without restriction.  
[Amended 11-4-2008]

[1] Editor's Note: This ordinance also provided that it shall apply retroactively to all proceedings, applications and/or petitions pending on or commenced after 9-6-2005, notwithstanding the provisions of 1 M.R.S.A. § 302.

**§ 125-69 Standards for particular uses, structures or activities.**

Notwithstanding and in addition to any other provision of this chapter, before granting site plan approval for any land use activity described in this section, the Planning Board must find that the proposed plan will comply with such of the following standards as are applicable:

A. Automobile salvage yards. Before granting site plan approval for an automobile salvage yard the Planning Board shall receive evidence that the applicant has obtained all necessary federal and state permits and licenses and must further find that the proposed salvage yard shall comply with the following:

- (1) Automobile salvage yards shall be located a minimum of 1,000 feet from the edge of the rights-of-way of Routes 3, 102, and 233 and a minimum of 600 feet from the edge of the rights-of-way of all other roads and shall be set back 100 feet from all side and rear lot lines.
- (2) Automobile salvage yards shall be located a minimum of 300 feet from any public park, facility, or grounds and shall comply with all requirements of Chapter 109, Health and Sanitation, § 109-8, Junked motor vehicles.
- (3) Automobile salvage yards shall be entirely screened from view by natural objects, plantings or fences which shall be well constructed and properly maintained at a minimum height of six feet and sufficient to accomplish the complete screening from ordinary view.
- (4) Upon arrival at the salvage yard, batteries shall be removed and oil, lubricants and fluids shall be drained from all vehicles, and appropriate safety precautions, such as the removal of door and trunk locks, shall be taken to avoid injury and accidents.
- (5) No vehicles may remain intact in the yard for more than 30 days, and complete processing of vehicles into salvage materials shall be accomplished within four months.
- (6) All junk and salvage materials shall be stored within the screened/fenced areas and the operation shall be conducted in such a manner as to prevent unsightliness of the adjacent area.
- (7) No open burning of salvage material or junk shall be permitted on the premises. Waste fluids and unusable materials shall be disposed of in an environmentally sound manner.
- (8) The Planning Board may impose additional and more stringent restrictions, limitations and conditions such as are reasonably calculated to adequately protect public health and safety. Such additional restrictions, limitations and conditions, together with all of the standards imposed by this chapter, shall govern the future operation and use of the automobile salvage yard. Site plan approval obtained for an automobile salvage yard shall be nontransferable, and any subsequent owner of such a salvage yard must obtain site plan approval before continuing operations.

B. Cabins and cottages. Cabins and cottages shall be treated as transient accommodations; provided, however, that any lot containing cabins and cottages shall contain at least 20,000 square feet.

C. Campgrounds. All site plans for proposed campground development shall demonstrate that:

- (1) The applicant has obtained all required state permits and licenses.
- (2) Each recreational vehicle, tent, or shelter site shall contain a minimum of 5,000 square feet of suitable land in shoreland areas and 2,500 square feet of suitable land in inland areas, not including driveways and roads, for each site. Land supporting wetland vegetation and land below the normal high water line of a water body shall not be included in calculating land area per site.  
[Amended 11-5-1991]
- (3) The area intended for placement of the recreational vehicle, tent or shelter site and utility and service buildings shall be set back a minimum of 50 feet from the exterior lot lines of the camping area, 100 feet from the normal

high water line of a great pond classified GPA or a river flowing to a great pond classified GPA, and 75 feet from the normal high water line of a tributary stream, upland edge of a wetland or any other body of water.

[Amended 11-5-1991]

- (4) The campground shall be screened from all abutting areas.
  - (5) Each recreational vehicle, tent or shelter site shall be provided with a trash receptacle.
- D. Conversion to multifamily use. Conversion of existing structures into multifamily dwelling units I or II will be permitted only on the following conditions:
- (1) Off-street parking will be provided in accordance with the requirements of § 125-67D(3)(a).
  - (2) Written approvals of conversion plans by the Fire, Electrical, and Plumbing Inspectors are submitted at the time of application.
  - (3) Each dwelling unit shall be at least 500 square feet in area for one-bedroom units, plus 150 square feet for each additional bedroom, and all such space shall comply with FHA standards.
  - (4) Each dwelling unit shall have its own toilet and kitchen facilities, and no dwelling unit will share these facilities with any other dwelling unit.
- E. Home occupations. Home occupations will be permitted only on the following conditions:  
[Amended 11-3-2009]
- (1) Home occupations on properties with frontage on Routes 3 and 102 are to accommodate uses not otherwise allowed in the district and permitted as a means for residents to live and work in place while taking advantage of the existing high daily vehicle trips. Home occupations are limited to those uses which may be conducted within a residential dwelling without substantially changing the appearance or condition of the residence or accessory structures and which are compatible with the districts in which they are located.
  - (2) Home occupations on properties with frontage on Routes 3 and 102:
    - (a) Shall seek minor site plan review as per § 125-58B(5) if non-family members are employees; approvals shall be based upon meeting the criteria herein;
    - (b) The use of the dwelling for a home occupations shall be incidental and subordinate to its residential use; however, any accessory structure may be fully dedicated to the home occupation;
    - (c) Up to five non-family members may be employed; however, the owner of the business must reside on the premises;
    - (d) The area for any exterior displays or materials storage shall be counted towards lot coverage requirements in the district;
    - (e) Accessory structures dedicated to the home occupation shall not be located in the front yard;
    - (f) Up to 40% of the dwelling unit floor area may be dedicated to the home occupation; unfinished basement and attic spaces are not included in this calculation.
  - (3) Home occupations in the Downtown Residential District and on properties with frontage on the following streets: Bayview Drive, Crooked Road, Eagle Lake Road, and Old Bar Harbor Road. Home occupations in these locations shall be subject to the requirements in Subsection E(4) below except:
    - (a) There may be up to two non-family-member employees;
    - (b) Not more than 30% of the dwelling unit floor area shall be dedicated to home occupation, provided that for purposes of this calculation, unfinished basement and attic spaces are not included.
  - (4) Home occupations in other locations.
    - (a) The use of a dwelling unit or its accessory structure for a home occupation shall clearly be incidental and subordinate to its use for residential purposes.
    - (b) A home occupation must be carried on wholly within a dwelling unit or a structure customarily accessory to a dwelling unit.
    - (c) A home occupation must be conducted by a member or members of the family residing in the dwelling units.
    - (d) A home occupation must not materially injure the usefulness of the dwelling unit or accessory structure for normal residential purposes.
    - (e) A home occupation shall be allowed no exterior display, no exterior sign other than those permitted in § 125-67BB(4)(m), no exterior storage of materials, no retail sale of goods except those produced upon the premises and those which are clearly incidental to the providing of service involved in a home occupation, and no other exterior indication of the home occupation or variation from the residential character of the principal building.

EX 6B

- (r) Where pavement joins an existing pavement, the existing pavement shall be cut along a smooth line and form a neat, even, vertical joint.
- (s) Sidewalks shall be installed at the expense of the developer where a subdivision abuts or fronts onto a street with existing sidewalks and such other locations as the Planning Board deems necessary. When installed, sidewalks shall be built to the following standards or to alternate specifications of equal or higher quality.
  - [1] Bituminous sidewalks.
    - [a] The crushed aggregate base course shall be no less than eight inches thick.
    - [b] The hot bituminous pavement surface course shall be no less than two inches after compaction.
  - [2] Portland cement concrete sidewalks.
    - [a] The sand base shall be no less than six inches thick.
    - [b] The Portland cement concrete shall be reinforced with six-inch square number 10 wire mesh and shall be no less than four inches thick.
- (t) All esplanade or planting strip areas at sides of streets shall receive at least six inches of compacted topsoil (loam) free of stones over one inch in diameter, sods, and clay.
  - [1] Base material shall be removed prior to placement of topsoil. Planting strips shall be limed at the rate of one pound per 10 square feet, fertilized at the rate of one pound of a 10-10-10 fertilizer per 50 square feet or equivalent and seeded with a conservation mix endorsed by the Hancock County Soil and Water Conservation District. When required by the Planning Board, street trees shall be planted in the esplanade areas of all new streets.
  - [2] Trees of the first magnitude (Birch, Beech, Linden, Oak, Pine, Sugar Maple and Basswood) shall be planted at forty- to sixty-foot intervals.
  - [3] Trees of the second magnitude (Hawthorn, Flowering Crabapple, etc.) may be planted at intervals of less than 40 feet.
- (u) All roadways within the development shall be constructed according to road specifications herein as overseen by the Public Works Director or his designee.

(4) Names.

- (a) Streets which join or are in alignment with streets of abutting or neighboring properties shall bear the same name. Names of new streets shall not duplicate, nor bear phonetic resemblance to, the names of existing streets within the municipality and shall be subject to the approval of the Planning Board. Street name signs shall be furnished and installed by the developer. The type, size and location of signs shall be to the approval of the Planning Board.
- (b) No plan shall be approved unless the Planning Board finds that the Addressing Officer (as defined in Chapter 5, § 5-5) has issued written certification that proposed street names for proposed streets in the development comply with all requirements for the enhanced 911 system.  
[Added 5-6-1996; amended 7-14-2020]

H. Buffering and screening. All site plans shall provide for buffering or screening in accordance with the following standards:

- (1) Buffers. Buffers shall be provided and maintained:
  - (a) At least 75 feet in width along any line of any lot in a nonresidential district containing a nonresidential structure or use if said line abuts a residential district, provided that this requirement shall not apply to the Downtown Village District;  
[Amended 6-8-2010]
  - (b) Along property lines to shield varying uses from one another;
  - (c) Along property lines when necessary to block prevailing winds to stop wind-borne debris from leaving the site;
  - (d) Along interior roads running parallel to roads exterior to the site in order to prevent driver confusion, particularly at night;
  - (e) Along property lines when necessary to prevent any proposed lighting from interfering with residential property or with safe driving;
  - (f) For all sites located within a two-hundred-foot corridor of Routes 3, 102 and 233 in accordance with Table 1.  
[2]  
[2] Editor's Note: Table 1 is included at the end of this chapter.
  - (g) Along all parking areas to minimize their visual impact on adjoining traveled ways and properties.

(2) Screening. Screening shall be provided and maintained:



- (a) To block from view from adjoining traveled ways and properties all loading areas, waste collection and disposal areas, parking areas for commercial vehicles and outdoor storage areas;
  - (b) Consisting of barriers sufficient to deter entry to the site where a potential safety hazard to children exists on the site.
- (3) All buffers and screening shall be durable and properly maintained at all times by the owner in a neat and sanitary manner and shall be so located within the property lines to allow access for maintenance on both sides without intruding upon abutting properties.
- (4) Natural features shall be maintained wherever possible to provide a buffer between the proposed development and noncompatible abutting properties and public roadways. When natural features such as topography, gullies, stands of trees, shrubbery or rock outcrops do not exist or are insufficient to provide a buffer, other kinds of buffers shall be provided to satisfy the purposes stated above. Evergreens can be used as buffers, provided they are planted properly. An evergreen buffer requires two or three rows of staggered plantings. The rows should be five feet apart and the evergreens planted four feet on center. All plantings required under this chapter shall be of a type and species appropriate for the soil types and climatic conditions in Bar Harbor.
- (5) Unless otherwise specifically indicated by the Planning Board, all plant materials used in any buffer or screening required under this chapter shall meet the following minimum size standards:

Plant Type	If Site Abuts Vacant Land	All Other Sites
Canopy tree		
Single stem	1.5 inch caliper	2.5 inch caliper
Multiple stem	6 feet high	10 feet high
Understory tree	4 feet high	1.5 inch caliper
Evergreen tree	3 feet high	5 to 7 feet high
Shrub		
Deciduous	15 inches high	24 inches high
Evergreen	12 inches high	18 inches high

- I. Water supply. All site plans shall demonstrate that the proposed development shall have sufficient water available for the reasonably foreseeable needs of the development, in accordance with the following:
- (1) The developer shall demonstrate by actual test or by a signed affidavit from an authorized representative of the servicing water company that water meeting Public Health Service Drinking Water Standards, 1962, can be supplied to the development at the rate of at least 350 gallons per day per dwelling unit and at an adequate pressure for fire-fighting purposes.
  - (2) The minimum size of a water main connected to a public water supply shall be six inches.
  - (3) Because they are difficult to maintain in a sanitary condition, dug wells shall be permitted only if it is not economically or technically feasible to develop other groundwater sources.
  - (4) The water supply system shall be designed and installed in accordance with requirements of the Maine Department of Human Services.
  - (5) If a central water supply system is provided by the developer, location and protection of the source, and design, construction, and operation of the distribution system, appurtenances and treatment facilities, shall conform to the recommendations included in the Manual for Evaluating Public Drinking Water Supplies, Public Health Service No. 1180 (1969).
- J. Municipal water supply. All site plans shall demonstrate in the form of signed affidavits from the servicing water company that the proposed development shall not cause an unreasonable burden on the municipal water supply, if such supply is to be utilized, and that said water company has approved the design specifications of any water supply system that shall be connected to the municipal water supply.
- K. Groundwater. All site plans shall demonstrate that the proposed development shall not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater or of a body or course of water and that the development shall comply with the following standards:
- (1) No activity shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxious, toxicity, or temperature that run off, seep, percolate, or wash into surface or ground waters so as to contaminate, pollute, or harm such waters or objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness to be harmful to human, animal, plant or aquatic life.
  - (2) All aboveground storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials shall be located on impervious pavement and shall be completely enclosed by an impervious dike which shall be high enough to contain the total volume of liquid kept within the storage area, plus the rain falling into this storage area during a twenty-five-year storm, so that such liquid shall not be able to spill onto or seep into the ground surrounding the paved storage area. Storage tanks for home heating oil and diesel fuel, not exceeding 275 gallons in size, are exempted from this requirement.
  - (3) All below-ground tanks must meet the standards of the Maine Department of Environmental Protection.

## Section 11. Landscaping, Buffering & Screening

All buffering and screening provided by existing vegetation to be left in place and no new landscape plantings are proposed. Areas to be restored due to relocated DC units or campsite modifications will be treated as follows:

Restoration areas will be scarified to a min depth of 12" and tamped for mild compaction, the areas will be loamed (3") and seeded to a premium seed mixture suitable to the sun exposure and mulched, as noted in the erosion control notes. These areas will be staked and roped off to protect the area from traffic (vehicle/pedestrian). The areas will be provided adequate watering for new growth establishment and monitored in accordance with the erosion control notes.

6/13/23

EX 6C



Deluxe Cabin #819



Former worker sites to be modified to camper sites

EX 6C

EX 60



Typical Deluxe Cabin units



Airstream unit and Deluxe Cabins

EX 60



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
284 STATE STREET  
41 STATE HOUSE STATION  
AUGUSTA ME 04333-0041



JUDITH CAMUSO  
COMMISSIONER

EX60

February 6, 2020

James Kiser  
Kiser & Kiser Engineering  
PO Box 282  
Hampden, ME 04444

**RE: Information Request – Oceanside KOA Project, Bar Harbor**

Dear James:

Per your request received on January 15, 2020, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and inland fisheries habitat concerns within the vicinity of the *Oceanside KOA* project in Bar Harbor. Per your letter, surveys for vernal pools have been conducted and none are located in the project area.

Our Department has not mapped any Essential or Significant Wildlife Habitats or inland fisheries habitats that would be directly affected by your project.

***Endangered, Threatened, and Special Concern Species***

Bats – Of the eight species of bats that occur in Maine, the three *Myotis* species are protected under Maine’s Endangered Species Act (MESA) and are afforded special protection under 12 M.R.S §12801 - §12810. The three *Myotis* species include little brown bat (State Endangered), northern long-eared bat (State Endangered), and eastern small-footed bat (State Threatened). The five remaining bat species are listed as Special Concern: big brown bat, red bat, hoary bat, silver-haired bat, and tri-colored bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during migration and/or the breeding season. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program, Maine Department of Marine Resources, and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Letter to James Kiser, Kiser & Kiser Engineering  
Comments RE: Oceanside KOA, Bar Harbor  
February 6, 2020

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

A handwritten signature in black ink, appearing to read 'Becca Settele', with a stylized, cursive script.

Becca Settele  
Wildlife Biologist



STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
177 STATE HOUSE STATION  
AUGUSTA, MAINE 04333

EX6D

JANET T. MILLS  
GOVERNOR

AMANDA E. BEAL  
COMMISSIONER

January 16, 2020

Jim Kiser  
Kiser & Kiser Co.  
PO Box 282  
Hampden, ME 04444

Via email: [jim@kiser-kiser.com](mailto:jim@kiser-kiser.com)

Re: Rare and exemplary botanical features in proximity to: Oceanside KOA Campground, Bar Harbor, Maine

Dear Mr. Kiser:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received January 14, 2020 for information on the **presence of rare or unique botanical features** documented from the vicinity of the project in Bar Harbor, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. **This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.**

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

**This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.**

MOLLY DOCHERTY, DIRECTOR  
MAINE NATURAL AREAS PROGRAM  
BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-804490  
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,



Kristen Puryear | Ecologist | Maine Natural Areas Program  
207-287-8043 | [kristen.puryear@maine.gov](mailto:kristen.puryear@maine.gov)