

**DESIGN REVIEW BOARD**  
**PACKET OF MATERIALS**  
**MEETING APRIL 28, 2016**

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda  
Design Review Board  
April 28, 2016  
Council Chambers – Municipal Building  
93 Cottage Street  
4:00 P.M.**

- I. CALL TO ORDER**
- II. ADOPTION OF THE AGENDA**
- III. APPROVAL OF MINUTES (April 14, 2016)**
- IV. BUILDING PERMIT REMINDERS**
- V. REGULAR BUSINESS**

**a. Certificate of Appropriateness (Previously Tabled)**

**Application:** DRB-2016-18

**Applicant:** Fishmaine, Inc.

**Project Location:** 119 Main Street, Tax Map & Lot 104-402-000

**Proposed Project:** Changes to Exterior of Non-historic Building.

**b. Certificate of Appropriateness**

**Application:** DRB-2016-19

**Applicant:** Nicholas Reynolds (Diggs)

**Project Location:** 119 Main Street, Tax Map & Lot 104-402-000

**Proposed Project:** Installation of Sign

**c. Certificate of Appropriateness**

**Application:** DRB-2016-20

**Applicant:** Christopher Strout (Acadia Standup Paddle Boarding)

**Project Location:** 200 Main Street, Tax Map & Lot 104-489-000

**Proposed Project:** Installation of Signage and Lighting.

**d. Certificate of Appropriateness**

**Application:** DRB-2016-21

**Applicant:** Desiree Bousquet (Pork Nation)

**Project Location:** 51 Rodick Street, Tax Map & Lot 104-362-000

**Proposed Project:** Installation of Signage.

**e. Certificate of Appropriateness**

**Application:** DRB-2016-22

**Applicant:** Doug Maffucci (Atlantic Brewing).

**Project Location:** 8 Mount Desert Street, Tax Map & Lot 104-460-000

**Proposed Project:** Installation of Signage.

**f. Certificate of Appropriateness**

**Application:** DRB-2016-23

**Applicant:** Strawberry Hill, Inc.(Cadillac Mountain View Suites)

**Project Location:** 200 Main Street, Tax Map & Lot 104-489-000

**Proposed Project:** Installation of Signage.

**VI. OTHER BUSINESS**

**VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

**VIII. ADJOURNMENT**

*The Design Review Board strives to hold meetings that are accessible to all. Please contact Bar Harbor Planning Department, 93 Cottage Street, Bar Harbor, by calling 288-3329 or emailing [planner@barharbormaine.gov](mailto:planner@barharbormaine.gov) if you have any questions about this process or to let us know what accommodations you may require to facilitate your participation.*

**Minutes  
Design Review Board  
Thursday, April 14, 2016  
Council Chambers – Municipal Building  
93 Cottage Street  
4:00 P.M.**

**I. CALL TO ORDER**

*The meeting was called to order at 4:00 P.M. Members present: Barbara Sassaman, Chair; Steve Demers, Vice Chair; Erin Early Ward, Secretary; Emily Dwyer, Member; James Collier, Member and Pancho Cole, Member. Also in attendance was Bob Osborne, Planning Director.*

**II. ADOPTION OF THE AGENDA**

*Mr. Cole moved to adopt the agenda and Mr. Collier seconded the motion which passed six in favor and none against. It was noted that one of the applicants was running late and that the Board could adjust the order of the items to accommodate the situation.*

**III. APPROVAL OF MINUTES (March 24, 2016)**

*Chair Sassaman indicated that page 3, paragraph 3 should be changed to replace the phrase “look better” with “visually compatible”. Mr. Collier made a motion to approve the minutes of March 24, 2016 with the noted change. Mr. Cole seconded the motion and the Board voted five in favor and none against with one abstention.*

**IV. BUILDING PERMIT REMINDERS**

*The applicants were reminded that they would need to apply for and receive a building permit prior to commencing any of the activities approved at the meeting.*

**V. REGULAR BUSINESS**

**a. Certificate of Appropriateness**

**Application:** DRB-2016-13

**Applicant:** Joshua Hodgkins (C-Ray Lobster Fresh Local Seafood)

**Project Location:** 882 State Highway 3, Tax Map & Lot 207-010-000

**Proposed Project:** Add lighting to existing signage and replace sign mounting posts.

*Joshua Hodgkins spoke to the Board about the proposed project and the application. He indicated that the sign is already existing and approved and that they propose to replace the sign mounting posts and add lighting.*

*The Board discussed the proposed lighting. The lighting is directed toward the sign and not the street. It would be 3,000K in color.*

*Mr. Cole moved that the application meets the standards for Certificate of Appropriateness and that the Board approve the application. Mr. Collier seconded the motion. The Board voted six in favor and none against the motion.*

**b. Certificate of Appropriateness**

**Application:** DRB-2016-14

**Applicant:** Mark Dykstra (Café)

**Project Location:** 317 Main Street, Tax Map & Lot 108-074-000

**Proposed Project:** Changes to Exterior Appearance of Non-Historic Building,

*Mark Dykstra spoke to the Board about the application. He indicated that part of the project was intended to create a visual link between the interior of the building and the gas pumps. The proposal is to create a porch area in front of the side door that defines the public entrance to the building. The decking for the porch is only about six inches above grade. Thus, no railing is needed or proposed. They propose to remove the existing small shed. The roof of the porch area would integrate with the roof of the restroom area. The roof proposed for the back area of the building will be as steep as the windows above can accommodate. Mr. Dykstra noted that the second story windows are egress windows and must not be altered.*

*Ms. Early Ward asked about the stairs to the basement area. Mr. Dykstra indicated that the decked area would have a hinged doorlike area that could be opened to access the stairs.*

*The decking material would be Home Depot barnwood gray color. The trim would be white composite trim product. The roof shingles are Owens Corning weatherwood color. The posts would be trimmed out with the white composite material..*

*Mr. Demers and Mr. Dykstra discussed the roof of the back area of the building. Mr. Demers cautioned that there is limited pitch available because of the windows on the second floor and asked what can be done there? Mr. Dykstra noted that the windows are egress and that some pitch is better than the flat roof they currently struggle with.*

*The lighting that is currently wall mounted near the side door will be replaced with new lighting recessed in the ceiling of the porch roof.*

*The Board discussed the potential to have plantings on the front corner of the building near the street.*

*The proposed window at the side door would be 3 ft. by 5 ft. and fixed.*

*Mr. Collier suggested that the design include a sign by the side door that indicates entrance or open.*

*It was noted that one second story window above the porch must be eliminated to do the proposed project.*

*It was discussed that the proposed lighting would be 2,700K in color.*

*It was noted that the trim on the building is currently gray. The proposal is to have the new trim be white and to eventually convert all of the trim to white going forward as it is worked on.*

*The Board discussed that there could be an option to have either a planter or a bicycle rack at the front streetside corner out of the public way.*

*Mr. Demers made a motion that the application meets the standards for Certificate of Appropriateness and moved to approve with the following conditions: White trim composite material, roofing in weatherwood color, gray decking material, recessed lighting in 2,700 – 3,000K color and pre-approved with the option of either a planter or bike rack on the front streetside corner out of the right of way. Mr. Cole seconded the motion. The Board voted unanimously to approve the motion.*

**c. Certificate of Appropriateness**

**Application:** DRB-2016-16

**Applicant:** Jennifer Litteral

**Project Location:** 27B Main Street, Tax Map & Lot 104-128-000

**Proposed Project:** Changes to Exterior of Non-historic Building, Installation of signs and lighting.

*Mr. Cole moved to postpone this item until later in the meeting. Mr. Demers seconded the motion which was approved unanimously.*

**d. Certificate of Appropriateness**

**Application:** DRB-2016-17

**Applicant:** Cody Gordon

**Project Location:** 16 Mount Desert Street, Tax Map & Lot 104-452-000

**Proposed Project:** Changes to Exterior of Non-historic Building, Installation of signs.

*Cody Gordon spoke to the Board about the application. He indicated that they propose to install a sign and repaint the building in Harrisburg green and white trim to update the look. (This is the location that recently received approval for the expansion of the Acadia Hotel). He indicated that they will utilize the existing sign bracket and that the bottom of the sign will be at least ten feet above the sidewalk. The lighting will remain downward pointing and have shades.*

*Mr. Collier expressed his concern that we have an application for Certification of Appropriateness of the existing building as well as the previously approved application/approval of the new construction Acadia Hotel expansion. He asked staff to get an opinion on how we can have two approvals that cannot both be complied with at the same time. (The hotel expansion proposes to raze the existing building that Mr. Gordon wishes to paint and hang a sign on this year).*

*Mr. Cole moved to approve the application as submitted. Mr. Collier seconded the motion which was approved unanimously.*

**c. Certificate of Appropriateness**

**Application:** DRB-2016-16

**Applicant:** Jennifer Litteral

**Project Location:** 27B Main Street, Tax Map & Lot 104-128-000

**Proposed Project:** Changes to Exterior of Non-historic Building, Installation of signs and lighting.

*Jennifer Litteral spoke to the Board about the application. She indicated that they wish to make exterior changes to the building in the form of new front steps and railing and to change signage and lighting. The signage proposed is a projecting sign as well as a wall sign and vinyl window signage.*

*The Board discussed the front steps with Ms. Litteral. The existing steps extend beyond the wall of the building and can be further extended only three inches beyond their current location according to Public Works.*

*The Board had some concerns about the appropriateness and safety of the proposed curved steps and the center railing. (Half of the area of the steps is on the wrong side of the banister and the banister could be a pedestrian hazard). An alternative design was discussed that was rectilinear concrete stairs installed perpendicular to the sidewalk with poured concrete sidewalls and a banister to each side.*

*Mr. Cole made a motion to approve the application for certificate of appropriateness with conditions: Not curved steps but with sidewalls, no middle railing, a handrail option, side extensions finished, basket weave wood pattern on walls of entryway, option of step lighting and a revised accompanying drawing of steps.*

*Ms. Dwyer seconded the motion. The Board voted unanimously in favor of the motion.*

**e. Certificate of Appropriateness**

**Application:** DRB-2016-18

**Applicant:** Fishmaine, Inc.

**Project Location:** 119 Main Street, Tax Map & Lot 104-402-000

**Proposed Project:** Changes to Exterior of Non-historic Building.

*Jeremy Bond spoke to the Board about the application. He indicated that they wish to utilize a railing and barrier design as appears on the Main Street side of the building.*

*Mr. Demers asked about the railings, balusters and posts that on this portion of the building and if they could be repaired?*

*Mr. Bond and the Board discussed that changes to the doors and windows on this side of the building have not been approved or applied for.*

*The Board discussed the architectural elements of the building. The building is not old enough to be Victorian but is after that set of design elements. The Board noted that if the posts are not replaced that the arches of the opening are without purpose (the arches relate to their respective supporting posts with the original design).*

*Mr. Bond indicated that those posts, railings and baluster materials were removed as they were beyond repair.*

*Mr. Collier indicated that he was not in favor of approving the proposed railing and lobster wire barrier for this side of the building.*

*After some additional discussion the Board determined that the item should be tabled to a subsequent agenda.*

*Mr. Cole moved to table the item to the next meeting. Mr. Demers seconded the motion which was approved five in favor and one against.*

*Mr. Bond asked if he needed to get DRB approval for a new roof of a different color for Cherrystones. Chair Sassaman indicated that the question is for the Code Officer to answer.*

**VI. OTHER BUSINESS**

**a. Discussion item: 164 Main Street Addition to Historic Building.**

*The Board determined that due to the hour to not take up this discussion item.*

**VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

*None noted.*

**VIII. ADJOURNMENT**

*Mr. Cole moved to adjourn the meeting at 6:00 pm. Mr. Collier seconded the motion which was approved unanimously.*

*Signed as approved:*

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**Erin Early Ward, Secretary**  
**Design Review Board, Town of Bar Harbor**

**Date**



**Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness**

DRB Application Number: DRB-16-18

Date: 4-7-2016

Map & Lot: 104-402

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APR 07 2016

**GENERAL INFORMATION:**

Project Location: 119 Main Street  
street address

**APPLICANT INFORMATION**

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

Name: Fishmine Inc. Address: PO Box 189  
City: Hulls Cove State: ME 04941  
Email: Jeremy.bond.76@yelp.com  
Phone: 207-670-4942

**PROPERTY OWNER INFORMATION**

Name: Michael Bond Address: PO Box 10  
City: Bar Harbor ME State: Maine  
Email: mbond@prex.com  
Phone: 207-266-0540

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_

**TYPE OF PROJECT**

- Demolition or Relocation of Historic Building
- Changes to Exterior Appearance of Nonhistoric Building
- Installation or Changes in Outdoor Storage/Display/Vending Machines
- Changes to Exterior of Appearance of Historic Building
- Installation or Changes in fences and freestanding walls
- Seasonal Closure
- Construction of New Building or Expansion of Nonhistoric Building
- Installation or Changes in Sign or Awning

- The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.
- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- Applicant shall submit 10 copies of the application and \$26 for review fees.**

**PLEASE BE ADVISED:** A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

[Signature]  
Signature of Applicant

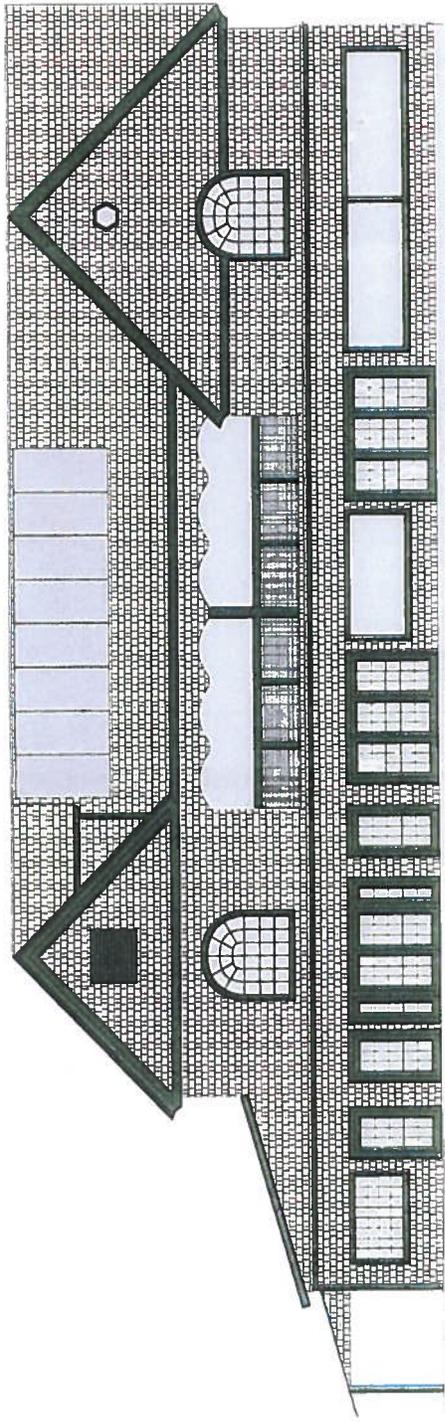
Changes to the Exterior Appearance of Non-Historic Building  
 Town of Bar Harbor  
 Design Review Board  
 Required Application Materials  
 Section 125-114

Detailed Project Description: Change handrails on Veranda to metal  
hand rails on Deck off of main Street.

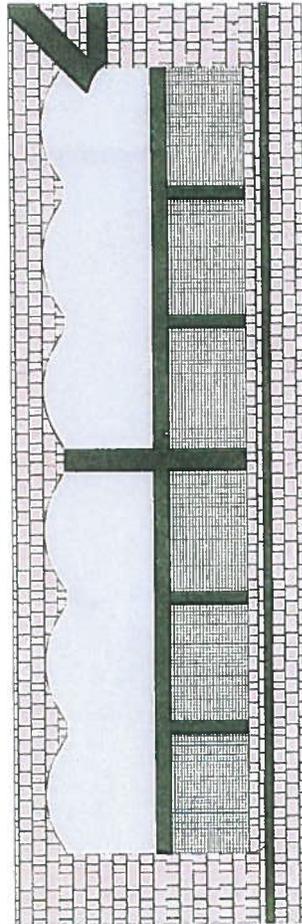
CLOSURE:  SEASONAL                       OPEN YEAR ROUND

A complete application to the Design Review Board shall contain the following information:

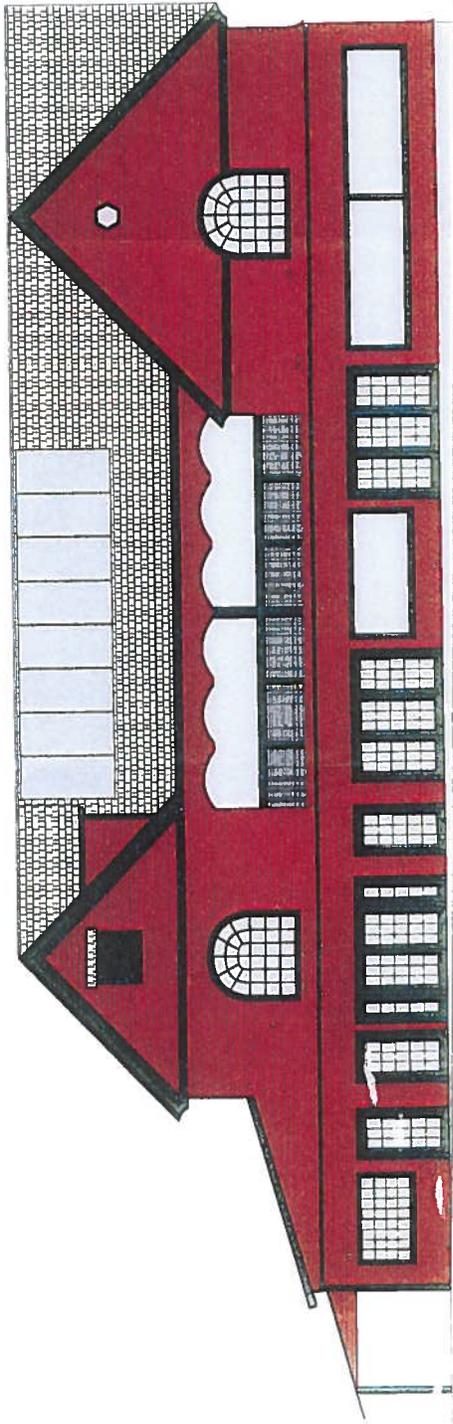
Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered as seen from a public street.	<input type="checkbox"/>
Color photographs or photo simulations of the buildings adjacent to the subject property.	<input type="checkbox"/>
Detailed building plans drawn to scale showing the exterior of any new building or addition including elevation drawings of all façades that can be seen from a public street together with plans for all portions of the exterior of any existing building seen from a public street that are proposed to be modified. The drawings shall provide information on the various building details covered in the standards, such as roofing materials, siding, windows, doorways, detailing and trim, etc.	<input type="checkbox"/>
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	<input type="checkbox"/>
Details on the design, color, and location of lighting fixtures together with information on proposed lighting levels shall be provided for new exterior lighting or changes in exterior lighting seen from a public street.	<input type="checkbox"/>
A pictorial exhibit showing the neighboring buildings within the block face identifying the existing patterns and relationships, including setbacks from the street, building heights, building scales, front façade proportions, window proportions, building spacing, and materials.	<input type="checkbox"/>
<p><b>NOTE:</b>                      Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting.                      Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</p>	



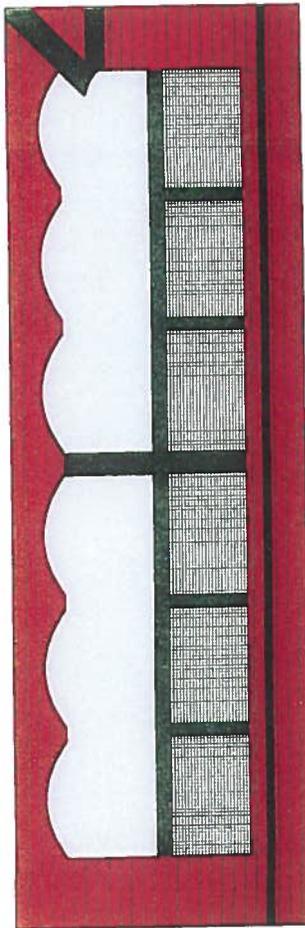
1 SOUTH ELEVATION 119 MAIN STREET  
1/8" = 1'-0"



2 VERANDAH ELEVATION  
1/4" = 1'-0"



1 SOUTH ELEVATION 119 MAIN STREET  
 1/8" = 1'-0"



2 VERANDAH ELEVATION  
 1/4" = 1'-0"



Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

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APR 19 2016

DRB Application Number: DRB-16-19

Date: 4-17-16

Map & Lot: 161-402

TOWN OF BAR HARBOR GENERAL INFORMATION:

Project Location: 119 MAIN ST. SUITE 6 (FORMERLY THE NATURAL HISTORY CENTER)

APPLICANT INFORMATION

Name: NICHOLAS D. REYNOLDS Address: 51 ROCK ST. APT 2
City: BAR HARBOR State: ME
Email: 80T POT INC@GMAIL.COM
Phone: 207-214-5187

PROPERTY OWNER INFORMATION

Name: JEREMY BONDS (FORMER MICHAEL) Address:
City: BAR HARBOR COLONY State: ME
Email:
Phone:

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: DAVINCI SIGNS Address: 21 WHITE PINE ROAD
City: HERMON State: ME
Email: INFO@DAVINCI SIGNS.NET
Phone: 207-848 2234

TYPE OF PROJECT

- Demolition or Relocation of Historic Building
Changes to Exterior Appearance of Nonhistoric Building
Installation or Changes in Outdoor Storage/Display/Vending Machines
Changes to Exterior of Appearance of Historic Building
Installation or Changes in fences and freestanding walls
Seasonal Closure
Construction of New Building or Expansion of Nonhistoric Building
[X] Installation or Changes in Sign or Awning

- The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.
If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
Applicant shall submit 10 copies of the application and \$26 for review fees.

PLEASE BE ADVISED: A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

Signature of Applicant

Signage Review  
Town of Bar Harbor  
Design Review Board  
Required Application Materials  
Section 125-67(BB)

Detailed Project Description: ATTACHING A NEW SIGN TO THE  
PREVIOUSLY USED BRACKET. SIGN WILL STAY  
UP YEAR ROUND. BRACKET IS 33" LONG.

CLOSURE:  SEASONAL                      [ ] OPEN YEAR ROUND

A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Road Frontage Calculation – Length of Road in Front of Property in Linear feet.	
Signage Plan – Measurements of all existing signage and total square feet of signage	
A scaled drawing of each face of the sign showing the size, color, material, and design of the lettering. If the drawing is not in color, color samples for each principal color must be provided.	
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	
Details of all sign and mounting materials, including type, color, and composition. If a colored rendition of a sign is not submitted, paint chips or product samples must be provided for each proposed sign.	
A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	
Cut sheets with a photometric chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	
Letter of Authorization if applicant is different than the building owner.	
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan.	
Details of all seasonal closures for signs and buildings.	
<p><b>NOTE:</b> Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting.</p> <p>Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</p>	

**SIGNAGE PLAN – 119 MAIN STREET**

LOCATION – Downtown Business District 1

OWNERSHIP – Michael Boland

MAP 104 BLOCK – LOT 402

DESCRIPTION – 3 Story wood framed and shingled building on the north side of the Village Green and surrounded on all 4 sides by street traffic, including Main Street, Firefly Lane, Rodick Place, and the back driveway connecting Firefly Lane and the Municipal parking lot.

This signage plan is for the Rupununi building, located at 119 Main Street. There are 8 tenantable spaces that front Main Street and Firefly Lane, including the restaurant Rupununi, the restaurant and nightclub Carmen Verandah, the bar Joe's Smoke Shop, the retail shop known as the Clock Shop (which currently occupies 2 of the tenantable spaces), the retail shop All Signed In, the retail shop Gooseberry Hollow, and the ice cream and coffee shop known as MDI Ice Cream.

Rupununi, Carmen Verandah and Joe's Smoke Shop are operated under one corporate name and are owned by Michael Boland, who is also the owner of the building.

- Current ordinance allows for the building to total the maximum 100 square feet as the street frontage is significantly over 50 feet.
- Total street frontage is approximately 150 feet.
- As mentioned, there are 8 tenantable spaces that front Main St. and Firefly Lane.
- Two of those spaces have been combined to be used by one tenant, but this sign plan assumes that there could be in the future up to the aforementioned 8 tenants.
- Each of the 5 tenants located along Firefly Lane is allotted 8 square feet of space.
- If any tenant combines two of the spaces they of course are allotted both of the spaces' square footage for a total of 16 square feet.
- Each business shall have only one wall mounted sign.
- No awnings are permitted and any lease renewed for a space with an awning will not permit the continued use of the awning on the building face.
- Materials, graphics and lighting shall meet or exceed the standards set by the codes of Bar Harbor.
- Attention should be paid to matching or pairing with the existing color scheme and style of the building, i.e. shingle style construction, natural "earth" colors as opposed to bright neon colors, etc.
- Each tenant is allowed not more than one wall sign, with additional square footage being utilized at the choice of the tenant as window signs, etc; according to the regulations laid out by the Town of Bar Harbor.
- Ideally, all signs shall be of the same size and shape. So that future tenants will all be required to have a circular 2'6" diameter sign, with their own colors and logo of course.





24" X 24"

3/4" THICK



**Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness**

DRB Application Number: DRB-16-20

Date: 4-19-2016

Map & Lot: 104-489

RECEIVED

APR 19 2016

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

**GENERAL INFORMATION:**

Project Location:  
street address 200 MAIN ST.

**APPLICANT INFORMATION**

Name: Christopher Street Address: PO BOX 802  
City: Bar Harbor State: ME  
Email: chris@acadiasup.com  
Phone: 207-610-2970

**PROPERTY OWNER INFORMATION**

Name: Strawberry Hill Inc. Address: 38 Radick St  
City: Bar Harbor State: ME  
Email: mjwhitney48@gmail.com  
Phone: 207-266-8369

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: Neah Mohr / Mohr signs Address: 1719 ME-102  
City: BAR Harbor State: ME  
Email: kvkway2@yahoo.com  
Phone: 207-412-0197

**TYPE OF PROJECT**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building                     | <input type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building   | <input type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input type="checkbox"/> Changes to Exterior of Appearance of Historic Building            | <input type="checkbox"/> Installation or Changes in fences and freestanding walls | <input type="checkbox"/> Seasonal Closure  |
| <input type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input checked="" type="checkbox"/> Installation or Changes in Sign or Awning     |  |

- The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.
- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- Applicant shall submit 10 copies of the application and \$26 for review fees.

**PLEASE BE ADVISED:** A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

Christy A. Street  
Signature of Applicant

**Signage Review  
Town of Bar Harbor  
Design Review Board  
Required Application Materials  
Section 125-67(BB)**

**Detailed Project Description:**

Installation of : sign bracket , exterior double sided hanging sign , window lettering.

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**A complete application to the Design Review Board shall contain the following information:**

Submittals Required	Provided
✓ Road Frontage Calculation – Length of Road in Front of Property in Linear feet.	
✓ Signage Plan – Measurements of all existing signage and total square feet of signage	
✓ A scaled drawing of each face of the sign showing the size, color, material, and design of the lettering. If the drawing is not in color, color samples for each principal color must be provided.	
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	
Details of all sign and mounting materials, including type, color, and composition. If a colored rendition of a sign is not submitted, paint chips or product samples must be provided for each proposed sign.	
✓ A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	
Cut sheets with a photometric chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	
Letter of Authorization if applicant is different than the building owner.	
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan if one is available. If not, please contact the property owner to provide one for you.	
<p><b>NOTE:</b> Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</p>	

**Proposed:**

Double sided hanging sign: 27" x 42" = 8 sq ft

Front Window lettering: 12" x 98" = 8sq ft. (20%) of actual window coverage

Front Door lettering: 18" x 28 " = 3.5 sq ft (18% of total door window coverage)

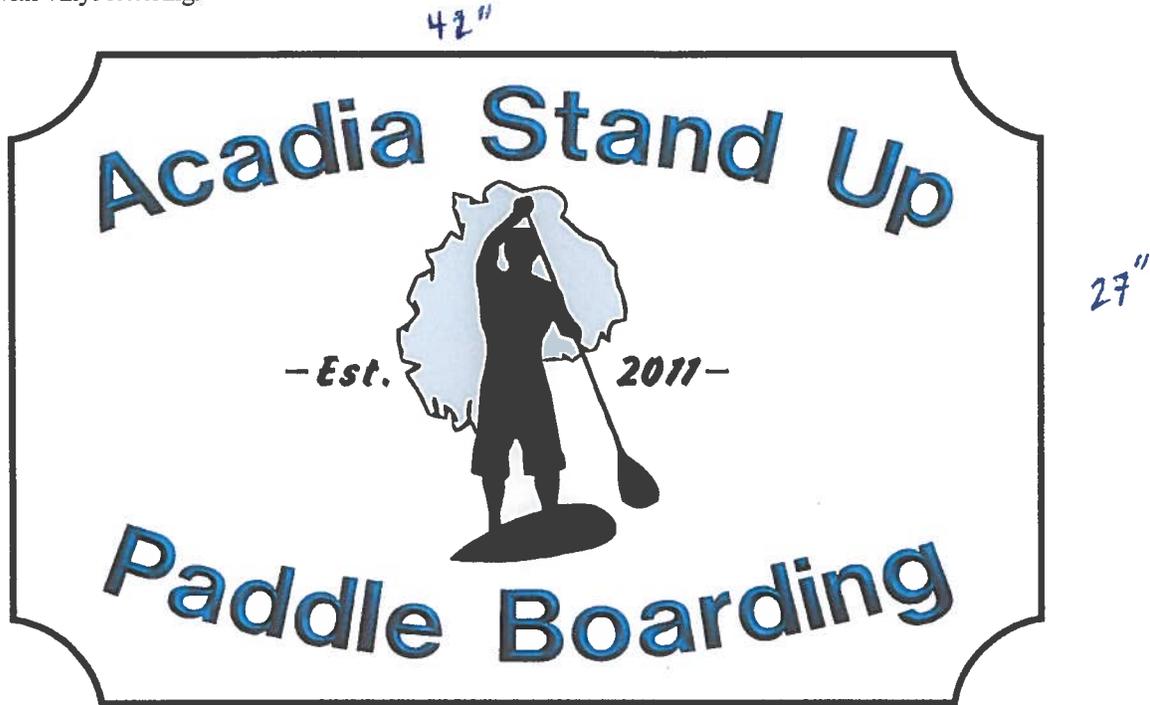
Side Door lettering: 18" x 28 " = 3.5 sq ft (18% of total door window coverage)

Total signage proposed = 23 sq feet of allocated 30 sq feet.

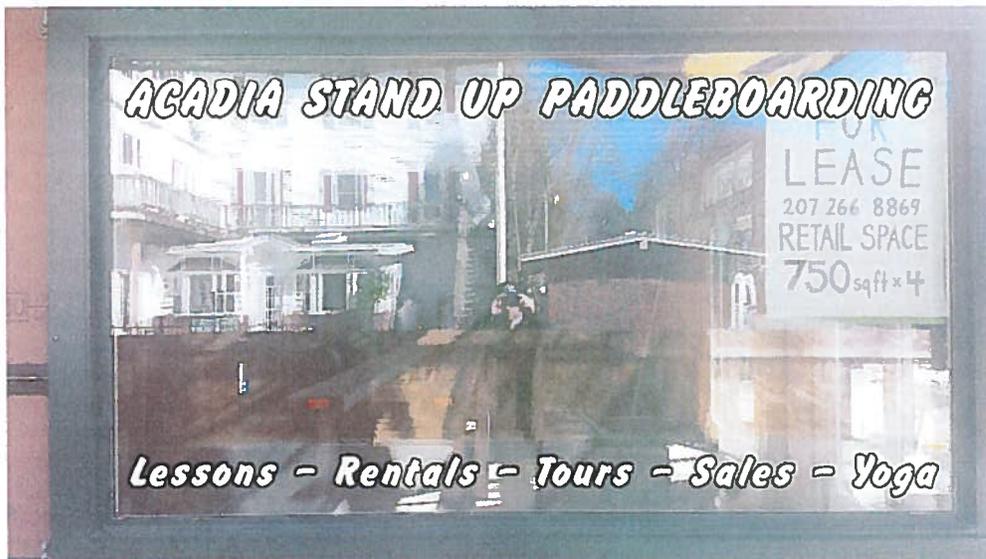
The total road frontage according to the town assessment database is 54.7 ft allowing for a full signage allowance for the building of 100sq ft share amongst all the tenants.

Total window and door window square footage for my entire portion of the retail area is 161sq ft.

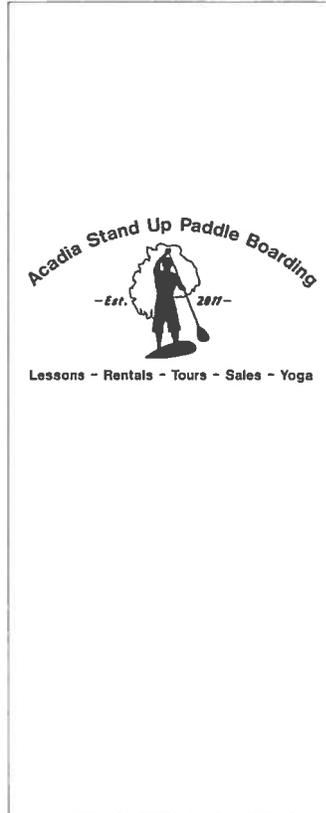
Exterior double sided hanging sign design: Dimensions 27"x 42" Total area = 8 sq ft. Sign will be made of MDO plywood, painted and then lettered with vinyl lettering.



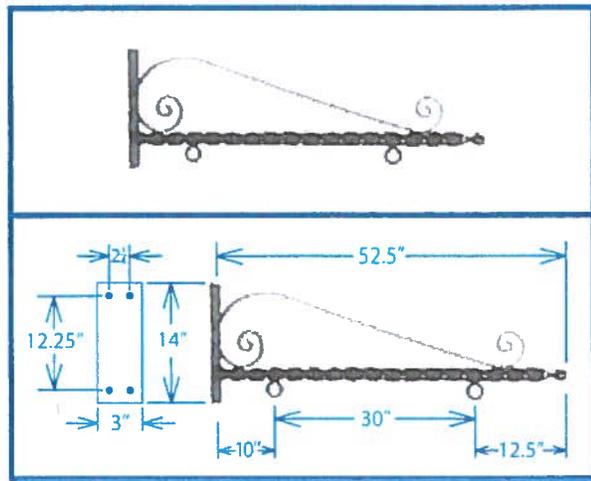
Window Lettering on Front window: Window dimensions 55"x103" Lettering area at the top and bottom with approximate combined dimensions of 12"x98" = 8 Sq feet (20% window coverage) Lettering will be all white with no border.. Border is shown for picture contrast.



Design of lettering on front and side doors. Lettering will be placed on the right door of each double door. Dimensions 18"x28" for each door for a total combined 7 sq ft. Although black for contrast on this sheet, the lettering will actually be white.



Example of bracket and lighting being used. This is exactly the same as brackets and lighting at the Chamber building on the corner of Cottage and Main streets and meets all required standards. 12W/ 832 lumens/ 64 LPW. Bracket length is 52". The bracket is to be placed centered above main shop window in between shown lights.



Sketch representation showing sign placement on the building and that the bottom of the sign will be 10' above sidewalk level. Note that the sign will actually protrude from a bracket and not be flat against the building.



Images of neighboring buildings and signs. Top left: Blaze. Top right: China Joy and Jalapenos. Bottom Left: Mosely Inn. Bottom Right: Villager Motel





Project:

Type:

Prepared By:

Date:

**Driver Info**

Type: Constant Current  
 120V: 0.10A  
 208V: N/A  
 240V: N/A  
 277V: N/A  
 Input Watts: 13W  
 Efficiency: 92%

**LED Info**

Watts: 12W **3000k Warm**  
 Color Temp: ~~4000k (Neutral)~~  
 Color Accuracy: 84 CRI  
 L70 Lifespan: 100000  
 Lumens: 832  
 Efficacy: 64 LPW

12W LED equivalent to 75W BR30/halogen/wide flood. Available in black, white, bronze and verde green.

Color: Black

Weight: 3.4 lbs

**Technical Specifications**

**Listings**

**UL Listing:**

Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
 DLC Product Code: P000017A7

**LED Characteristics**

**LEDs:**

Multi-chip, high-output, long-life LEDs

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculation

**Color Stability:**

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

**Color Uniformity:**

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

**Electrical**

**Driver:**

Innovative integrated driver technology with 120V TRIAC and ELV dimming

**Construction**

**Thermal Management:**

Superior heat sinking with external Air-Flow fins

**Housing:**

Die-cast aluminum housing, lens frame and mounting plate

**Reflector:**

Semi-specular, vacuum-metalized polycarbonate

**Lens:**

Microprismatic diffusion lens for smooth and even light distribution

**Mounting:**

Heavy-duty mounting arm with "O" ring seal and stainless steel screws

**Gaskets:**

High-temperature silicone gaskets

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

**Green Technology:**

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

**Other**

**California Title 24:**

BULLET12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor lighting fixture with no additional hardware required and as a commercial outdoor non-pole-mounted fixture ≤ 30 Watts when used with a photosensor control. Select catalog number to order a photosensor.

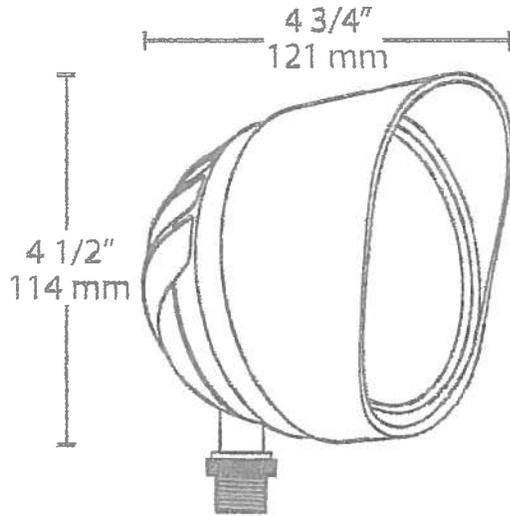
**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

# BULLET12NB



## Dimensions



## Features

- 12W LED equivalent to 75W BR30/halogen/wide flood
- Mount as an uplight or downlight on a RAB Mighty Post or junction box
- Microprismatic diffusion lens for smooth and even light distribution
- 100,000-hour LED Lifespan

## Ordering Matrix

Family	Watts	Color Temp	Finish
BULLET	12 = 12W	= 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	A = Bronze B = Black VG = Verde Green W = White

**Strawberry Hill, LLC**

**Authorization**

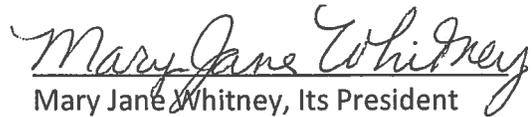
To Whom It May Concern,

Strawberry Hill, Incorporated hereby authorizes Christopher Strout of Acadia Stand Up Paddleboarding, LLC to apply for a sign permit from the Bar Harbor Design Review Board in regard to the rental unit Acadia Stand Up Paddleboarding, LLC will be renting from Strawberry Hill, Incorporated in the building of Strawberry Hill, Incorporated located at 200 Main Street, Bar Harbor, Maine.

Strawberry Hill, Incorporated intends to have a multi-tenant signage plan, which it intends to work out with Planner Director, Robert Osborne.

Dated: April 4, 2016

**STRAWBERRY HILL, INCORPORATED**

  
Mary Jane Whitney, Its President

MULTI-TENANT  
SIGNAGE AGREEMENT

Dear Mr. Osborne,

Strawberry Hill, Inc. hereby authorizes Christopher Strout of Acadia Standup Paddleboarding, LLC for a sign permit from the Bar Harbor Design Review Board, in regards to a multi-tenant signage plan at Strawberry Hill, Inc.'s newly constructed building at 200 Main Street, Bar Harbor.

*to apply*

Strawberry Hill, Inc.'s location at 200 Main Street has 56 feet of street frontage. There will be three business opportunities at this location: Two businesses on the first floor, and one on the second floor. I have authorized each of the bottom spaces to use 30 square feet, and the second floor to use 40 square feet.

Christopher Strout will be on the street level with 30 square feet of signage.

Sincerely,

Mary Jane Whitney

*Mary Jane Whitney*

President, Strawberry Hill, Inc.

38 Rodick Street

Bar Harbor, ME 04609



Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness

DRB Application Number: DRB-16-21

Date: 4/19/16

Map & Lot: 104 & 362

RECEIVED

APR 20 2016

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: 51 RODICK ST  
street address  
BAR HARBOR, ME 04609

APPLICANT INFORMATION

Name: DESIREE BOUSQUET Address: 8 COTTAGE ST  
City: BAR HARBOR State: ME 04609  
Email: DESIREE.BOUSQUET@YAHOO.COM  
Phone: 207-838-5900

PROPERTY OWNER INFORMATION

Name: SAME AS ABOVE Address: SAME  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Email: SAME  
Phone: SAME

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: TY PARR Address: 83 HAMILTON DR. #104  
City: NOVATO State: CA 94949  
Email: TYEPARR@YAHOO.COM  
Phone: 207-400-2945

TYPE OF PROJECT

- Demolition or Relocation of Historic Building
- Changes to Exterior Appearance of Nonhistoric Building
- Installation or Changes in Outdoor Storage/Display/Vending Machines
- Changes to Exterior of Appearance of Historic Building
- Installation or Changes in fences and freestanding walls
- Seasonal Closure
- Construction of New Building or Expansion of Nonhistoric Building
- Installation or Changes in Sign or Awning

- The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.
- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- Applicant shall submit 10 copies of the application and \$26 for review fees.

PLEASE BE ADVISED: A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

*Desiree Bousquet*  
Signature of Applicant

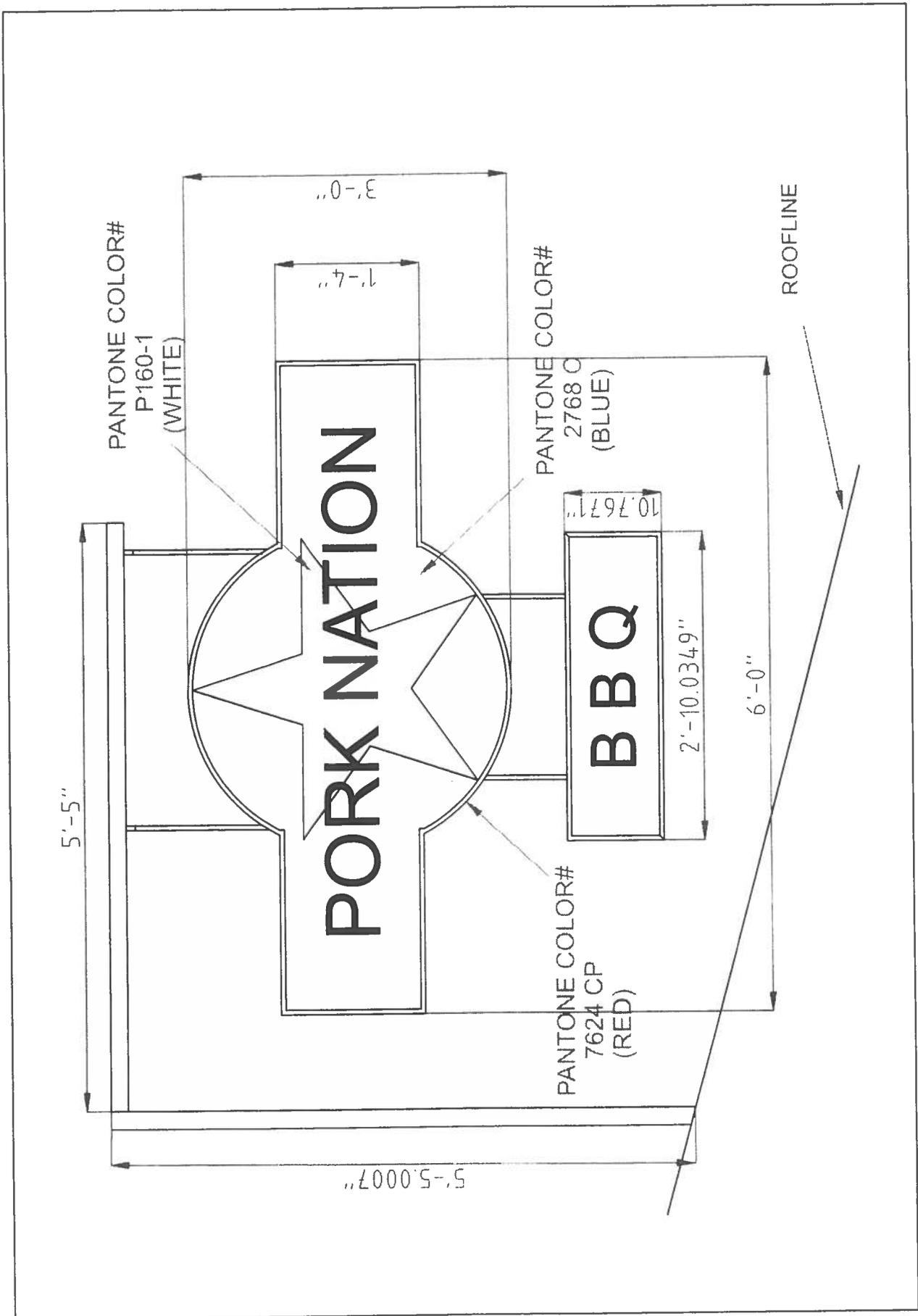
Signage Review  
Town of Bar Harbor  
Design Review Board  
Required Application Materials  
Section 125-67(BB)

Detailed Project Description: WE WOULD LIKE TO INSTALL A  
HANGING OUTDOOR SIGN FOR OUR NEW  
BBQ RESTAURANT "PORK NATION"  
THE PORK NATION SIGN IS 11.35 SQ FT  
THE BBQ SIGN IS 2.55 SQ FT  
TOTAL REQUESTED SIGNAGE 13.85 SQ FT  
THE SIGNS WILL BE THE SAME ON BOTH SIDES

A complete application to the Design Review Board shall contain the following information:

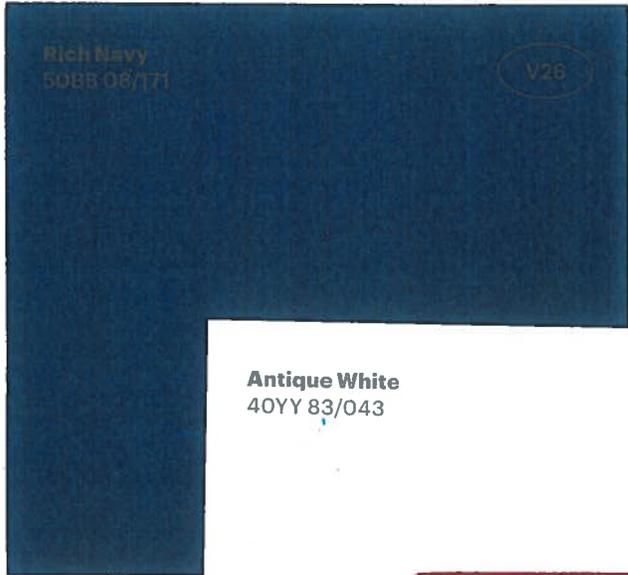
Submittals Required	Provided
Road Frontage Calculation – Length of Road in Front of Property in Linear feet.	92 feet up to 100d
Signage Plan – Measurements of all existing signage and total square feet of signage	N/A
A scaled drawing of each face of the sign showing the size, color, material, and design of the lettering. If the drawing is not in color, color samples for each principal color must be provided.	
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	
Details of all sign and mounting materials, including type, color, and composition. If a colored rendition of a sign is not submitted, paint chips or product samples must be provided for each proposed sign.	
A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	
Out sheets with a photo scale chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	
Letter of Authorization if applicant is different than the building owner.	N/A
Multitenant Signage Plan is required. Please refer to Planning Department for copy of a Multitenant Signage Plan if one is available. If not, please contact the property owner to provide one for you.	N/A
<p><b>NOTE:</b> Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</p>	

Road Frontage	82 feet
Signage Plan	See Attached
Signage Area	Pork Nation 11.3 sq ft   BBQ 2.55 sq ft   Total requested Area 13.85 sq ft
Signage location	See Attached
Materials	Sign Brackets – Black Painted Steel.      Signs- Painted Aluminum
Neighborhood Area	See Attached
Cut Sheets	We will be using existing lighting left by the former business And will have our electrician inspect them to ensure they are in Compliance. Note in the first photograph shielded lights pointing Downward.









**Antique White**  
40YY 83/043

WNO3





**Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness**

DRB Application Number: DR B-16-22

Date: 4-21-2016

Map & Lot: 104-460

**RECEIVED**

APR 21 2016

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

**GENERAL INFORMATION:**

Project Location: 8 MT DESERT ST.  
street address

**APPLICANT INFORMATION**

Name: DOUG MAFFUCCI Address: 15 KNOX RD.  
City: BAR HARBOR State: ME  
Email: DOUG@ATLANTIC BREWING.COM  
Phone: (207) 288-2337

**PROPERTY OWNER INFORMATION**

Name: ACADIAN PROPERTIES LLC Address: 8 MT. DESERT ST  
City: BAR HARBOR State: ME  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: N/A Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_

**TYPE OF PROJECT**

- Demolition or Relocation of Historic Building
- Changes to Exterior Appearance of Nonhistoric Building
- Installation or Changes in Outdoor Storage/Display/Vending Machines
- Changes to Exterior of Appearance of Historic Building
- Installation or Changes in fences and freestanding walls
- Seasonal Closure
- Construction of New Building or Expansion of Nonhistoric Building
- Installation or Changes in Sign or Awning

- The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.
- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- Applicant shall submit 10 copies of the application and \$26 for review fees.

PLEASE BE ADVISED: A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

Signature of Applicant

**Signage Review  
Town of Bar Harbor  
Design Review Board  
Required Application Materials  
Section 125-67(BB)**

**Detailed Project Description:** We are replacing 3 signs at Bmt. Desert St.: the hanging sign above the door, the sign affixed to the front of the building, and the window decals. We would like to replace these to reflect our latest branding efforts and to replace 'Bar Harbor Brewing' logos with 'Atlantic' logos. The <sup>old</sup> window decals have mostly been removed due to outdated information already with the exception of a small portion on the left window that reads "brew".

**A complete application to the Design Review Board shall contain the following information:**

Submittals Required	Provided
Road Frontage Calculation – Length of Road in Front of Property in Linear feet.	
Signage Plan – Measurements of all existing signage and total square feet of signage	
A scaled drawing of each face of the sign showing the size, color, material, and design of the lettering. If the drawing is not in color, color samples for each principal color must be provided.	
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	
Details of all sign and mounting materials, including type, color, and composition. If a colored rendition of a sign is not submitted, paint chips or product samples must be provided for each proposed sign.	
A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	
Cut sheets with a photometric chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	
Letter of Authorization if applicant is different than the building owner.	
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan if one is available. If not, please contact the property owner to provide one for you.	
<p><b>NOTE:</b> Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</p>	

3a. overdoor sign  
dimensions: 1' x 4' (489-ft)



3b. window decals (2)  
dimensions: 48" x 6"

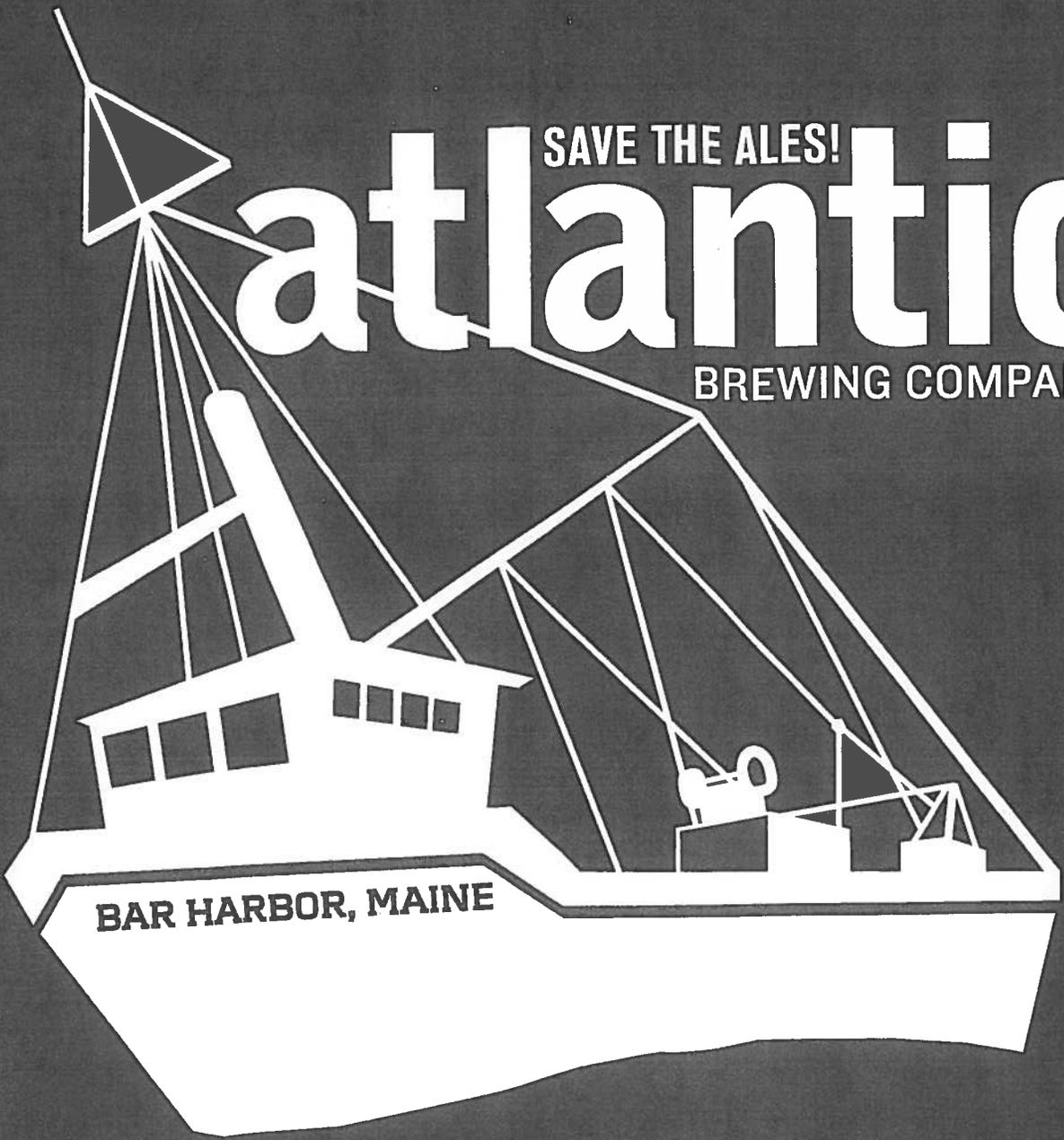
LOCAL BEER . GROWLERS . BOTTLES . SIX PACKS . GIFTS . LOCAL WINES . BEER TASTINGS

3C.  
main sign  
mentions:  
"x48"  
10-66  
59-ft)

SAVE THE ALES!

# atlantic

BREWING COMPANY



# BEER

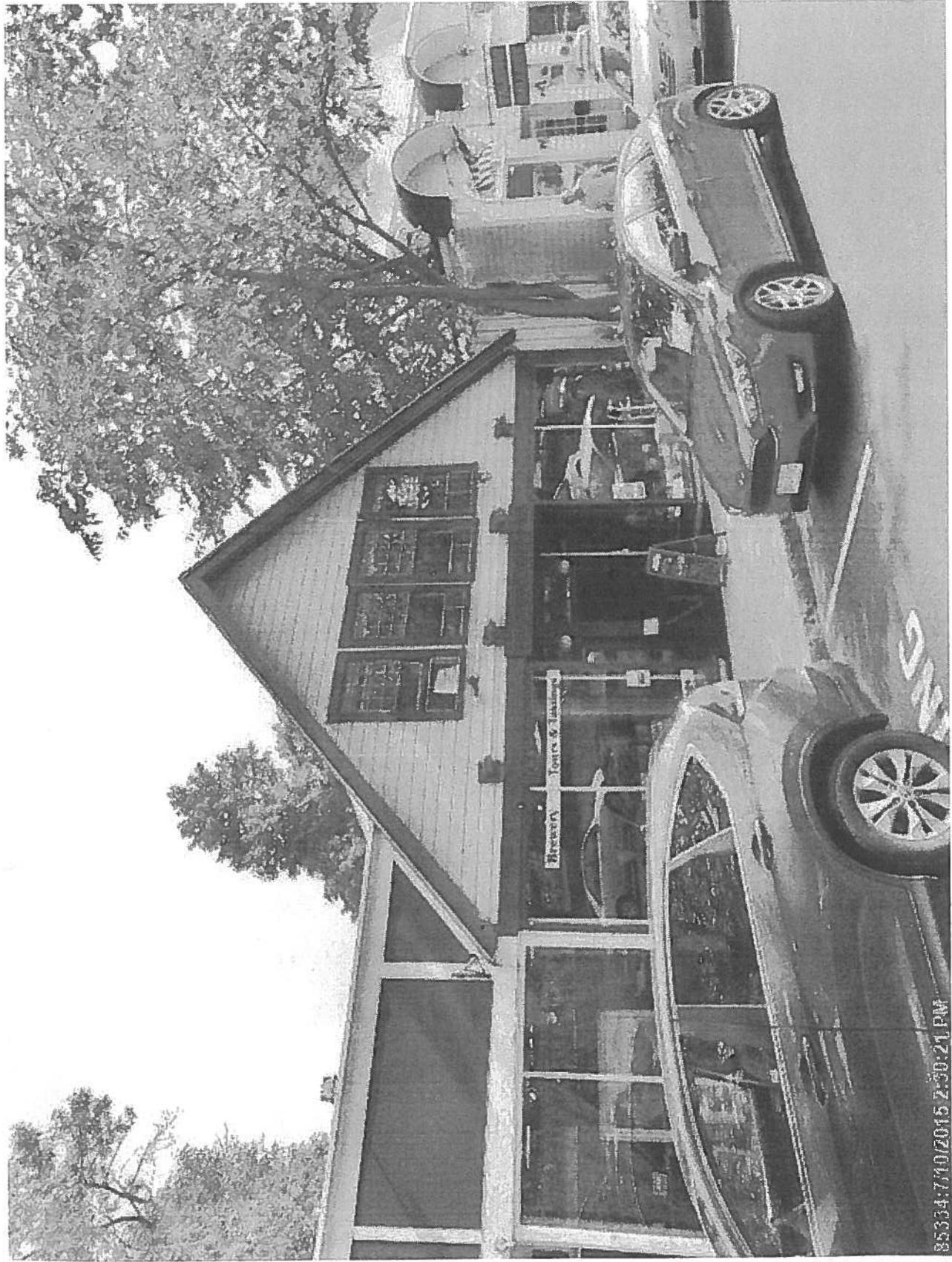


11x41'

48'x60"



31'x18"



85334770/2015 2:30:21 PM

## REAL PROPERTY AND BUSINESS LEASE

THIS REAL PROPERTY AND BUSINESS LEASE ("Lease") dated this 27<sup>th</sup> day of February, 2009 by and between MOUNT DESERT ISLAND BREWING COMPANY, INC., a Maine business corporation having its principal place of business in Bar Harbor, Hancock County, Maine and ACADIANA PROPERTIES, LLC, a Maine Limited Liability Company having its principal place of business in Bar Harbor, Hancock County, Maine and both hereinafter collectively referred to as "Owner," and SALISBURY COVE ASSOCIATES, INC., a Maine business corporation, having its principal place of business in Bar Harbor, Hancock County, Maine, hereinafter referred to as "Lessee;"

### WITNESSETH:

Owner hereby leases to Lessee, and Lessee hereby leases from Owner, those business assets defined below for the term and subject to the terms, covenants, agreements and conditions set forth hereinafter.

1. **Definitions.** Unless the context otherwise specifies or requires, the following terms when used in this Lease shall have the following meanings:

#### 1.1. Addresses:

Owner. The owner's address is 775 Bella Vista, Coral Gables, Florida 33156.  
Owner's Email: [econtorakes@roninadv.com](mailto:econtorakes@roninadv.com);

Lessee. The lessee's address is 15 Knox Road, Bar Harbor, Maine 04609.  
Lessee's Email: [doug@atlanticbrewing.com](mailto:doug@atlanticbrewing.com).

1.2. **Annual Fee.** The sum of [REDACTED] shall be considered as the Annual Fee during the first year of this Lease. Thereafter, and during the term of any extension or renewal thereof, the annual fee shall be [REDACTED]. This amount shall be paid in twelve (12) equal monthly installments of [REDACTED] sixteen cents and six tenths (0.0166) or upon renewal in an amount equal to one-twelfth (1/12) of the then annual fee amount, to be paid by the Lessee to The First, N.A., as provided for in paragraph 4.4 hereinafter., with the first said payment being due upon the execution of the within Agreement, and on the 30<sup>th</sup> day of each month thereafter, during the term of this Lease, or any extension or renewal thereof.

1.3 **Governmental Requirement.** Any applicable law, enactment, statute, code, ordinance, rule regulation, judgment, decree, writ, injunction, franchise, permit, certificate, license, authorization, agreement, or other direction or requirement of any Governmental Authority now existing or hereafter enacted, adopted, promulgated, entered, or issued.

1.4. **Lease Commencement Date.** The Lease commencement date shall commence on March 15, 2009.

1.5. **Lease Termination Date.** March 14, 2010.

Utilities and Services.

8.1. Lessee shall keep the Premises at all times in a neat, clean and sanitary condition in accordance with all Government Requirements of all applicable Governmental Authorities, and Lessee shall neither commit nor permit any waste or nuisance thereon.

8.2. Lessee shall pay for all utilities used by it in connection with the use and operation of the Premises, including, without limitation, electricity, gas, telephone, internet, and other media services. Owner shall be responsible for sewer and water services provided, however, in the event gallonage for sewer and water attributable to the brewing of malt beverages exceeds 1,000 gallons for the season, Lessee shall be responsible for those charges directly attributable to any gallonage in excess of 1,000. Owner shall not be liable in damages or otherwise for any failure or interruption of any utility service to the Premises.

9. Changes and Alterations by Tenant.

9.1. Lessee shall, throughout any periods of permitted construction, as hereinafter set forth, be required to pay the Annual Fee as required under this Lease without any right to abatement, deduction or setoff.

9.2. No construction or improvements, changes or alterations with a value in excess of Five Thousand Dollars (\$5,000.00) thereto, shall be made without Owner's prior written consent, which consent shall be in the reasonable discretion of Owner.

9.3. All construction, alteration, or repair work undertaken on the Premises by the Lessee shall be accomplished in a workmanlike manner. Such work shall be accomplished by Lessee in such a manner so as to minimize any damage or adverse effect which might be caused by such work. Lessee shall repair at its own cost and expense any and all damage caused by such work and shall restore the affected portion of the Premises upon which such work is performed to a condition which is equal to or better than the condition which existed prior to the beginning of such work. In addition, Lessee shall pay all costs and expenses associated therewith and shall indemnify and hold Owner harmless from all damages, losses, or claims attributable to the performance of such work. Nothing contained herein shall absolve or relieve the Owner of its obligation to maintain the leased Premises as set forth hereinabove.

10. Compliance and Cooperation. Owner acknowledges Lessee's sole and exclusive use and control of the Personal Property during the Lease Term. Owner warrants and covenants that Owner shall use due diligence to provide Lessee with all governmental licenses, approvals and permits directly or indirectly related to the Personal Property on or before closing. Owner further agrees to cooperate with and assist Lessee in effectuating use of Personal Property by executing any documents or other materials necessary for same.

11. Discharge of Liens.

11.1. Lessee shall not create or permit to be created or to remain, and shall discharge, any lien, encumbrance or charge levied on account of any imposition which is Lessee's obligation hereunder or any mechanic's, laborer's or materialman's lien on account of labor, materials or services performed or supplied by or for Lessee.

11.2. Within thirty (30) days after notice of the filing of any lien against the Premises, at any time, on account of labor, materials or services allegedly performed or supplied by or for Lessee, Lessee shall cause the same to be discharged of-record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. If Lessee shall fail to cause such lien to be

*approved*

evan@contorakes.com 3/12/09 3:08 PM  
Deleted: 14

IN WITNESS WHEREOF, the parties have executed this agreement on the date first above stated.

WITNESSES:

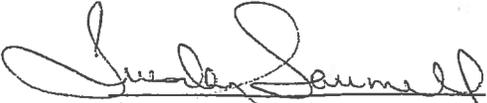
OWNER:  
Mount Desert Island Brewing Company, Inc.

  
Name: \_\_\_\_\_

By: Evan Contorakes  
Its: President, duly authorized

and

Acadiana Properties, LLC

  
Name: \_\_\_\_\_

By: Evan Contorakes  
Its: Member, duly authorized

Name: \_\_\_\_\_

By: Amanda Ray  
Its: Member, duly authorized

*Delete not needed  
Evan Contorakes*

WITNESSES:

LESSEE:

Salisbury Coye Associates, Inc.

Name

*PETER R. ROY*

**PETER R. ROY NOTARY PUBLIC**  
COMMISSION EXPIRES, 04/14/2010

By: Douglas C. Maffucci  
Its: President, duly authorized

Deleted: 14



**Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness**

DRB Application Number: DRB-16-23

Date: 4-21-2016

Map & Lot: 104-489

**RECEIVED**

APR 21 2016

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

**GENERAL INFORMATION:**

Project Location: 200 Main St.  
street address Bar Harbor, ME 04609

**APPLICANT INFORMATION**

Name: Strawberry Hill Inc. Address: 38 Rodick St.  
City: Bar Harbor State: Maine 04609  
Email: MJWhitney48@gmail.com  
Phone: 207-266-8869 cell

**PROPERTY OWNER INFORMATION**

Name: Same as above Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: Brian D. Shaw Address: Rte. 102 - Town Hill  
City: Bar Harbor State: Maine 04609  
Email: bshaw68@roadrunner.com  
Phone: 207-266-1912 cell

Mohr Signs - working w/ Noah Mohr 288-4101  
KVKway2@yahoo.com

**TYPE OF PROJECT**

- Demolition or Relocation of Historic Building
- Changes to Exterior Appearance of Nonhistoric Building
- Installation or Changes in Outdoor Storage/Display/Vending Machines
- Changes to Exterior of Appearance of Historic Building
- Installation or Changes in fences and freestanding walls
- Seasonal Closure
- Construction of New Building or Expansion of Nonhistoric Building
- Installation or Changes in Sign or Awning

- The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.
- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- **Applicant shall submit 10 copies of the application and \$26 for review fees.**

**PLEASE BE ADVISED:** A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

Mary Jane Whitney  
Signature of Applicant

Signage Review  
Town of Bar Harbor  
Design Review Board  
Required Application Materials  
Section 125-67(BB)

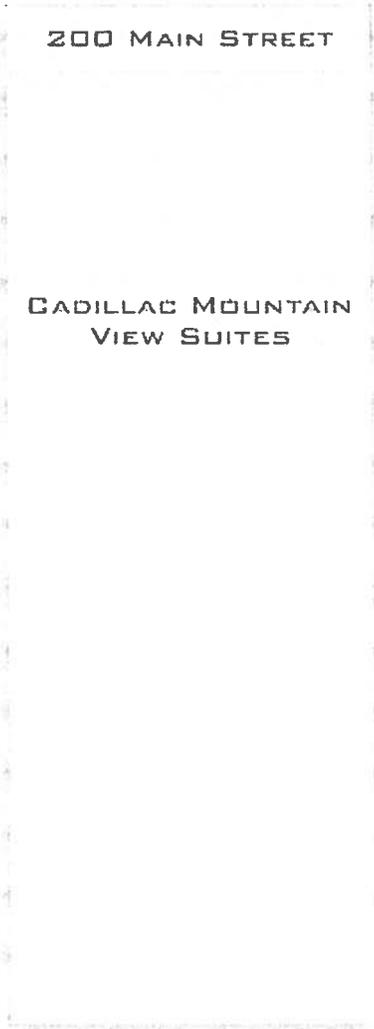
Detailed Project Description: *lettering as shown on attached paper. We are using white lettering: font is bank gothic: 200 Main Street sign is 1 1/2" + Cadillac Mountain View Suites is .85 sq ft.*

CLOSURE:  SEASONAL                       OPEN YEAR ROUND

A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Road Frontage Calculation – Length of Road in Front of Property in Linear feet.	<i>54'</i>
Signage Plan – Measurements of all existing signage and total square feet of signage	<i>84" by 33"</i>
A scaled drawing of each face of the sign showing the size, color, material, and design of the lettering. If the drawing is not in color, color samples for each principal color must be provided.	
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	
Details of all sign and mounting materials, including type, color, and composition. If a colored rendition of a sign is not submitted, paint chips or product samples must be provided for each proposed sign.	
A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	
Cut sheets with a photometric chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	<i>none</i>
Letter of Authorization if applicant is different than the building owner.	
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan.	<i>see Chris Stewart</i>
Details of all seasonal closures for signs and buildings.	
<p><b>NOTE:</b> Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting.</p> <p>Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</p>	

Open



More

rning Noah,

Inbox x

**Whitney**

spoke to Chris Strout. He told me the measurements of the door that I ...

**Mohr**

Apr 19 (2 da

low Logo Lettering.

*white lettering -  
font: bank Gothic  
200 Main St. (lettering size  
is 1 1/2"*

CADILLAC MOUNTAIN  
VIEW SUITES

*Cadillac Mountain  
View Suites  
• 85 sq ft.*

Click here to [Reply](#) or [Forward](#)

**Strawberry Hill, LLC**

**Authorization**

COPY

To Whom It May Concern,

Strawberry Hill, Incorporated hereby authorizes Christopher Strout of Acadia Stand Up Paddleboarding, LLC to apply for a sign permit from the Bar Harbor Design Review Board in regard to the rental unit Acadia Stand Up Paddleboarding, LLC will be renting from Strawberry Hill, Incorporated in the building of Strawberry Hill, Incorporated located at 200 Main Street, Bar Harbor, Maine.

Strawberry Hill, Incorporated intends to have a multi-tenant signage plan, which it intends to work out with Planner Director, Robert Osborne.

Dated: April 4, 2016

**STRAWBERRY HILL, INCORPORATED**

*Mary Jane Whitney*  
Mary Jane Whitney, Its President

MULTI-TENANT  
SIGNAGE AGREEMENT

Dear Mr. Osborne,

Strawberry Hill, Inc. hereby authorizes Christopher Strout of Acadia Standup Paddleboarding, LLC for a sign permit from the Bar Harbor Design Review Board, in regard to a multi-tenant signage plan at Strawberry Hill, Inc.'s newly constructed building at 200 Main Street, Bar Harbor. *happy*

Strawberry Hill, Inc.'s location at 200 Main Street has 56 feet of street frontage. There will be three business opportunities at this location: Two businesses on the first floor, and one on the second floor. I have authorized each of the bottom spaces to use 30 square feet, and the second floor to use 40 square feet.

Christopher Strout will be on the street level with 30 square feet of signage.

Sincerely,

Mary Jane Whitney

*Mary Jane Whitney*

President, Strawberry Hill, Inc.

38 Rodick Street

Bar Harbor, ME 04609

MISCELLANEOUS PAYMENT RECPT#: 314242  
TOWN OF BAR HARBOR  
93 COTTAGE STREET  
BAR HARBOR ME 04609

DATE: 04/21/16      TIME: 16:10  
CLERK: jlrichter      DEPT:  
CUSTOMER#: 0

PARCEL: 104-489-000

CHG: REVBD    REVIEW BOARD FE      26.00

AMOUNT PAID:      26.00

PAID BY:      STRAWBERRY HILL INC  
PAYMENT METH: CHECK  
511

REFERENCE:

AMT TENDERED:      26.00  
AMT APPLIED:      26.00  
CHANGE:      .00