DESIGN REVIEW BOARD

PACKET OF MATERIALS

MEETING August 4, 2016

__X__ Cover page with date

__X__ Agenda

__X__ Minutes for approval

__X__ Applications

_____ Supporting Documents

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

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

a. **Certificate of Appropriateness**
Application: DRB-2016-42
Applicant: Judith Stanley (Ivy Manor)
Project Location: 194 Main Street, Tax Map & Lot 104-492-000
Proposed Project: Installation of Fence and Changes to Exterior Appearance of Non-historic Building.

b. **Certificate of Appropriateness**
Application: DRB-2016-43
Applicant: Mount Desert Street, LLC (Cathy and Stephen Coston)
Project Location: 68 Mount Desert Street, Tax Map & Lot 104-414-000
Proposed Project: Construction of New Building.

c. **Certificate of Appropriateness**
Application: DRB-2016-44
Applicant: First National Bank
Project Location: 102 Main Street, Tax Map & Lot 104-512-000
Proposed Project: Installation and Changes of Signs.

VII. **OTHER BUSINESS**

a. **Handbook Discussion**

VIII. **BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**
IX. **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 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, July 14, 2016
Council Chambers – Municipal Building
93 Cottage Street
4:00 P.M.

I. ELECTION OF OFFICERS

Planning Director Bob Osborne explained that the Charter requires election of officers at the first meeting in July. He asked the Board if there were nominations for Chair.

Emily Dwyer nominated Barbara Sassaman for Chair. There were no other nominations. The Board voted five in favor and none against the motion to move the nomination of Barbara Sassaman for Chair of the Design Review Board.

Chair Sassaman asked if there were nominations for Vice Chair. James Collier nominated Steve Demers for Vice Chair. There were no other nominations. The Board voted five in favor and none against the motion to move the nomination of Steve Demers for Vice Chair of the Design Review Board.

Chair Sassaman nominated Erin Early-Ward for Secretary. There were no other nominations. The Board voted five in favor and none against the motion to move the nomination of Erin Early-Ward for secretary of the Design Review Board.

II. CALL TO ORDER

The meeting was called to order at 4:03 P.M. Members present: Barbara Sassaman, Chair; Erin Early Ward, Secretary; James Collier, Member; Emily Dwyer, Member and Pancho Cole, Member. Also in attendance was Bob Osborne, Planning Director.

III. EXCUSED ABSENCES *(Steve Demers)*

IV. ADOPTION OF THE AGENDA

Mr. Collier moved to adopt the agenda. Mr. Cole seconded the motion which passed five in favor and none against.

V. APPROVAL OF MINUTES (June 26, 2016)

Mr. Cole moved to approve the June 26, 2016 minutes as presented. Mr. Collier seconded the motion which passed four in favor and none against with one abstention.

VI. 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.

VII. REGULAR BUSINESS

a. Certificate of Appropriateness
Application: DRB-2016-40
Applicant: Patricia Ropp (The Barnacle)
Project Location: 112 Main Street, Tax Map & Lot 104-510-000
Proposed Project: Installation of Sign and Changes to Exterior Appearance of Non-historic Building.

Patricia Ropp spoke in favor of the application. She explained that the building is located next door the Hemporium. There was some explanation about the colors selected for the building and the signs and flower boxes proposed. It was noted that the flower boxes would be taken in for the winter.

Mr. Cole moved that the application be approved as submitted. Member Dwyer seconded the motion which was approved five in favor and none against.

b. Certificate of Appropriateness
Application: DRB-2016-41
Applicant: Steve Parady
Project Location: 195 Main Street, Tax Map & Lot 104-462-000
Proposed Project: Changes to Exterior Appearance of Non-historic Building.

Scott Craig spoke representing the application. He explained that a new deck is proposed at a second story level to construct a 12 ft. by 8 ft. deck. The materials would be pressure treated per the drawing.

Chair Sassaman stated that the new door that serves the deck will require an exterior light and indicated that it must be less than 100 watts and downcast.

After some discussion it was suggested that the application be amended to allow both decks to be painted white in color.

There was some discussion that the railing must be fully code compliant.

Mr. Cole moved that the application be approved as submitted and the approval would allow that the decks can be painted white. Mr. Collier seconded the motion which was approved unanimously.

VIII. OTHER BUSINESS

a. Handbook Discussion

Ms. Early-Ward indicated that she has collected the photos on a CD and had it with her. She provided it to staff to have a copy at the Town Office.

b. Submission Process discussion.

The Board briefly discussed the completeness review. It was suggested that if an application is not complete that staff would let the applicant know, wait for the submission to be provided and then set a new date.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

The Board discussed that at the next meeting they would discuss a draft letter to the Town Council that would exhort them to address violations to the Land Use Ordinance as they relate to Certificate of Appropriateness questions.

The Board also asked staff to contact the Town Attorney to see if he is aware of how municipalities address seasonal closings and minor violations. Is there an expedited process in other seasonal towns?

X. ADJOURNMENT

Ms. Early-Ward moved to adjourn the meeting at 5:22 pm. Mr. Cole seconded the motion which was approved five in favor and none against.

Signed as approved:

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

Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number: DRB- 16-42

Date: 7-13-16

Map & Lot: 104-49Z

RECEIVED
JUL 13 2016
TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: 194 MAIN STREET
street address
BAR HARBOR

APPLICANT INFORMATION

Name: Judith STANLEY Address: 194 MAIN STREET
City: BAR HARBOR State: ME 04609
Email: info@ivymanor.com
Phone: (207) 288-2138

PROPERTY OWNER INFORMATION

Name: Address:
City: SAME State:
Email:
Phone:

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Address:
City: N/A 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

Judi Stanley
Signature of Applicant

Fencing and Walls
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114

Detailed Project Description: INSTALL A 3' High DECORATIVE FENCE TO ENCLOSE A DINING AREA FOR OUTSIDE DINERS. FENCE TO ENCLOSE Approximately 800 Sq Ft of THE North END of THE IVY MANOR FRONT DRIVEWAY. FENCE WILL BE ACCENTED WITH FLOWERS AND Appropriate GREENERY.

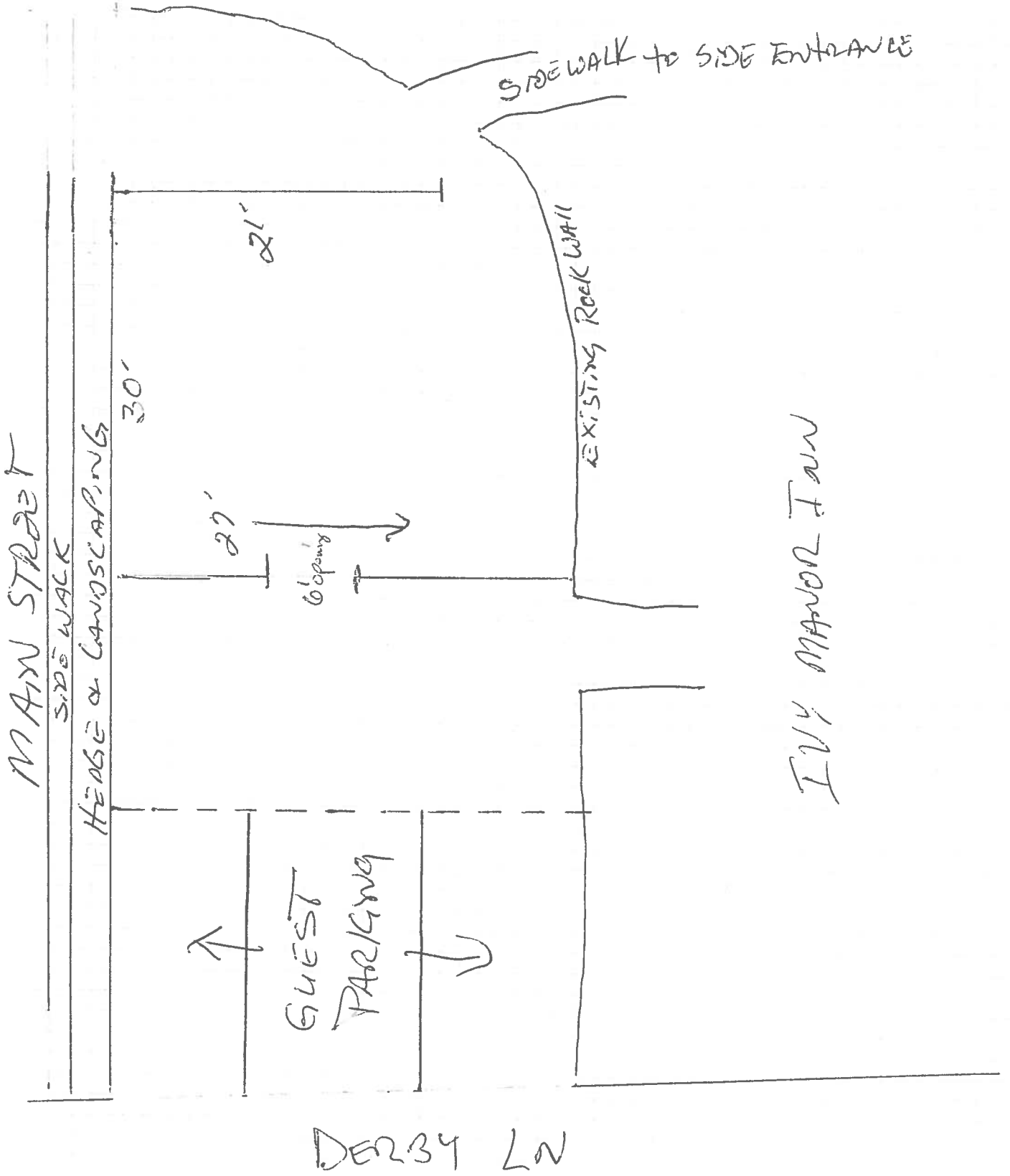
CLOSURE: [X] **SEASONAL** [ ] **OPEN YEAR ROUND**

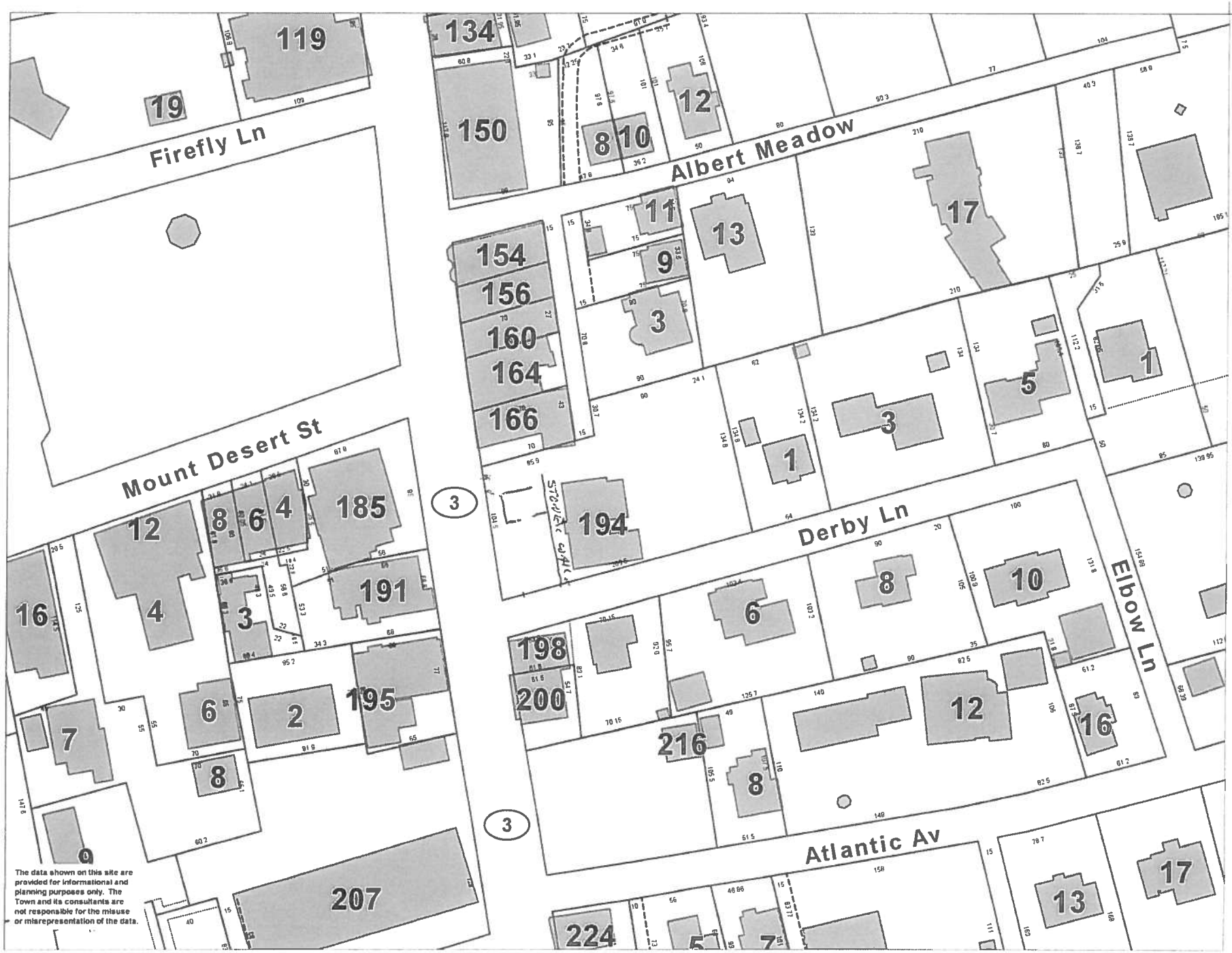
A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered and seen from a public street.	
Color photographs or photo simulations of the buildings adjacent to the subject property.	✓
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	
A sketch plan drawn to scale showing the location of all proposed or existing fences or freestanding walls adjacent to a public street, the location of existing or proposed buildings on the site, and the relationship of adjacent buildings unless shown on a site plan submitted with the application..	✓
Photos or photo simulations of all existing fences or walls	
Drawings or photos of the proposed wall or fence and/or a photo simulation of the wall or fence in place on the site.	✓

NOTE:
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.

Building Permit Sketch Plan Map and Lot# _____ Applicant Name_____





0 140 280 ft

Printed on 07/13/2016 at 10:53 AM

MapsOnline

Fence here
Front view

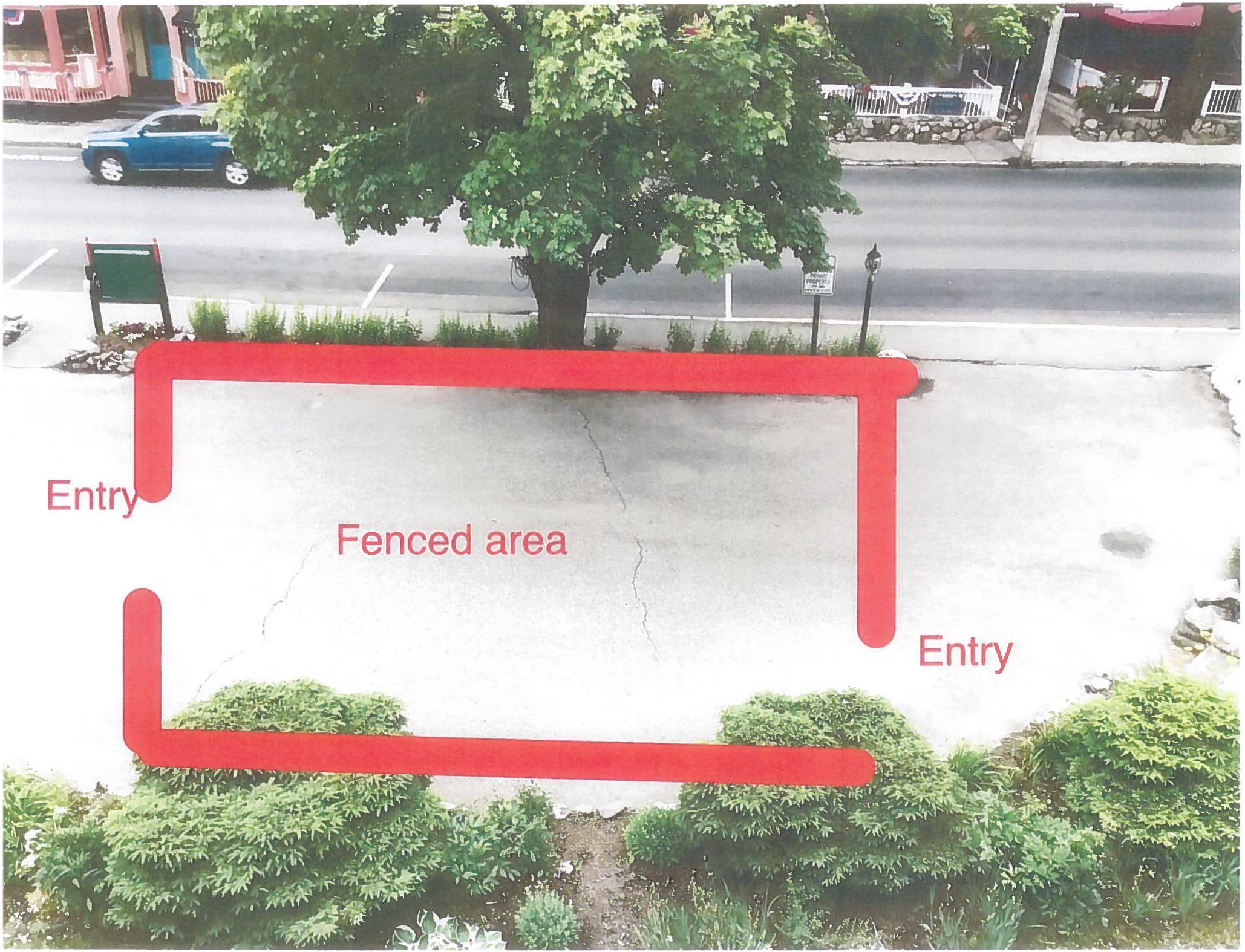

Entry
Fenced area
Entry

Image of requested
3' high decorative
fence

CHINA JOY
JALARNS
Cherrystones
Across the street

Southern view

Fenced
area
Northern view
STOP
CLAM
BAKE

Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number: DRB-16-43

Date: 7-21-16

Map & Lot: 104-414

RECEIVED

JUL 21 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: 68 MT. DESERT ST.
street address

APPLICANT INFORMATION

Name: TODD HARDY, EDEN BLDRS Address: 12 PLEASANT ST, SUITE C
City: BAR HARBOR State: ME
Email: todd@edenbuilders.com
Phone: 801-2576

PROPERTY OWNER INFORMATION

Name: Mount Desert St. LLC Address: 68 Mt. Desert St.
City: Bar Harbor State: ME
Email:
Phone:

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Eden Builders Address:
City: State:
Email:
Phone:

TYPE OF PROJECT

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

- 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

Construction of New Building or Expansion of Nonhistoric Building
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114

Detailed Project Description: MOUNT DESERT STREET INN

TEAR DOWN EXISTING 1-STORY 12 ROOM MOTEL

AND BUILD 36 ROOM BED AND BREAKFAST

CLOSURE: [ ] SEASONAL **[X] 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.	✓
Color photographs or photo simulations of the buildings adjacent to the subject property.	✓
A site plan drawn to scale and meeting the requirements of Section 125-66 and showing the location of the building on the lot all site improvements, and the relationship of the proposed building to adjacent buildings.	✓
Detailed building plans drawn to scale showing the exterior of any new building or addition including elevation drawings of all facades 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.	✓
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	✓
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.	✓
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.	✓

NOTE:
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.

AERIAL PHOTOGRAPH

EXISTING

Eden BUILDERS, INC.

EXISTING VIEWS OF PROPERTY

VIEW LOOKING SOUTWEST FROM MOUNT DESERT STREET

INTERNAL SITE VIEW LOOKING WEST

MOUNT DESERT STREET & SPRING STREET CORNER

Eden BUILDERS, INC.

EXISTING VIEWS OF PROPERTY

VIEW LOOKING SOUTH DOWN SPRING STREET

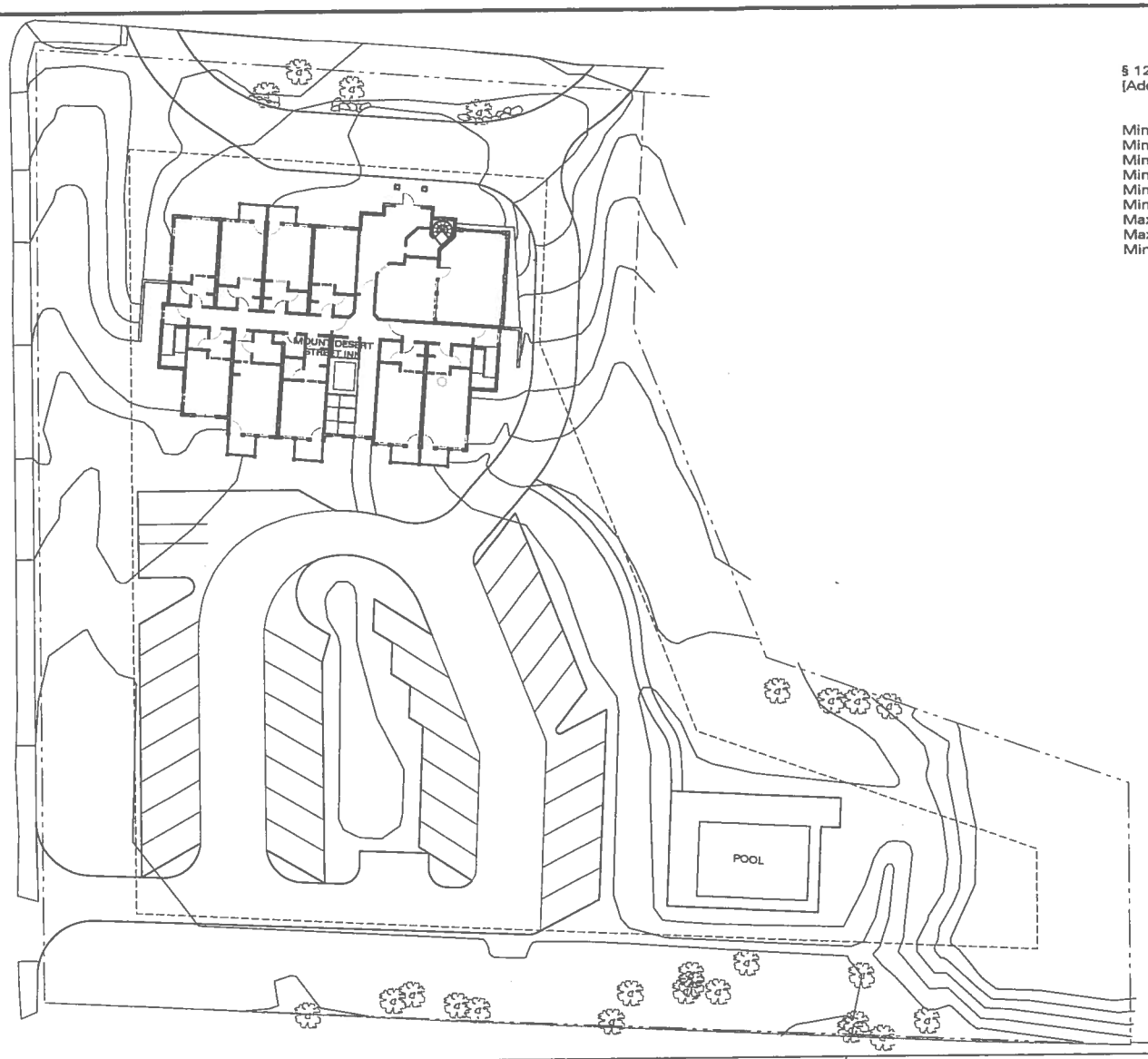
BACK VIEW OF PROPERTY

LOOKING NORTH OVER ABANDONED POOL

Eden BUILDERS, INC.

§ 125-19 Mount Desert Street Corridor District.
[Added 11-2-2010[1]]

Minimum lot size: 20,000 square feet.
Minimum road frontage and lot width: 100 feet.
Minimum front setback: 25 feet.
Minimum side setback: 25 feet.
Minimum rear setback: 25 feet.
Minimum side and rear setback for accessory structures: 10 feet.
Maximum lot coverage: 35%.
Maximum height: 40 feet.
Minimum area per family: 10,000 square feet.



N

0 10' 20' 40'

MOUNT DESERT STREET LLC - Mount Desert Street Inn

Eden BUILDERS, INC.

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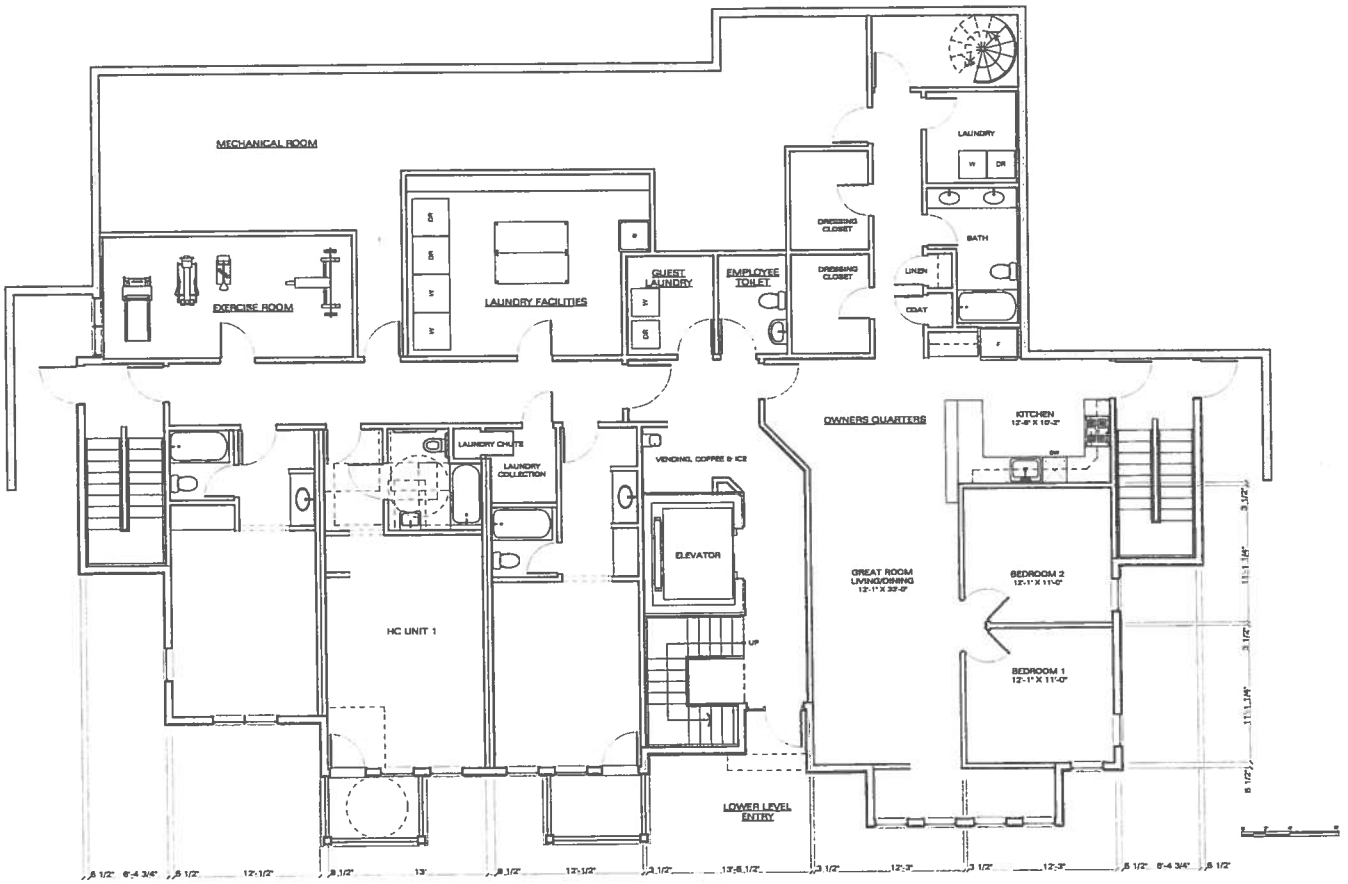
TITLE: SITE PLAN

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
07.21.16 DRB

D2.1

LICENSED ARCHITECT
TODD D. HARDY
NO. 2787
STATE OF MAINE



Eden BUILDERS, INC.

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TITLE: **LOWER LEVEL ENTRY PLAN**

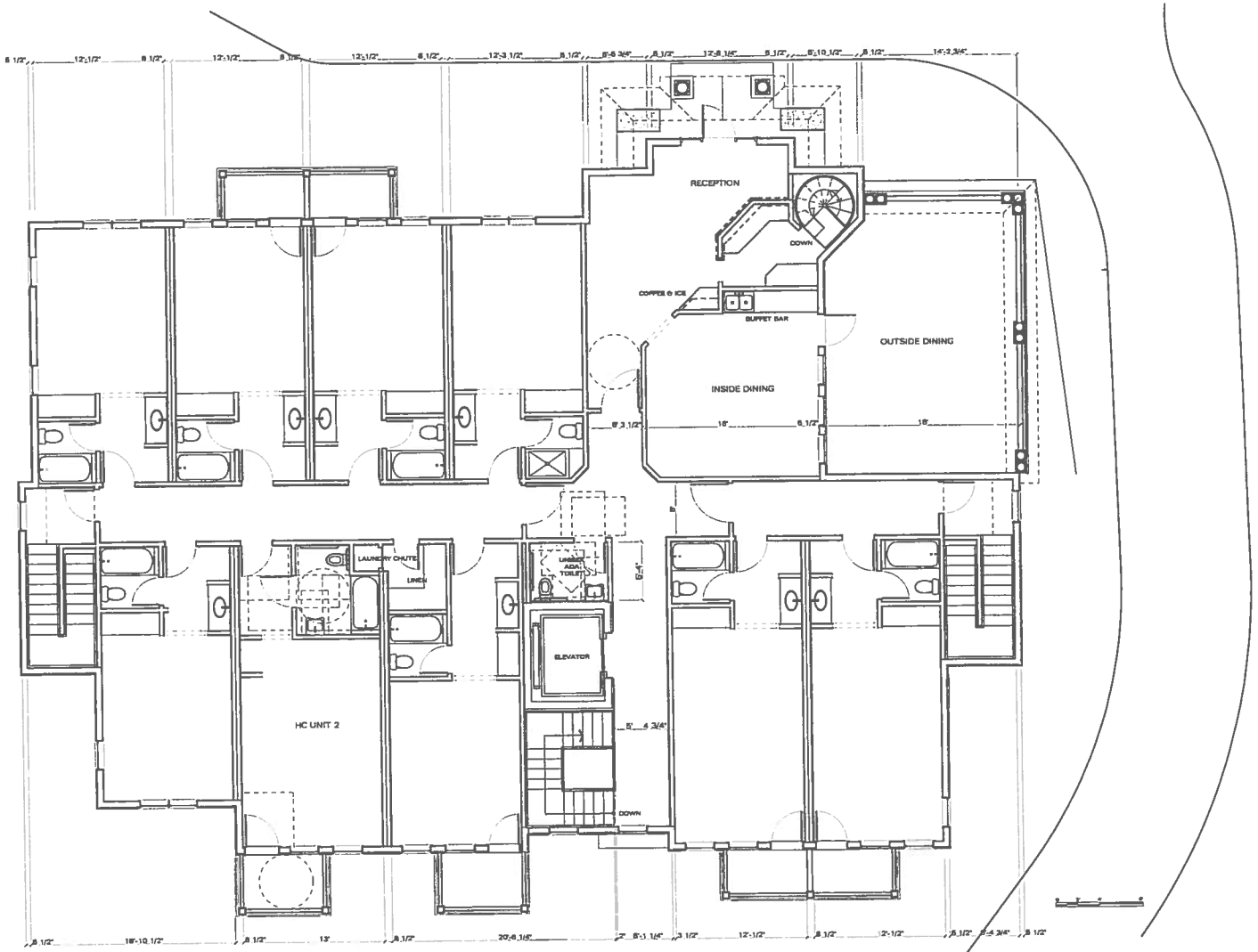
PROJECT: **MOUNT DESERT STREET LLC**
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
07.21.16 DRB

D2.2

LICENSED ARCHITECT
TODD D. HARDY
NO. 2757
STATE OF MAINE

MOUNT DESERT STREET LLC - Mount Desert Street Inn



MOUNT DESERT STREET LLC - Mount Desert Street Inn

Eden BUILDERS, INC.

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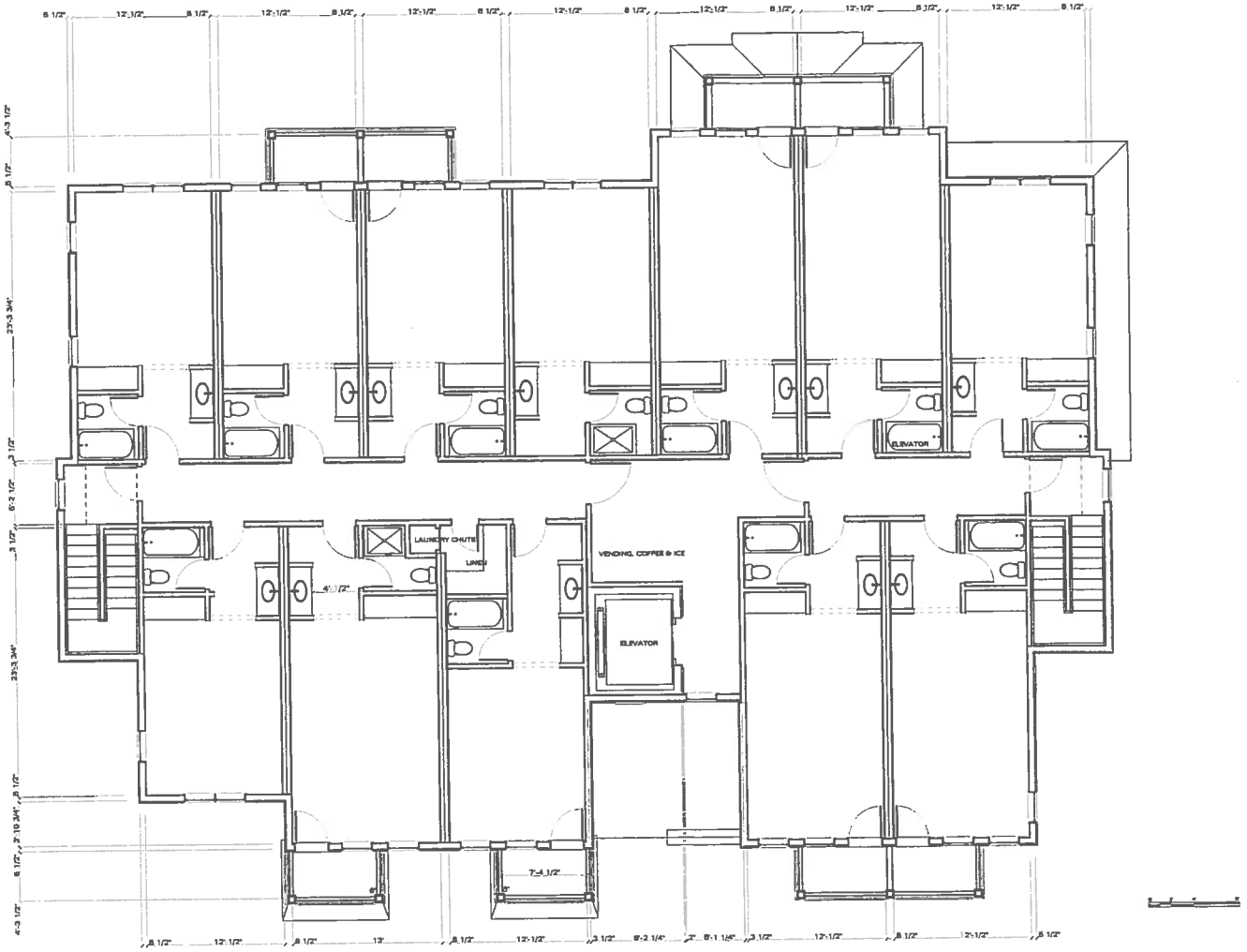
TITLE: UPPER LEVEL ENTRY PLAN

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
07.21.16 DRB

D2.3

LICENSED ARCHITECT
TODD D. HARDY
NO. 2787
STATE OF MAINE



MOUNT DESERT STREET LLC - Mount Desert Street Inn

Eden BUILDERS, INC.

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TITLE: 2ND FLOOR PLAN

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
07.21.16 DRB

D2.4

LICENSED ARCHITECT
TODD D. HARDY
NO. 2757
STATE OF MAINE

PROPOSED VIEW FROM MAIN STREET

PROPOSED VIEW REAR OF SITE

MOUNT DESERT STREET LLC - Mount Desert Street Inn

Eden BUILDERS, INC.

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TITLE: **PERSPECTIVE VIEWS**

PROJECT: **MOUNT DESERT STREET LLC**
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
07 21 16 DRB

D3.1

LICENSED ARCHITECT
TODD D. HARDY
NO. 2787
STATE OF MAINE

4 SOUTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

MOUNT DESERT STREET LLC - Mount Desert Street Inn

Eden BUILDERS, INC.

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TITLE: EXTERIOR ELEVATIONS

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
08.17.18 CODE REVIEW
07.21.18 DRB

D3.2

LICENSED ARCHITECT
TODD D. HARDY
NO. 2787
STATE OF MAINE

§ 125-19 Mount Desert Street Corridor District.
[Added 11-2-2010[1]]

Minimum lot size: 20,000 square feet.
Minimum road frontage and lot width: 100 feet.
Minimum front setback: 25 feet.
Minimum side setback: 25 feet.
Minimum rear setback: 25 feet.
Minimum side and rear setback for accessory structures: 10 feet.
Maximum lot coverage: 35%.
Maximum height: 40 feet.
Minimum area per family: 10,000 square feet.

Eden BUILDERS, INC.

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TITLE: SITE ANALYSIS

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
07.21.18 DRB

D4.1

LICENSED ARCHITECT
TODD D. HARDY
NO. 2797
STATE OF MAINE

MOUNT DESERT STREET LLC - Mount Desert Street Inn

HOLBROOK HOUSE

TOTAL LOT SIZE:	19,306 SF	
BUILDING COVERAGE:	4,606 SF	
TOTAL LOT COVERAGE:	11,384 SF	58.9%
MINIMUM FRONT SETBACK:	20.5 FEET	+ PARKING
MAXIMUM BUILDING HEIGHT:	35 FEET	

Eden BUILDERS, INC.

D4.2

PRIMROSE INN

TOTAL LOT SIZE:	17,592 SF	
BUILDING COVERAGE:	5,486 SF	
TOTAL LOT COVERAGE:	12,593 SF	71.5%
MINIMUM FRONT SETBACK:	21.5 FEET	+ PARKING
MAXIMUM BUILDING HEIGHT:	30 FEET	

Eden BUILDERS, INC.

D4.3

MIRA MONTE

TOTAL LOT SIZE:	56,734 SF	
BUILDING COVERAGE:	6,518 SF	
TOTAL LOT COVERAGE:	23,787 SF	41.9%
MINIMUM FRONT SETBACK:	50.5 FEET	PARKING
MAXIMUM BUILDING HEIGHT:	30 FEET	

Eden BUILDERS, INC.

D4.4

STONETHROW

TOTAL LOT SIZE:	38,632 SF	
BUILDING COVERAGE:	2,730 SF	
TOTAL LOT COVERAGE:	9,616 SF	24.8%
MINIMUM FRONT SETBACK:	20.5 FEET	SIDE SETBACK
MAXIMUM BUILDING HEIGHT:	35 FEET	

Eden BUILDERS, INC.

D4.5

WHITE COLUMNS

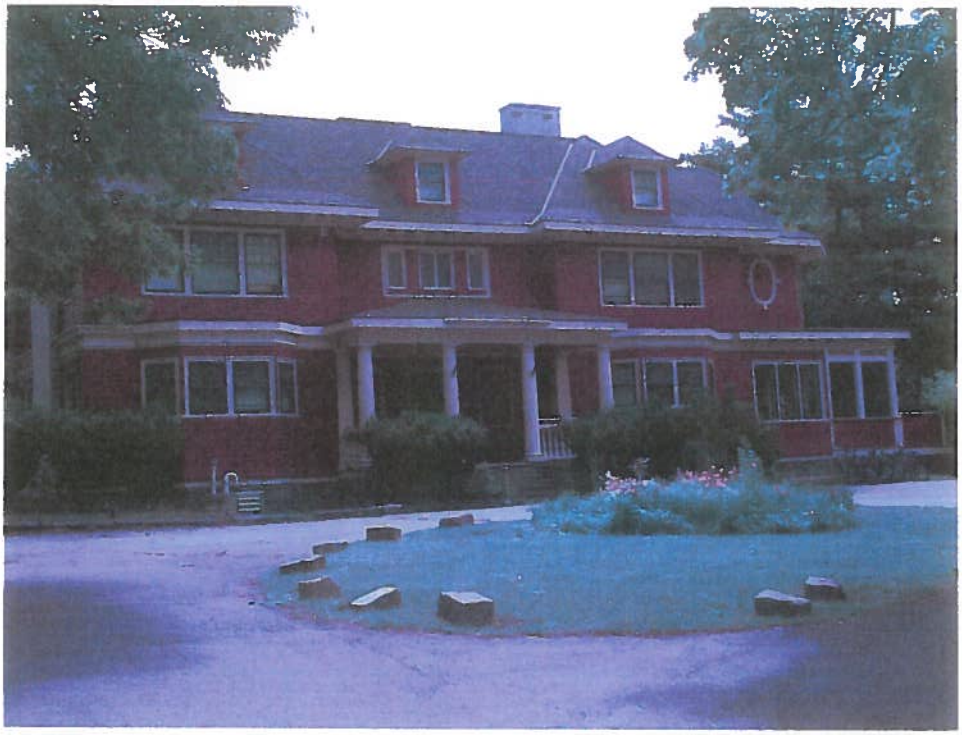
TOTAL LOT SIZE:	39,466 SF	
BUILDING COVERAGE:	4,296 SF	
TOTAL LOT COVERAGE:	14,855 SF	37.6%
MINIMUM FRONT SETBACK:	36.7 FEET	
MAXIMUM BUILDING HEIGHT:	30 FEET	

Eden BUILDERS, INC.

ANCHORAGE

TOTAL LOT SIZE:	58,831 SF	
BUILDING COVERAGE:	12,176 SF	
TOTAL LOT COVERAGE:	32,407 SF	55%
MINIMUM FRONT SETBACK:	53.4 FEET	
MAXIMUM BUILDING HEIGHT:	22 FEET	

Eden BUILDERS, INC.

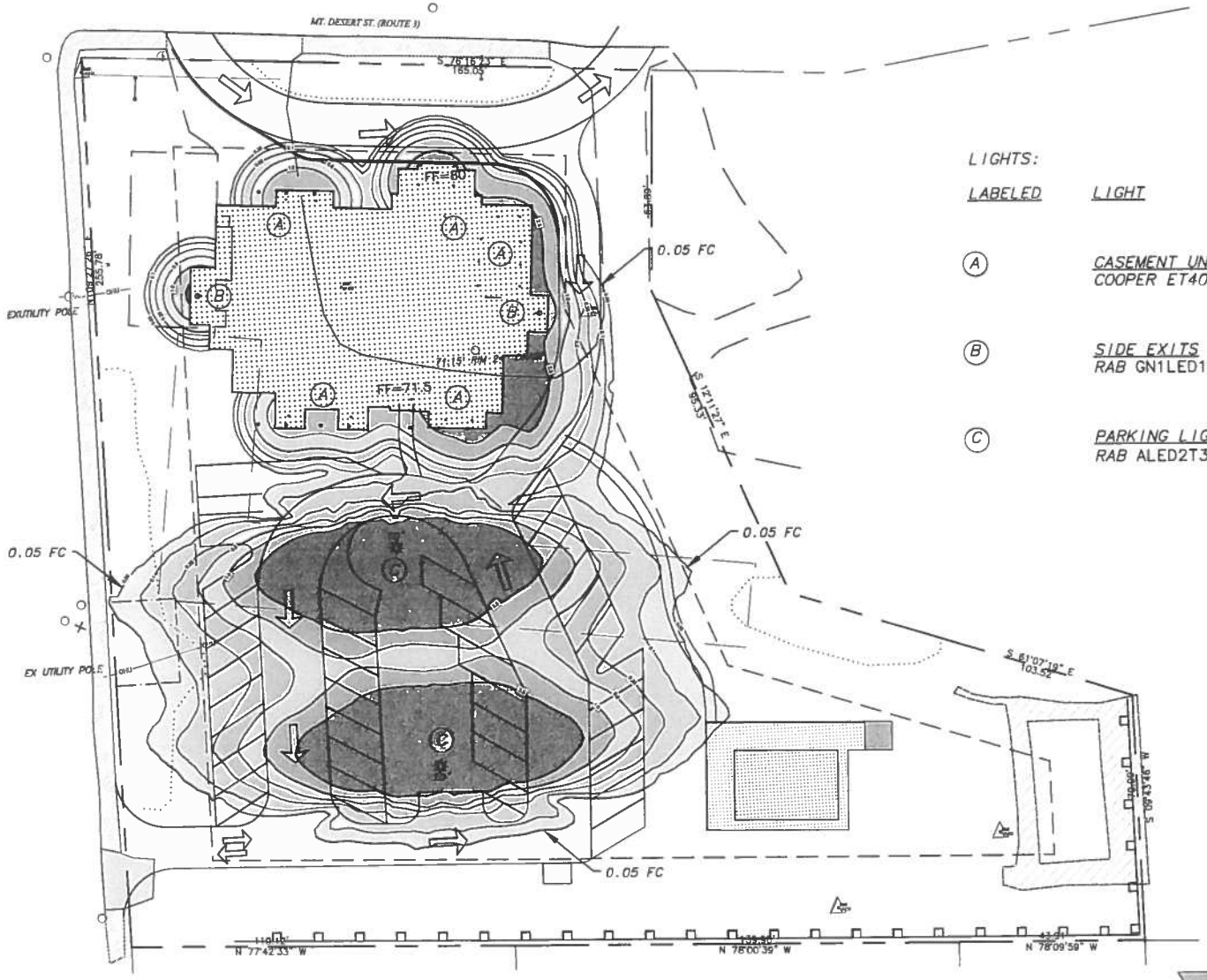


LEDGELAWN INN

TOTAL LOT SIZE:	62,819 SF
BUILDING COVERAGE:	9,057 SF
TOTAL LOT COVERAGE:	26,554 SF 42%
MINIMUM FRONT SETBACK:	88.2
MAXIMUM BUILDING HEIGHT:	35 FEET CHIMNEY @ 40-45'

Eden BUILDERS, INC.

D4.8



LIGHTS:

LABELED	LIGHT	PHOTO
(A)	CASEMENT UNDERMOUNTED COOPER ET400ATSB	
(B)	SIDE EXITS RAB GN1LED13NRST11S	
(C)	PARKING LIGHTS RAB ALED2T360/D10/PCT	

LEGEND

- X > 2.5 FC
- 1.0 FC < X < 2.5 FC
- 0.5 FC < X < 1.0 FC
- 0.25 FC < X < 0.5 FC
- 0.1 FC < X < 0.25 FC
- 0.05 FC < X < 0.1 FC
- LESS THAN 0.1 FC
- LIGHT FIXTURE

NOTE:
LIGHTING PHOTOMETRICS BASED ON PROPOSED FIXTURES. AREA OF ILLUMINATION DEPICTS CONSTRUCTIVE INTERFERENCE OF THE FIXTURES FIXTURES. PHOTOMETRICS PLAN WAS CREATED UTILIZING INDUSTRY STANDARD .IES FILES AND VISUAL(TM) SOFTWARE 2010.

LIGHTING AND ILLUMINATION PLAN
FOR
MOUNT DESERT STREET INN

0 30 60 90

SCALE:1"= 30'

G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1900

GN1LED13NRST11S

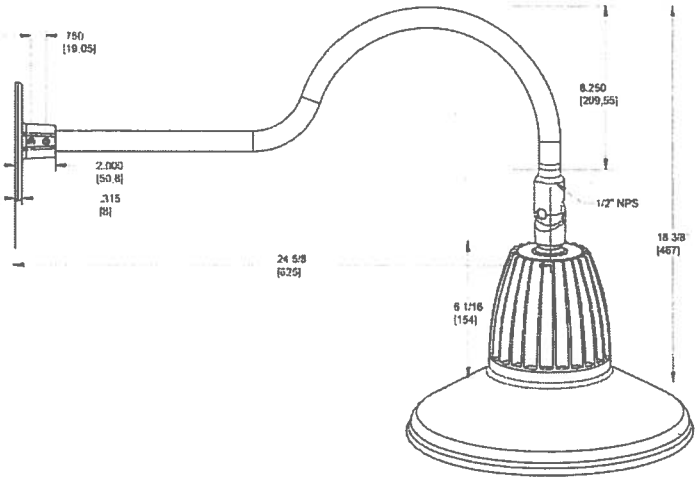
Technical Specifications (continued)

Other

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



Features

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5 year LED warranty

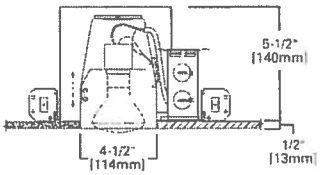
Ordering Matrix

Family	Watts	Color Temp	Reflector	Shade	ShadeSize	Finish
GN1LED	13	N	R	ST	11	S
	13 = 13W **26** = 26W	**Y** = 3000K (Warm) **N** = 4000K (Neutral)	= Flood **R** = Rectangular **S** = Spot	**ST** = Straight Shade	**11** = 11" = 15"	**B** = Black **W** = White **A** = Bronze **S** = Silver **G** = Hunter Green **YL** = Yellow **LB** = Light Blue **BL** = Royal Blue **BWN** = Brown **I** = Ivory **R** = Red

Copyright © 2014 RAB Lighting Inc. All Rights Reserved. Note: Specifications are subject to change at any time without notice

FEATURES

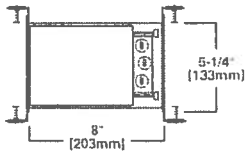
- All-Nail bar hangers
- Quick Connect wiring connectors included in junction box
- AIR-TITE™
- Bar hangers may be shortened for narrow joist spaces
- NM cable pry-outs and conduit knockouts in junction box
- Die-formed housing and plaster frame
- Housing may be removed from plaster frame for junction box access
- Adjustable socket bracket



EI400ATSB

Compliances may not apply to all product configurations. Please consult the product spec sheet for compliance details.

COMPLIANCES: UL/cUL Listed - Wet Location, UL/cUL Listed - Damp Location, UL/cUL Listed 1598 Luminaire, UL/cUL Listed for Feed Through, UL/cUL Listed for Insulation Contact, AIR-TITE™ Certified ASTM E283



ORDERING INFORMATION: ORDER HOUSING AND TRIMS SEPARATELY△

SAMPLE NUMBER: EI400ATSB - ERT401WHT

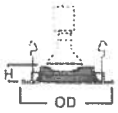
Housing	Trims
EI400ATSB=4" Aperture, New Construction, IC AIR-TITE™, 120V Line Voltage, Adjustable Socket Bracket	**Adjustables** **ERT402 Eyeball - 30° Tilt, 40W R16, 45W PAR16, OD: 5" [127mm]** **ERT402**=High Gloss Appliance White Trim Ring with White Eyeball **Baffles** **ERT401 Plastic Step Baffle, 35W PAR20, 30W R20, OD: 5" [127mm]** **ERT401**=High Gloss Appliance White Trim Ring with Black Baffle **ERT401WHT**=High Gloss Appliance White Trim Ring with White Baffle **ERT410 Metal Baffle, 30W R20, 35W PAR20, 50W PAR20, OD: 5-1/16" [129mm]** **ERT410**=Black Metal Baffle, Gloss White Trim Ring **ERT410WHT**=High Gloss Appliance White Metal Baffle, Gloss White Trim Ring **Lenses and Diffusers** **ERT455 Prismatic Glass Lens Showerlight, 30W R20, 35W PAR20, OD: 5-1/16" [129mm]** **ERT455**=Showerlight, High Gloss Appliance White Trim Ring **Reflectors** **ERT403 Clear Specular Reflector, 35W PAR20, 30W R20, 40W R16, 40W A19, 50W PAR 20, OD: 5" [127mm]** **ERT403**=High Gloss Appliance White Trim with Clear Specular Reflector

NOTES: Δ Not to be used in direct contact with spray foam insulation. Δ UL/cUL Listed for Wet Location with select trims.

ERT401 Plastic Step Baffle

ERT401WHT High Gloss Appliance White Trim Ring with White Baffle

ERT401 High Gloss Appliance White Trim Ring with Black Baffle



HOUSING / LAMP:
EI400ATSB: 35W PAR20, 30W R20
ET400RATSB: 40W R16, 50W PAR20, 50W R20
ET400ATSB: 40W R16, 50W PAR20, 50W R20

DIMENSIONS: Height: 1-1/8" [28mm]; OD: 5" [127mm]

ERT402 Eyeball 30° Tilt

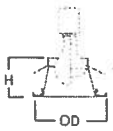
ERT402 High Gloss Appliance White Trim Ring with White Eyeball

HOUSING / LAMP:
EI400ATSB: 40W R16, 45W PAR16
ET400RATSB: 40W R16, 60W PAR16
ET400ATSB: 40W R16, 60W PAR16

DIMENSIONS: Aperture: 2-1/8" [54mm]; OD: 5" [127mm]

ERT403 Clear Specular Reflector

ERT403 High Gloss Appliance White Trim with Clear Specular Reflector



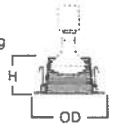
HOUSING / LAMP:
EI400ATSB: 35W PAR20, 30W R20,
40W R16, 40W A19, 50W PAR 20
ET400RATSB: 50W R20, 40W R16, 40W A19,
(50W PAR20 ET400RATSB Only)
ET400ATSB: 50W R20, 40W R16, 40W A19

DIMENSIONS: Height: 2-1/2" [63mm]; OD: 5" [127mm]

ERT410 Metal Baffle

ERT410WHT High Gloss Appliance White Metal Baffle, Gloss White Trim Ring

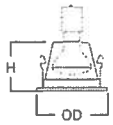
ERT410 Black Metal Baffle, Gloss White Trim Ring



HOUSING / LAMP:
EI400ATSB: 30W R20, 35W PAR20, 50W PAR20
ET400RATSB: 40W R16, 50W PAR20, 50W R20
ET400ATSB: 40W R16, 50W PAR20, 50W R20

DIMENSIONS: Height: 2-5/8" [67mm], OD: 5-1/16" [129mm]

ERT455 Prismatic Glass Lens Showerlight



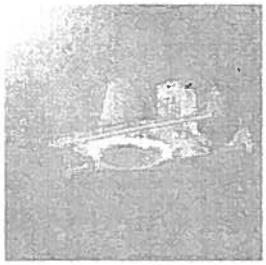
HOUSING / LAMP:
EI400ATSB: 30W R20, 35W PAR20
ET400RATSB: 40W A19, 50W PAR20, 50W R20
ET400ATSB: 40W A19, 50W PAR20, 50W R20

DIMENSIONS: Height: 2-5/8" [67mm], OD: 5-1/16" [129mm]

Specifications and dimensions subject to change without notice. Consult your Cooper Lighting Representative or visit www.cooperlighting.com for available options, accessories and ordering information.

CASEMENT UNDERMOUNTED

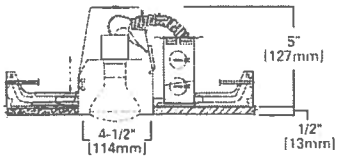
4-INCH INCANDESCENT NEW CONSTRUCTION NON - IC

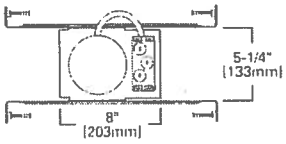


ET400ATSB

FEATURES
- All-Nail bar hangers
- Bar hangers may be shortened for narrow joist spaces
- Quick Connect wiring connectors included in junction box
- NM cable pry-outs and conduit knockout in junction box
- AIR-TITE™
- Die-formed housing and plaster frame
- Housing may be removed from plaster frame for junction box access
- Thermally protected
- Adjustable socket bracket

Compliances may not apply to all product configurations. Please consult the product spec sheet for compliance details.
COMPLIANCES: UL/cUL Listed - Wet Location, UL/cUL Listed - Damp Location, UL/cUL Listed 1598 Luminaire, UL/cUL Listed for Feed Through, AIR-TITE™ Certified ASTM E283





ORDERING INFORMATION: ORDER HOUSING AND TRIMS SEPARATELY[Δ]

SAMPLE NUMBER: ET400ATSB - ERT401WHT

Housing	Trims
ET400ATSB=4" Aperture, New Construction, Non-IC, AIR-TITE™, 120V Line Voltage, Adjustable Socket Bracket	**Adjustables** **ERT402 Eyeball - 30° Tilt, 40W R16, 60W PAR16, OD: 5" [127mm]** **ERT402**=High Gloss Appliance White Trim Ring with White Eyeball **Baffles** **ERT401 Plastic Step Baffle, 40W R16, 50W PAR20, 50W R20, OD: 5" [127mm]** **ERT401**=High Gloss Appliance White Trim Ring with Black Baffle **ERT401WHT**=High Gloss Appliance White Trim Ring with White Baffle **ERT410 Metal Baffle, 40W R16, 50W PAR20, 50W R20, OD: 5-1/16" [129mm]** **ERT410**=Black Metal Baffle, Gloss White Trim Ring **ERT410WHT**=High Gloss Appliance White Metal Baffle, Gloss White Trim Ring **Lenses and Diffusers** **ERT455 Prismatic Glass Lens Showerlight, 40W A19, 50W PAR20, 50W R20, OD: 5-1/16" [129mm]** **ERT455**=Showerlight, High Gloss Appliance White Trim Ring **Reflectors** **ERT403 Clear Specular Reflector, 50W R20, 40W R16, 40W A19, OD: 5" [127mm]** **ERT403**=High Gloss Appliance White Trim with Clear Specular Reflector

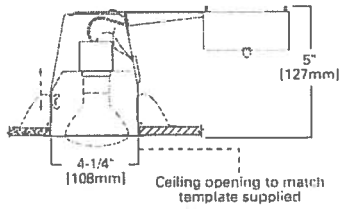
NOTES: Δ UL/cUL Listed for Wet Location with select trims.

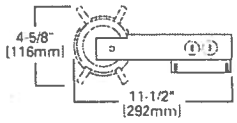
4-INCH INCANDESCENT REMODEL NON - IC

ET400RATSB

FEATURES
- Quick Connect wiring connectors included in junction box
- Thermally protected
- Die-formed housing
- Remodel springs accommodate 1/2" and 5/8" ceiling material
- NM cable pry-outs and conduit knockouts in junction box
- Adjustable socket bracket
- AIR-TITE™

Compliances may not apply to all product configurations. Please consult the product spec sheet for compliance details.
COMPLIANCES: UL/cUL Listed - Wet Location, UL/cUL Listed - Damp Location, UL/cUL Listed 1598 Luminaire, AIR-TITE™ Certified ASTM E283





ORDERING INFORMATION: ORDER HOUSING AND TRIMS SEPARATELY[Δ]

SAMPLE NUMBER: ET400RATSB - ERT401WHT

Housing	Trims
ET400RATSB=4" Aperture, Remodel, Non-IC, AIR-TITE™, 120V Line Voltage, Adjustable Socket Bracket	**Adjustables** **ERT402 Eyeball - 30° Tilt, 40W R16, 60W PAR16, OD: 5" [127mm]** **ERT402**=High Gloss Appliance White Trim Ring with White Eyeball **Baffles** **ERT401 Plastic Step Baffle, 40W R16, 50W PAR20, 50W R20, OD: 5" [127mm]** **ERT401**=High Gloss Appliance White Trim Ring with Black Baffle **ERT401WHT**=High Gloss Appliance White Trim Ring with White Baffle **ERT410 Metal Baffle, 40W R16, 50W PAR20, 50W R20, OD: 5-1/16" [129mm]** **ERT410**=Black Metal Baffle, Gloss White Trim Ring **ERT410WHT**=High Gloss Appliance White Metal Baffle, Gloss White Trim Ring **Lenses and Diffusers** **ERT455 Prismatic Glass Lens Showerlight, 40W A19, 50W PAR20, 50W R20, OD: 5-1/16" [129mm]** **ERT455**=Showerlight, High Gloss Appliance White Trim Ring **Reflectors** **ERT403 Clear Specular Reflector, 50W R20, 40W R16, 40W A19, 50W PAR20, OD: 5" [127mm]** **ERT403**=High Gloss Appliance White Trim with Clear Specular Reflector

NOTES: Δ UL/cUL Listed for Wet Location with select trims

PARKING AREA

ALED2T360/D10/PCT

RAB LIGHTING

Project:	Type:
Prepared By:	Date:

Specification grade area lights available with IES Type II distribution. For use in parking lots, roadways, pathways and general area lighting. Replaces up to 1000W HID fixtures. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 79.4 lbs

Driver Info		LED Info	
Type:	Constant Current	Watts:	360W
120V:	3.0A	Color Temp:	5000K
208V:	1.8A	Color Accuracy:	71 CRI
240V:	1.5A	L70 Lifespan:	100000
277V:	1.3A	Lumens:	36,664
Input Watts:	360W	Efficacy:	102 LPW
Efficiency:	N/A		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

DLC Listed:

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

IESNA LM-79 & LM-80 Testing:

RAB LED luminaries 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.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

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

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

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.

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

Effective Projected Area:

EPA = 1.2

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Die cast aluminum with airflow fins for cooling

Lens:

Tempered glass

Mounting:

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

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Reflector:

Vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains 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.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Drivers:

Constant Current, Class 1, 1560mA, 100-277V, 50-60Hz, 120V: 3.0A, 208V: 1.8A, 240V: 1.5A, 277V: 1.3A

Power Factor:

99.8% at 120V, 95.8% at 277V

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Technical Specifications (continued)

Electrical

Surge Protection:

4kV
For areas prone to surges, upgrade to 10kV surge protection.

Photocell:

120V-277V Twistlock Photocell Included. Photocell is compatible with 120V-277V.

Optical

THD:

5.9% at 120V, 8.9% at 277V

BUG Rating:

B3 U0 G4

Other

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods– Buy American Act– Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

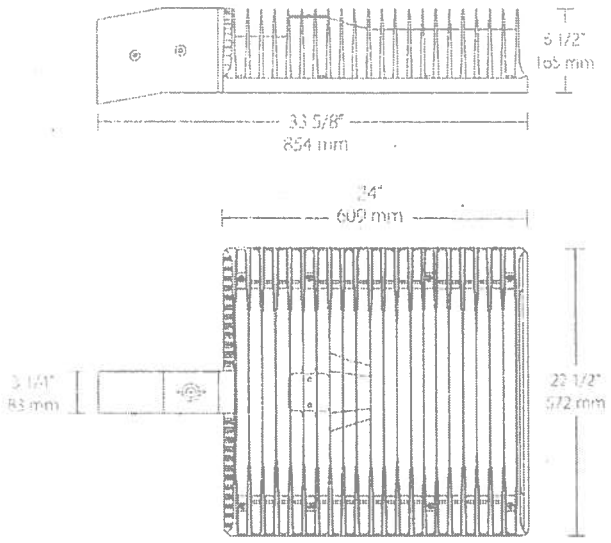
GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

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.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type II distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II 3T = Type III 4T = Type IV	360 = 360W 260 = 260W 150 = 150W 125 = 125W 105 = 105W 78 = 78W	= Arm SF = Slipfitter	= 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	= Bronze W = White RG = Gray	= 120-277V /480 = 480V	= No Photocell /PC = 120V Button /PC2 = 277V Button /PCS = 120V Swivel /PCS2 = 277V Swivel /PCT = 120-277V Twistlock /PCS4 = 480V Swivel /PCT4 = 480V Twistlock	= No Dimming /D10 = Dimmable	= No Bi-Level /BL = Bi-Level

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Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number: DRB-16-44
Date: 7/21/2016
Map & Lot: 104-512

RECEIVED
JUL 21 2016
TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location:
street address
102 MAIN STREET

APPLICANT INFORMATION

FIRST NATIONAL BANK
Name: JOEL HANSEN / BANGOR NEON Address: 1562 HAMMOND Street
City: BANGOR State: MAINE 04401
Email: joel@bangorneon.com
Phone: 745-44R OR 9472766

PROPERTY OWNER INFORMATION

Name: FIRST NATIONAL BANK Address: 102 MAIN STREET
City: BAR HARBOR State: ME
Email: Scott.Walker-CTheFirst.com
Phone: 1800 564 3195 EXT 5015

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: BANGOR NEON Address: 1562 HAMMOND ST
City: BANGOR State: ME
Email: Joel@bangorneon.com
Phone: 207 9472766

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

Joel Hansen 7/21/16
Signature of Applicant

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

Detailed Project Description:

SEE ATTACHED

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.	
NOTE: 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.	

First
National Bank

BAR HARBOR
102 Main Street

N/L 1" DEEP FABRICATED ALUMINUM BACKGROUNDS, PAINTED WHITE WITH DIMENSIONAL FCO GRAPHICS

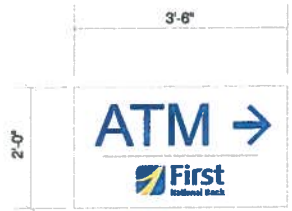
1/2" THICK ACRYLIC LOGO (BLUE) SEGMENTS AND TEXT, STUD MOUNTED, YELLOW VINYL '1',

MOUNTED WITH HIDDEN FASTENERS

COLORS:
- PMS 124C - 3-M SUNFLOWER YELLOW (3630-25)
- PMS 2758C - 3-M BLUE (3630-8779)

ITEM A, A1 NON-ILLUM. WALL ID

SCALE: 1/2"=1'-0" (2) REQUIRED

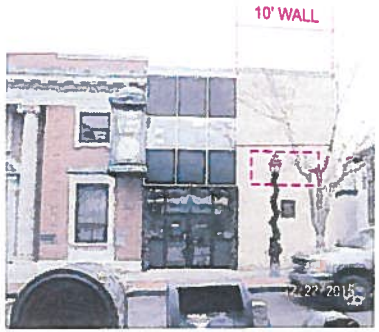


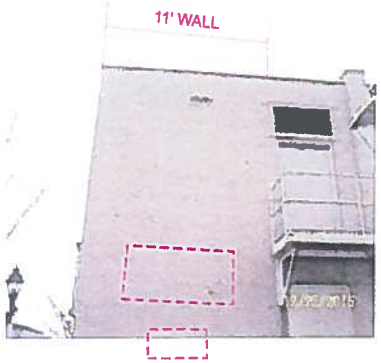
N/L 1" DEEP FABRICATED ALUMINUM BACKGROUND, PAINTED WHITE WITH VINYL GRAPHICS

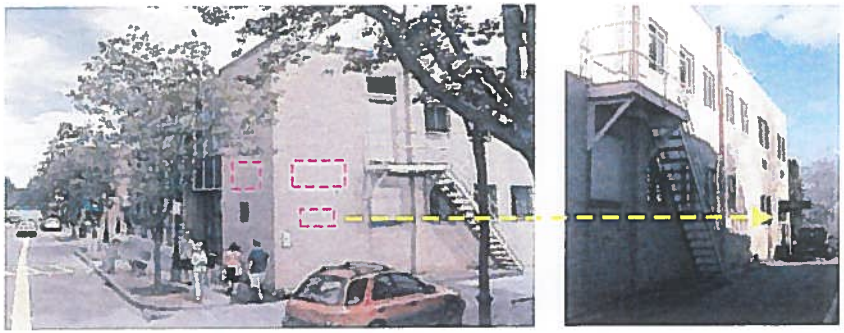
COLORS:
- PMS 124C - 3-M SUNFLOWER YELLOW (3630-25)
- PMS 2758C - 3-M BLUE (3630-8779)
- GRAY VINYL

ITEM A2 NON-ILLUM. - ATM

SCALE: 1/2"=1'-0" (1) REQUIRED







ITEM A3 ATM - VINYL GRAPHICS (TBD)

SCALE: 1/2"=1'-0" (1) REQUIRED

BANGOR NEON INCORPORATED
Signs
1567 Hammond St.
Bangor ME 04401
Talk (207) 947-2766
Fax (207) 942-5931
1-800-639-7103
www.bangorneon.com

First National Bank

BAR HARBOR
102 MAIN ST.

DRAWING NO.: 1 of 4

DRAWN BY: LDW

DATE: 06/20/16

SCALE: NOTED

NOTES:

APPROVED BY:

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N/L 1" DEEP FABRICATED ALUMINUM BACKGROUNDS, PAINTED WHITE WITH DIMENSIONAL FCO GRAPHICS

1/2" THICK ACRYLIC LOGO (BLUE) SEGMENTS AND TEXT, STUD MOUNTED, YELLOW VINYL '1',

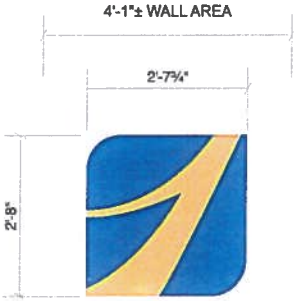
MOUNTED WITH HIDDEN FASTENERS

COLORS:
- PMS 124C - 3-M SUNFLOWER YELLOW (3630-25)
- PMS 2758C - 3-M BLUE (3630-8779)

ITEM B NON-ILLUM. WALL ID

SCALE: 1/2"=1'-0" **(1) REQUIRED**

LEFT SIDE
REMOVE EXISTING SIGN - 33"x 77"x 2"



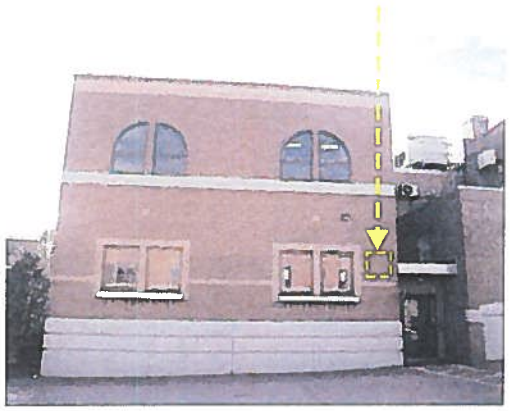
1/2" THICK ACRYLIC LOGO PAINTED BLUE, STUD MOUNTED, YELLOW VINYL '1',

STUD MOUNTED

COLORS:
- PMS 124C - 3-M SUNFLOWER YELLOW (3630-25)
- PMS 2758C - 3-M BLUE (3630-8779)

ITEM B1 NON-ILLUM. WALL ID

SCALE: 1/2"=1'-0" **(1) REQUIRED**



REAR

BANGOR NEON INCORPORATED
Signs
1567 Hammond St.
Bangor ME 04401
Tel: (207) 947-2766
Fax: (207) 942-5931
1-800-639-7103
www.bangorneon.com

First National Bank

BAR HARBOR
102 MAIN ST.

DRAWING NO.: 2 of 4

DRAWN BY: LDW

DATE: 06/20/16

SCALE: NOTED

NOTES:

APPROVED BY:

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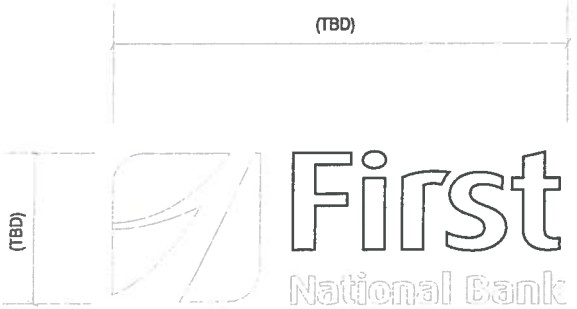
N/L ALUMINUM PANEL WITH VINYL GRAPHICS,
NEW 2"x 2" ALUM. POSTS SET IN CONCRETE

COLORS:
- PMS 124C - 3-M SUNFLOWER YELLOW (3630-25)
- PMS 2758C - 3-M BLUE (3630-8779)

ITEMS C NON-ILLUM. - PARKING REG.
SCALE: 1½"=1'-0" (7) REQUIRED

REMOVE EXISTING



TELLER WINDOW

WHITE VINYL

2nd SFC APPLICATION

ITEMS F VINYL - TELLER WINDOW
SCALE: X"=1'-0" (1) REQUIRED

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BAR HARBOR
102 MAIN ST.

DRAWING NO.: 3 of 4
DRAWN BY: LDW
DATE: 06/20/16
SCALE: NOTED
NOTES:

APPROVED BY:

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GRAPHICS (TBD)

DOORS

COLORS:
- PMS 124C - 3-M SUNFLOWER YELLOW (3630-25)
- PMS 2758C - 3-M BLUE (3630-8779)

WHITE VINYL
2nd SFC APPLICATION

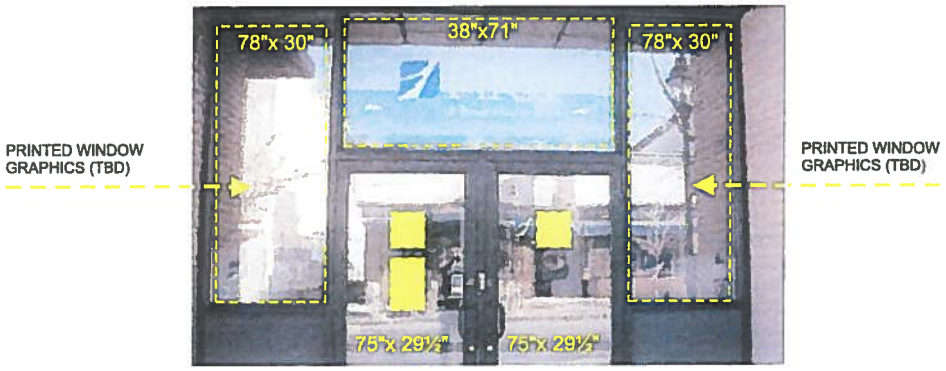
ITEMS D VINYL - WINDOW/DOOR GRAPHICS
SCALE: 1½"=1'-0" **(2) 'ICON' REQUIRED**
(1) HOURS

WINDOW TRANSOM

COLORS:
- PMS 124C - 3-M SUNFLOWER YELLOW (3630-25)
- PMS 2758C - 3-M BLUE (3630-8779)

2nd SFC APPLICATION

ITEMS E VINYL - WINDOW TRANSOM
SCALE: 1½"=1'-0" **(1) REQUIRED**



REMOVE EXISTING LOGO GRAPHICS

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BAR HARBOR
102 MAIN ST.

DRAWING NO.: 4 of 4
DRAWN BY: LDW
DATE: 06/20/16
SCALE: NOTED
NOTES:

APPROVED BY:

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Phyllis Duffy

From: Joel Hansen <joel@bangorneon.com>
Sent: Friday, July 22, 2016 7:59 AM
To: pduffy@barharbormaine.gov
Subject: Fw: Agency

Joel Hansen, VP
Bangor Neon, Inc.
1567 Hammond St.
Bangor, ME 04401

Off: 207-947-2766
Fax: 207-942-5931

www.bangorneon.com
-----Original Message-----
From: Scott Walker
Sent: Friday, July 22, 2016 7:49 AM
To: 'Joel Hansen'
Subject: Agency

To whom this may concern:

This will constitute permission for Bangor Neon to act as agent for First National Bank in applications and discussions regarding sign installations.

Scott Walker
Facilities Manager
First National Bank

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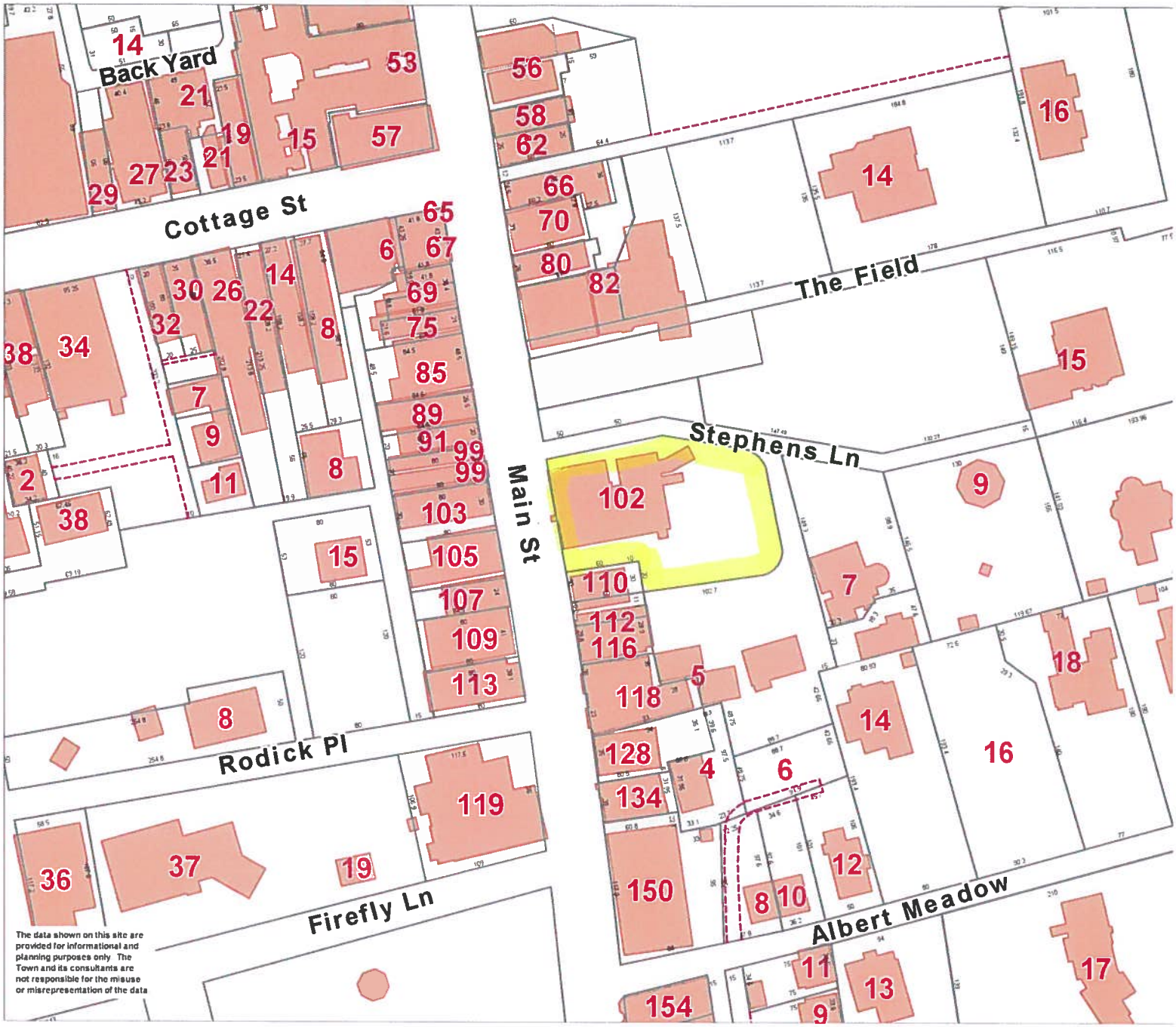
NOTES:

The site has significant road frontage with 90 ft. on Main Street and 150 ft. on Stephens Lane.

The total sign request appears to be about 111.5 sq. ft. not including the signage on the clock.

There is about 83 sq. ft. of glass in the front area and the request for signage is about 28 sq. ft. applied to the glass.



Frontage 90' on Main St.
150' on Stephens Ln.