

**DESIGN REVIEW BOARD**  
**PACKET OF MATERIALS**  
**MEETING OCTOBER 13, 2016**

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda**  
**Design Review Board**  
**October 13, 2016**  
**Council Chambers – Municipal Building**  
**93 Cottage Street**  
**6:00 P.M.**

- I. CALL TO ORDER**
- II. EXCUSED ABSENCES**
- III. ADOPTION OF THE AGENDA**
- IV. APPROVAL OF MINUTES (September 22, 2016)**
- V. BUILDING PERMIT REMINDERS**
- VI. REGULAR BUSINESS**
  - a. Certificate of Appropriateness (Previously Tabled)**  
**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.
  - b. Certificate of Appropriateness**  
**Application:** DRB-2016-51  
**Applicant:** 52 Cottage Street, LLC (Atlantic Brewing)  
**Project Location:** 52 Cottage Street, Tax Map & Lot 104-353-000  
**Proposed Project:** Changes to Exterior Appearance of Non-historic Building (Landscaping).
  - c. Certificate of Appropriateness**  
**Application:** DRB-2016-53  
**Applicant:** Thomas Sargent  
**Project Location:** 122 Cottage Street, Tax Map & Lot 104-160-000  
**Proposed Project:** Changes to Exterior Appearance of Nonhistoric Building.
  - d. Certificate of Appropriateness**  
**Application:** DRB-2016-54  
**Applicant:** Sinclair Builders, Inc.  
**Project Location:** 27 Cottage Street, Tax Map & Lot 104-138-000  
**Proposed Project:** Construction of New Building.
  - e. Certificate of Appropriateness**  
**Application:** DRB-2016-55  
**Applicant:** Rite Aid Real Estate  
**Project Location:** 34 Cottage Street, Tax Map & Lot 104-367-000  
**Proposed Project:** Installation or Changes in Signage.
- VII. OTHER BUSINESS**
- 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](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, September 22, 2016  
Council Chambers – Municipal Building  
93 Cottage Street  
6:00 P.M.**

**I. CALL TO ORDER**

*The meeting was called to order at 6:00 P.M. Members present: Barbara Sassaman, Chair; Steve Demers, Vice Chair; Erin Early Ward, Secretary; Emily Dwyer, Member and Pancho Cole, Member. Also in attendance was Bob Osborne, Planning Director.*

**II. EXCUSED ABSENCES** *Judi Noonan to start in November*

**III. ADOPTION OF THE AGENDA**

*Chair Sassaman moved to adopt the agenda but requesting that item d. (AB Naturals) be heard first. Mr. Cole seconded the motion which passed five in favor and none against.*

**IV. APPROVAL OF MINUTES (September 8, 2016)**

*Mr. Cole moved to approve the September 8, 2016 minutes as presented. Mr. Demers seconded the motion which passed five in favor and none against.*

**V. 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.*

**VI. REGULAR BUSINESS**

**d. Certificate of Appropriateness**

**Application:** DRB-2016-52

**Applicant:** A&B Naturals (Kathryn Arbach)

**Project Location:** 101 Cottage Street, Tax Map & Lot 104-020-000

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

*Kathryn Arbach indicated that the application was to add arbors to the front of the building and to paint the planter box.*

*Mr. Cole moved to approve the application as presented. Mr. Demers seconded the motion. The Board voted unanimously in favor of the motion.*

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

**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.

*Greg Johnston, Todd Hardy and Steve Coston spoke to the Board about the application and the changes that are contained in the revised submission.*

*Mr. Hardy listed the changes that had been made to the plan since the Board's last review of the proposal. The height of the roof is down a foot. The balcony is changed, the entrance to the building is changed. The back of the building is down to three stories. The balconies on the rear of the building were deleted. Trellis were added to each end of the building.*

*Mr. Demers thanked Mr. Hardy for the changes to the drawings. He indicated that the back side of the building is remarkable with simplicity and unity. It has the effect of lowering the roofline a lot. He indicated that the Spring Street side of the building was visually pleasing and the jog in the building was removed. He indicated that the large trees in the front help to mitigate the bulk of the proposed building. He indicated that the second floor columns previously were ok and that he preferred it to the proposed brackets but that was not a major issue for him. Overall he feels that the plan is much improved.*

*Chair Sassaman noted that the building proposed is lowered. Mr. Hardy confirmed that the overall height is now proposed to be 37 feet in height which compares to 39 to 40 feet for Ledgelawn and 32-35 feet for Holbrook House. There was some discussion about what the relevant streetscape area under discussion should be.*

*Mr. Cole indicated that the changes in the drawings are generally appropriate. He indicated that the columns could be brought back. He noted that the changes to the ends of the building brought a much more pleasing line to design for a much better looking building.*

*Ms. Dwyer indicated that the hip roof of the prior iteration of drawings was a pleasing design feature. She questioned the black railings which she regarded as sort of a New Orleans look.*

*Mr. Hardy indicated that the effort was to break up the façade of the front elevation.*

*Ms. Early-Ward discussed her impressions of the second floor balcony on the front elevation of the proposed building. She questioned what the doors were? (Double slider, French doors, etc.)*

*Mr. Hardy indicated that what is proposed is a double French door.*

*Ms. Early-Ward indicated that on this façade she would prefer a single French door and a window.*

*Ms. Early-Ward discussed the length of the proposed ridgeline of the proposed building. Although it was deemed to be of a comparable length to Ledgelawn that building has twice the setback distance so its height is mitigated.*

*Mr. Johnston noted that the district has varied heights and setbacks.*

*Chair Sassaman noted that panels did not improve the look of the railing system and preferred balusters. She agreed that the concept of the single French door and a window was preferred to the double door. She agreed that the Juliet railings look heavy at the current location and perhaps would appear more attractive down one floor. She questioned if the "fake balcony" made sense and suggested that a functional balcony might be an improvement. On the front of the building she encouraged a horizontal band across the building. She indicated that the wider header trim is creating a vertical element to the elevation of the building. She indicated that adding shutters to the dormers would help make the windows look a more appropriate size. She agreed that she preferred the hip roof that*

was on the prior plan. She indicated that she was pleased with the design on drawing 6.3 which is the Spring Street elevation of the building which includes the trellis. She indicated that she was pleased with the balcony rail on drawing 6.4 which is the rear elevation of the building. She noted that she had a list of items to look at that she would pass on to the applicant. She noted that she preferred the entrance part in drawing version 2 to that in drawing version 3.

Mr. Cole indicated that if the drawing would return to the hip roof and columns he would be comfortable.

Chair Sassaman indicated that she wants to see streetscape composites to verify that the scale as proposed works.

Steve Coston indicated that they are open to most of the changes that have been suggested.

Chair Sassaman moved to continue the item to the next meeting. Mr. Cole seconded the motion which was approved unanimously.

**b. Certificate of Appropriateness**

**Application:** DRB-2016-50

**Applicant:** Michael Boland (Acadia Coffee Company)

**Project Location:** 102 State Highway 3, Unit #6, Tax Map & Lot 216-033-000

**Proposed Project:** Installation of Signs.

Mr. Cole asked to be excused because he had to leave at this time.

Chair Sassaman moved to excuse Mr. Cole. Ms. Dwyer seconded the motion which was approved 4 in favor and none against.

**c. Certificate of Appropriateness**

**Application:** DRB-2016-51

**Applicant:** 52 Cottage Street, LLC (Atlantic Brewing)

**Project Location:** 52 Cottage Street, Tax Map & Lot 104-353-000

**Proposed Project:** Changes to Exterior Appearance of Non-historic Building (Landscaping).

Perry Moore indicated that they did not wish to have the Board consider approval at this time and to rather consider this item to be a discussion item.

Mr. Moore noted that the Nancor Thai will not be here long. The Post Office is a significant neighboring building.

Mr. Moore indicated that they are looking at edge barrier issues. They are looking at some separation from Kennebec Street. He discussed the layout of landscaping and the site limitations.

The Board asked a number of questions.

Mr. Moore indicated that they are looking at automobile traffic on Kennebec Street.

*Mr. Moore discussed some materials under consideration for hardscape including granite, block stone paver "bricks"*

*The door of the building was also discussed to possibly be changed.*

*Mr. Moore indicated that they will bring visuals to a subsequent meeting of the Board.*

**e. OTHER BUSINESS**

*The Board requested seeking a legal opinion regarding if part of a property is within the DRB district can the building be on the list?*

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

*Member Early-Ward requested that a discussion item be placed on the agenda about Town projects coming to the Design Review Board for approval. Examples noted were the skate park and Grant Park. (The skate park is not located in the DRB district).*

**g. ADJOURNMENT**

*Member Early Ward moved to adjourn the meeting at 8:33 pm. Ms. Dwyer seconded the motion which was approved four in favor and none against.*

***Signed as approved:***

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

**Date**



G.F. Johnston & Associates  
Consulting Civil Engineers  
58 Hillcrest Circle, P.O. Box 197 Southwest Harbor,  
Maine 04679  
207-244-1200 Phone /Fax



October 6th, 2016

Design Review Board Chair and  
Board Members  
Town of Bar Harbor  
93 Cottage Street  
Bar Harbor, ME 04609

RE: The Mount Desert Street Inn

Dear Board Members:

We have enclosed the additional exhibits requested of the Board during our hearing on September 22<sup>nd</sup>. We have described below the materials enclosed as part of this submittal.

Exhibit 1 shows the building height and size as compared to adjacent structures. This exhibit is simple in content, though effective in showing relationships. The ordinance uses similar graphical representations in describing acceptable design. Section 125-114 B.1 requires *“The height of new buildings and additions or modifications to existing buildings shall be visually compatible with adjacent buildings as seen from public streets. Where an established pattern of building heights exists, the height or apparent height of new, expanded, or modified buildings as seen from the public street shall maintain a complementary patterns”*. A defined pattern of roof heights appears subjective. The building heights indeed vary, though it can be observed that heights “generally” ascend as you travel west on Mount Desert Street, culminating in height at the Catholic Church. Though, there are smaller structures such as Fabricate and residential homes interspersed along the street.

Exhibit 2 is similar to Exhibit 1 though it has been developed referencing Section 125-114 B.2 (a)(b). This section requires comparison of the “building mass to the site”. We have added the footprint of the building relative to its site as compared to the footprint of the adjacent buildings to their site. Exhibit 2 also shows the visual lines and blocks of the proposed structure with the prominent lines and architectural building blocks of the adjacent structures.

Section 125-114 B.2 c states the *“the design of buildings shall be visually compliment the district.”* Based on this requirement have expanded Exhibit 2 to show the buildings in the District as one would drive east on Mount Desert Street.

Exhibit 3 is a revised site plan as requested by the Board Chair by email following the meeting. The site plan has been revised to show the footprint of the new building. As a result of the prior elimination of several rooms and the associated parking the overall lot coverage has been able to be reduced. We want to note that through this effort we are able to move the building further into



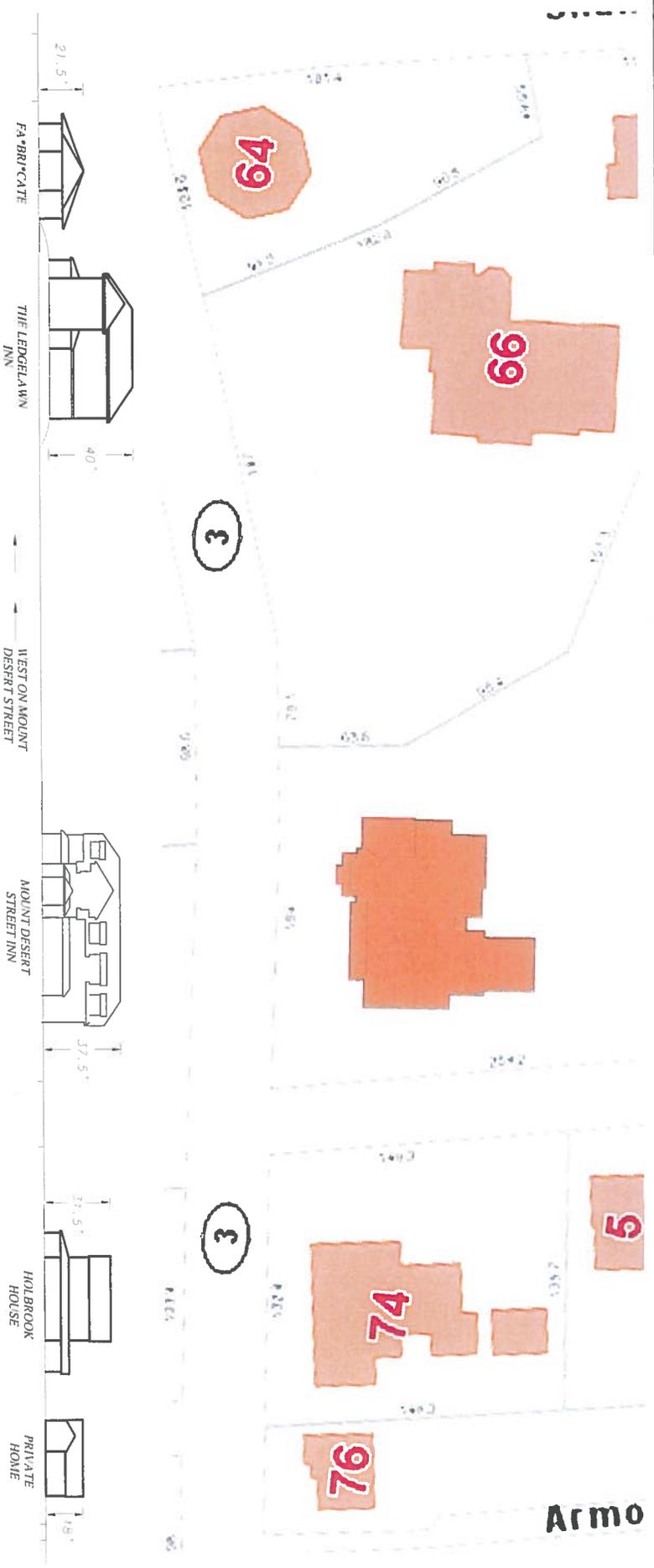
the lot by 3 feet. The proposed building is further back than existing structures and is further into its lot than the closest adjacent structure.

Exhibit 4 is a correction to an exhibit we handed out at the last meeting. We had included the photo exhibit of the buildings in the district with the corridor district line based on an old tax map. We have revised this exhibit to show the correct Mount Desert Street Corridor District division. The correct district divide is west of the Quality Inn. We have revised and resubmitted this exhibit to correct the record file.

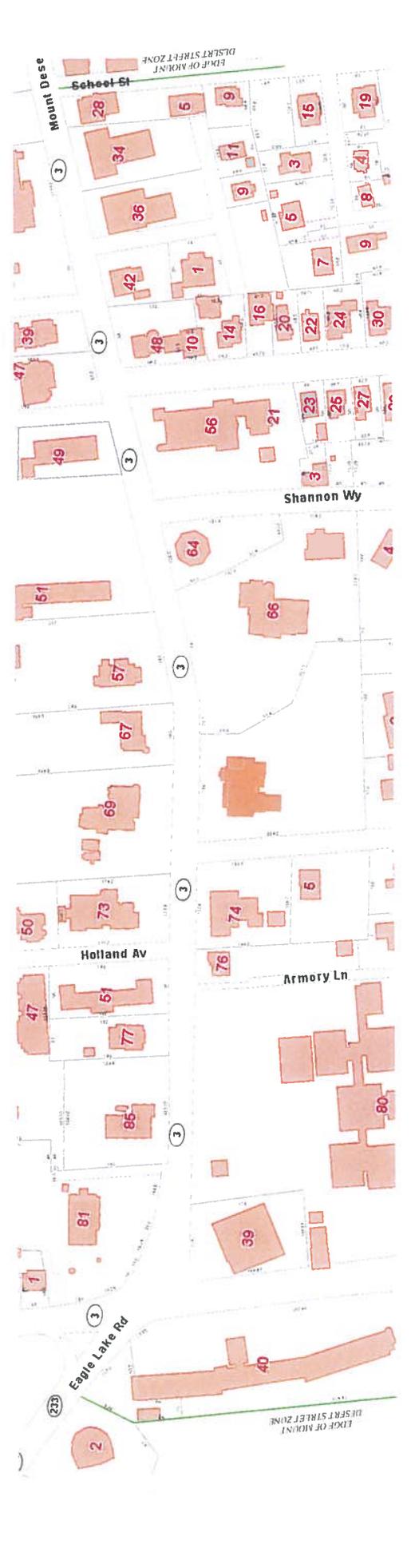
We appreciate the considerable time the Board has spent with this application. We look forward to continuing the review of the project at the Design Review Board meeting scheduled for October 13<sup>th</sup>.

Sincerely,

Greg Johnston P.E.  
G.F. Johnston & Associates



- PRIVATE HOME
- PRIVATE HOME
- ROMAN CATHOLIC CHURCH
- FABRICATE THE LEDGELAWN INN
- MOUNT DESERT STREET INN WEST ON MOUNT DESERT STREET
- PRIVATED BROOK HOME HOUSE
- MALVERN-BELMONT ESTATE
- ACADIA INN
- QUALITY INN







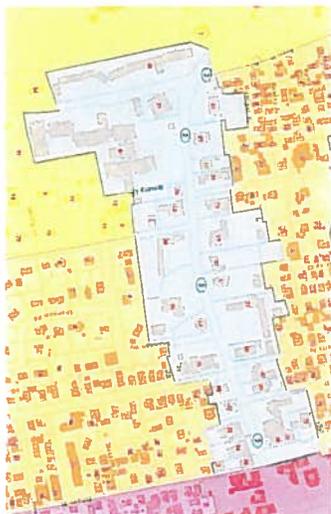
WEST ON MOUNT DESERT STREET



G.F. Johnston & Associates  
Consulting Civil Engineers  
P.O. Box 117  
Southwest Harbor, Maine 04679  
207-544-1200



DISTRICT LINE



G.F. Johnston & Associates  
Consulting Civil Engineers  
P.O. Box 197  
Southwest Harbor, Maine 04679  
207-244-1200



SEP 29 2016

ISSUED  
09.29.16 DRB



D7.1

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

PROJECT

VIEW 1

TITLE





D7.2

ISSUED  
09.29.16 DRB

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

PROJECT

VIEW 2

TITLE





**D7.3**

ISSUED: 08-28-18 DRB

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

PROJECT

**VIEW 3**

TITLE





MOUNT DESERT STREET LLC - Mount Desert Inn



D7.4

ISSUED  
09/25/16 DRB

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

PROJECT

VIEW 4

TITLE



Eden Builders, Inc. is a registered professional engineer and architect. All drawings are subject to the applicable laws and regulations of the State of Maine. Eden Builders, Inc., 2016



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

DRB Application Number: DRB-16-51

Date: 9-15-2016

Map & Lot: 104-353

**GENERAL INFORMATION:**

Project Location:  
street address 52 Cottage Street (corner of Cottage and Kennebec)

RECEIVED  
SEP 15 2016  
TOWN OF BAR HARBOR  
PLANNING CODE ENFORCEMENT

**APPLICANT INFORMATION**

Name: 52 Cottage, LLC Address: 15 Knox Road  
City: Bar Harbor State: ME 04609  
Email: doug@atlanticbrewing.com  
Phone: 207-288-2337

**PROPERTY OWNER INFORMATION**

Name: Same as applicant Address:  
City: State:  
Email:  
Phone:

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

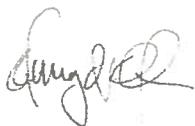
Name: The Moore Companies Address: PO Box 120  
City: Hulls Cove State: ME 04644  
Email: perrynm@hotmail.com  
Phone: 207-288-0006

**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

  
Digitally signed by Perry Moore  
DN: cn=Perry Moore, o, ou,  
email=perrynm@hotmail.com,  
c=US  
Date: 2016.09.15 13:21:08 -04'00'

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:**

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See cover letter, attached

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**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.	Exhibit 1.0
Color photographs or photo simulations of the buildings adjacent to the subject property.	Exhibit 1.0
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.	SD 0.1
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.	NA
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	Attached
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.	NA
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.	NA
<p><b>NOTE:</b>  <b>Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting.</b>  <b>Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</b></p>	

09.15.2016



Design Review Board  
c/o Planning Department  
Town of Bar Harbor ME  
93 Cottage Street  
Bar Harbor ME 04609

RE: Atlantic Brewing/52 Cottage Street

Members of the Board, through the Chair, Ms. Sassaman:

Enclosed are submittals for the application for Atlantic Brewing's building at 52 Cottage Street to address the proposed landscape installation. The building has already been deemed appropriate, but the landscape and site were deferred. We do not expect to obtain an approval at your September 22 meeting, but would like to use that opportunity to "check in" with the DRB members and get guidance on how to proceed with the design in progress. We will take that guidance and supplement the application for the October meeting.

The proposed landscape for the project includes a bluestone paver walkway to the main entrance of the building with a gray blend concrete paver walk on each side leading to sliding doors to each of the first floor units. Along Kennebec Street there is a patio proposed which would be enclosed by black steel and lobster-trap wire panels. This patio will be recessed as the grade along Kennebec is about a foot higher than the finished floor elevation. On the corner of Kennebec and Cottage a plant bed is proposed which will include a street tree in a raised, granite-edged planter, surrounded by native groundcovers. A similar plant bed is proposed for the opposite corner of the building along Cottage Street. Adjacent the second plant bed another granite-edged paver walkway is proposed, along with a metal panel matching the patio enclosure to serve as controlled access to a stairway to the second floor of that unit. The parking pad and sidewalk to the rear entrance are proposed to be surface with asphalt pavement. A third planter that contains the location of utility shut-offs and grade-level access hatches would be placed between the driveway and patio along Kennebec, and planted with groundcovers (we cannot add a tree here because there is an easement for underground utilities that runs from the corner of Cottage to the new pole on the southwest corner of the site). The south side of the property will require a low retaining wall to afford matching the grade of the adjacent driveway. The remainder of the site, behind the building and stairway are proposed to be surfaced with a mulch of crushed stone. This is less of an aesthetic choice than a functional one, since there is a need to provide site drainage into a small yard drain and perforated pipe leading to the storm drains on Cottage Street.

Enclosed are images of the streetscape and surrounding landscape (Exhibit 1.0) and a concept landscape plan (SD 0.1) along with several pages of images which should be helpful:

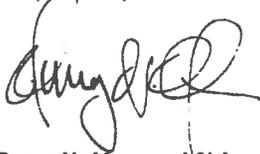
- Elevations of the approved building
- Elevation of a proposed metal barrier for the patio
- Sketch of the proposed granite block and wood bench
- Description and images of the proposed street tree and groundcover species
- Images of the proposed concrete pavers and sample retaining wall panel

PO Box 120 Hulls Cove ME 04644-0120  
67 Main Street, Suite 3 Bar Harbor ME 04609  
48 Union Wharf, Suite 3 Portland ME 04101  
v 207.288.0006 f 207.288.0601  
www.moorecos.com

- Image of the pavers (approved in 2005 by DRB) that were reclaimed and proposed to be reused for the patio along Kennebec Street.

No landscape lighting is proposed.

Respectfully submitted on behalf of the Applicants,

A handwritten signature in black ink, appearing to read "Perry N. Moore". The signature is stylized and cursive.

**Perry N. Moore, ASLA**  
**Maine Licensed Landscape Architect No. 2699**  
**Principal**  
**The Moore Companies**



Atlantic Brewing, Inc.  
 21 Cottage Street  
 Bar Harbor ME

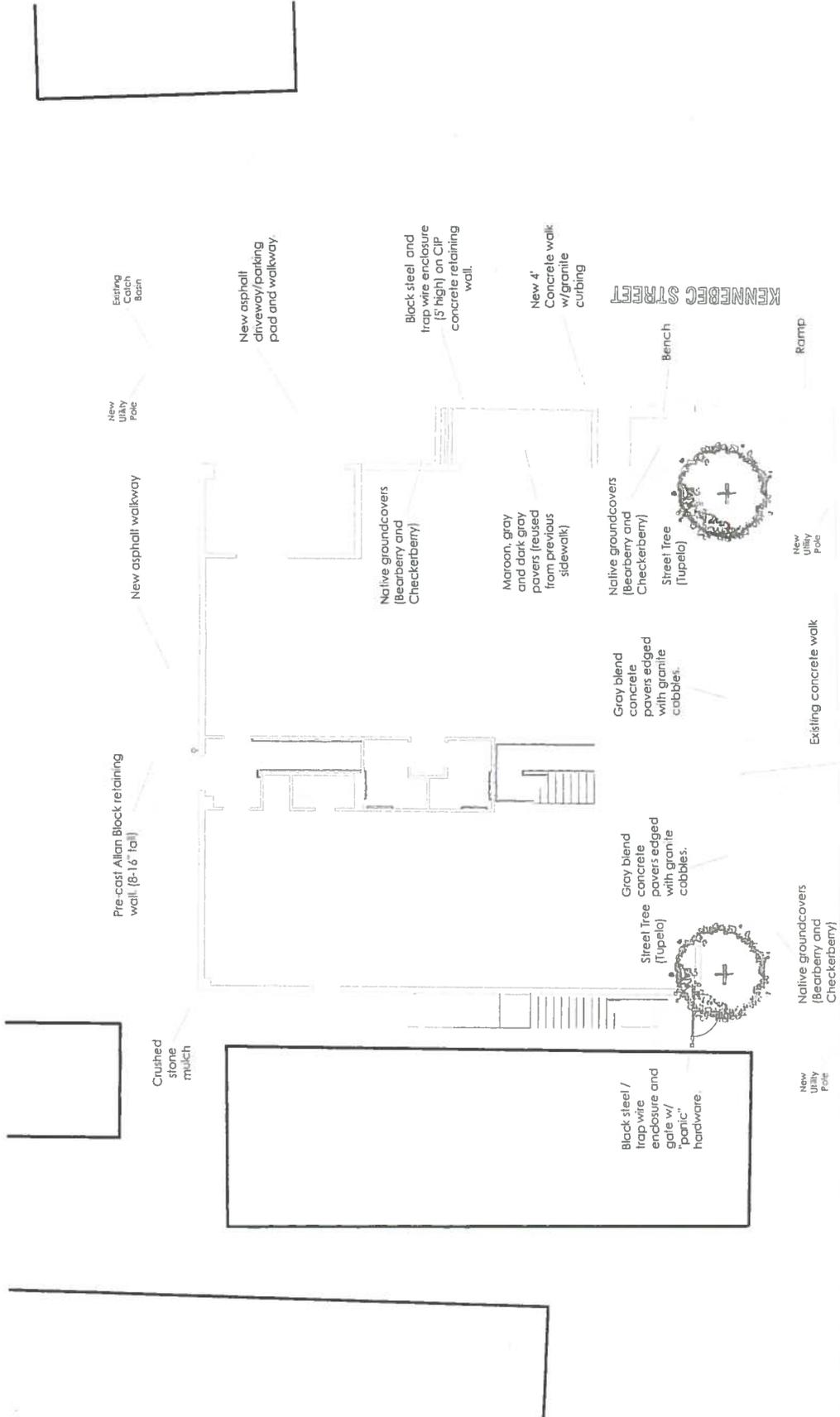
Scale: 1/4" = 1'-0"  
 1" = 3'-0"



North Arrow

Concept  
 Landscape and  
 Site Plan  
 09/15/2016

Owner:  
 52 College LLC  
 Bar Harbor ME 04809  
 Lots are located in the  
 Downtown Village II District  
 (Map: 104 Lot 353)



KENNEBEC STREET

COTTAGE STREET

Black steel /  
 trap wire  
 enclosure and  
 gate w/  
 "panic"  
 hardware

Pre-cast Allan Block retaining  
 wall (8'-16" tall)

Crushed  
 stone  
 mulch

New  
 Utility  
 Pole

Existing  
 Catch  
 Basin

New asphalt  
 driveway/parking  
 pad and walkway.

Black steel and  
 trap wire enclosure  
 (5' high) on CIP  
 concrete retaining  
 wall.

New 4"  
 Concrete walk  
 w/granite  
 curbing

Native groundcovers  
 (Bearberry and  
 Checkerberry)

Maroon, gray  
 and dark gray  
 pavers (reused  
 from previous  
 sidewalk)

Native groundcovers  
 (Bearberry and  
 Checkerberry)

Street Tree  
 (Tupelo)

Gray blend  
 concrete  
 pavers edged  
 with granite  
 cobbles.

Gray blend  
 concrete  
 pavers edged  
 with granite  
 cobbles.

Street Tree  
 (Tupelo)

Native groundcovers  
 (Bearberry and  
 Checkerberry)

Existing concrete walk

Bluestone  
 (12" SQ units)  
 entry court

New  
 Utility  
 Pole

Ramp

Bench



Exhibit 1.0  
Adjacent buildings and Streets

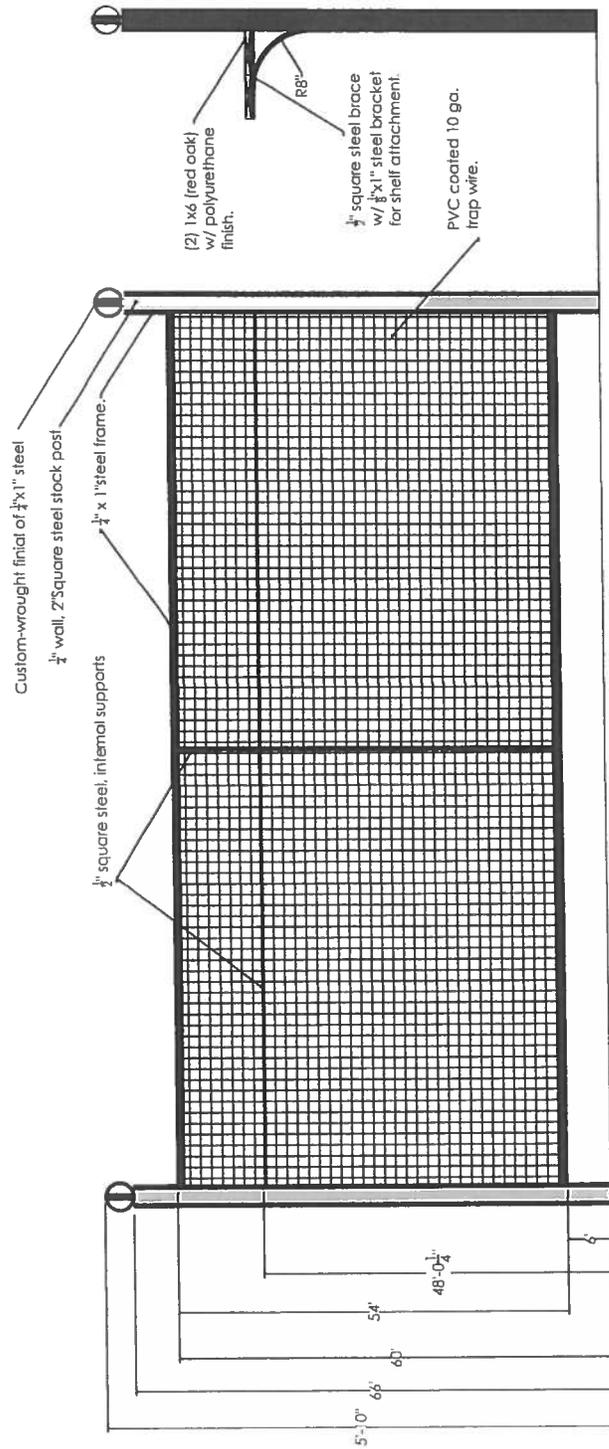








Details of Partition for enclosing patio along Kennebec Street



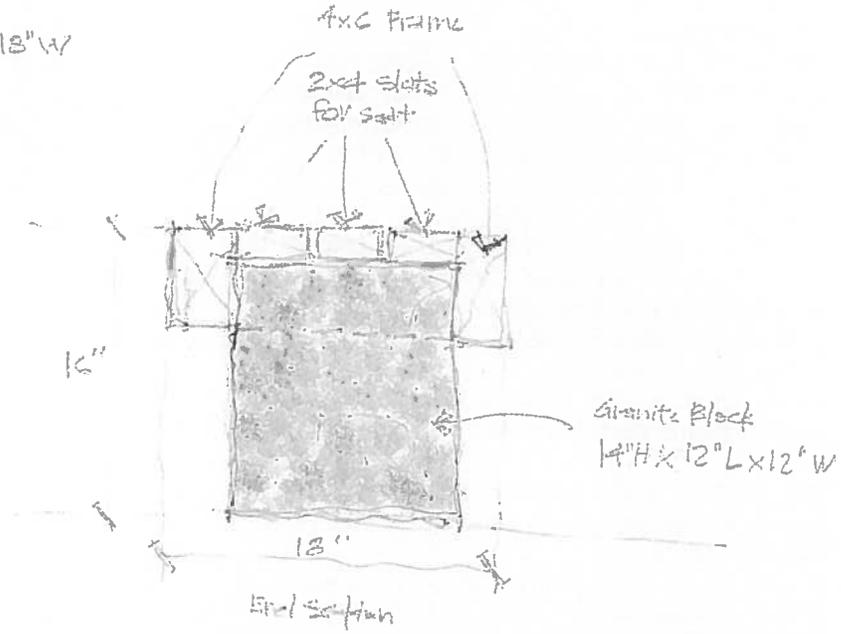
Section view of Iron Partition from Collage Street

Elevation of Iron Partition from Kennebec Street.

Posts connected to concrete footings w/ Simtek model CSC-P00-BLA concrete surface mounting bracket.

Bench

16" H x 3' L x 18" W



***Nyssa sylvatica*** — Black Tupelo, also known as Black Gum, Sour Gum, and Pepperidge.  
(nis'ä sil-vat'i-kä)

FAMILY: Nyssaceae

LEAVES: Alternate, simple, obovate or elliptic, 3 to 6" long, 1 1/2 to 3" wide, entire or remotely toothed, acute or obtusish, cuneate or sometimes rounded at base, lustrous dark green above, glaucescent beneath, pubescent on veins or glabrous at maturity, petiole 1/2 to 1" long, often reddish.

BUDS: Imbricate, 1/8 to 1/4" long, ovoid, vari-colored, yellow-brown to red-brown, smooth or slightly downy at tip, usually brownish on tip of scales.

STEM: Slender, glabrous or nearly so, grayish to light reddish brown, producing numerous short slow growing spurs; bundle traces 3, distinct, forming cavern-like entrance to stem; pith chambered.

SIZE: 30 to 50' in height with a spread of 20 to 30'; can grow to 100' or more but this size is rare.

HARDINESS: Zone 3 to 9.

HABIT: One of our most beautiful native trees; somewhat pyramidal when young with densely set branches, some of which are pendulous; in old age the numerous spreading and often horizontal branches form an irregularly rounded or flat-topped crown; I have seen 60' specimens in Spring Grove Cemetery which were distinctly upright-oval in outline; there is great variation in mature habit; the young trees take on the appearance of *Q. palustris*.

RATE: Slow to medium, 12 to 15' over a 10 to 15 year period.

TEXTURE: Medium-fine in leaf; medium-coarse in winter.

BARK: Dark gray, at times almost black, broken into thick, irregular ridges which are checked across into short segments, giving it a block-like or alligator hide appearance.

LEAF COLOR: Lustrous dark green in summer changing to fluorescent yellow to orange to scarlet to purple colors in the fall; one of our best, most consistent, and most beautiful trees in fall.

FLOWERS: Polygamo-dioecious, appearing with the leaves, small, greenish white, borne in (female) axillary peduncled clusters; the male in many-flowered peduncled clusters, not ornamentally effective.

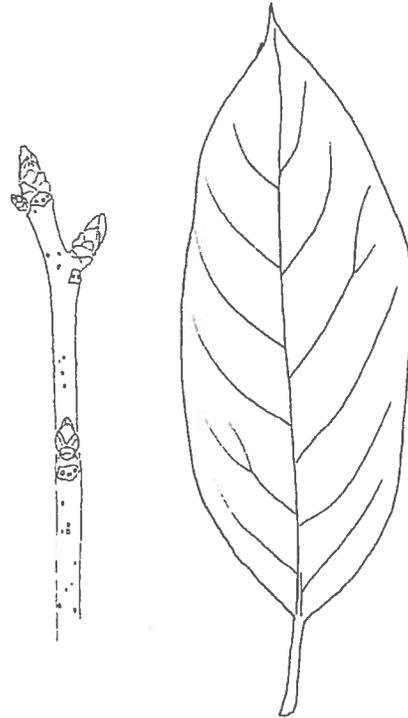
FRUIT: Oblong drupe, 1/2" long, bluish black ripening late September through early October and eaten by many species of birds and mammals.

CULTURE: Difficult to transplant because of taproot; move balled and burlapped in early spring; prefers moist, well drained, acid (pH 5.5 to 6.5), deep soils; however, in the wild it is found on dry mountain ridges, burned over forest land, or abandoned fields, and in cold mountain swamps; does not tolerate high pH soils; full sun or semi-shade and sheltered locations from winds are preferred; prune in fall.

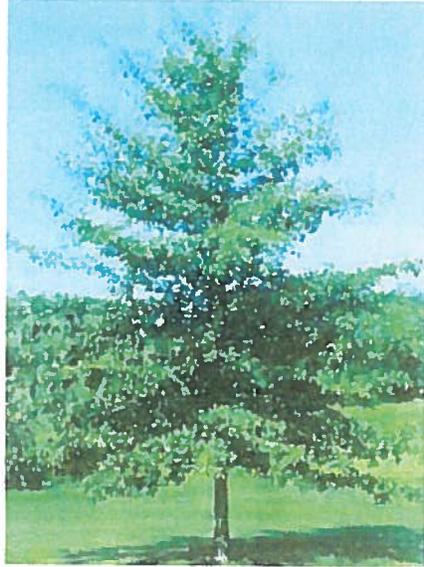
DISEASES AND INSECTS: Cankers, leaf spots, rust, tupelo leaf miner and scale; none are particularly serious.

LANDSCAPE VALUE: Excellent specimen tree, acceptable street tree in residential areas, not for heavily polluted areas; outstanding summer and fall foliage and habit, lovely in a naturalized area.

PROPAGATION: Seeds exhibit moderate embryo dormancy and moist stratification for 60 to 90 days at 41°F is beneficial; I have raised numerous seedlings following this procedure.



Images for Tupelo (*Nyssa sylvatica*)



Summer foliage and general form of semi-mature (10-15 year old tree)



Fall foliage and general form of semi-mature (15-20 year old tree)



Photo by Matthew C. Perry

Close-up of foliage and fruit.

***Arctostaphylos uva-ursi*** — Bearberry, also called Kinnikinick, Mealberry, Hog Cranberry, Sandberry, Mountain Box, Bear's Grape  
(ark-tō-staf'i-los oo-va er'si)

FAMILY: Ericaceae

LEAVES: Alternate, simple, obovate or obovate-oblong, 2/5 to 4/5" long, 1/4 to 1/2" wide, cuneate, revolute, glabrous, lustrous dark green above, lighter beneath; petiole 1/4" long.

BUDS: Solitary, sessile, ovoid with about 3 exposed scales.

STEM: Minutely tomentulose-viscid, becoming glabrate; leaf scars small, crescent-shaped, bundle trace one; older branches covered with papery, reddish to ashy exfoliating bark.

SIZE: 6 to 12" in height by 2 to 4' in width to infinity.

HARDINESS: Zone 2 to 5 or 6.

HABIT: Low growing, glossy leaved evergreen ground cover forming broad, thick mats; single plant may cover an area 15' in diameter.

RATE: Slow.

TEXTURE: Fine.

LEAF COLOR: Glossy bright green to dark green in summer, bronze to reddish in fall; the foliage effect is unique and quite different from most ground covers.

FLOWERS: Perfect, white tinged pink, small (1/6" long) and urn-shaped, late April to May, borne in nodding racemes; dainty and beautiful.

FRUIT: Fleshy drupe, lustrous bright red, 1/4 to 1/3" diameter, late July through August and persisting; beautiful on close inspection.

CULTURE: One of the more interesting species as far as cultural requirements; difficult to transplant and container-grown plants or large mats of plants should be used; although found in diverse soils and habitats it does best in poor, sandy, infertile soils; full sun or partial shade; pH 4.5 to 5.5 is preferable; exhibits good salt tolerance (I have seen the plant growing right next to beach grass on the beaches of Old Cape Cod); set plants 12 to 24" apart; pruning is seldom necessary; never fertilize.

DISEASES AND INSECTS: Nothing serious although black mildew, leaf galls and rust have been reported.

LANDSCAPE VALUE: Outstanding ground cover for that different effect; has been called "the prettiest, sturdiest, and most reliable ground cover"; good bed preparation for this one plant alone is worth the effort.

PROPAGATION: Seeds have impermeable seed coats and dormant embryos; acid scarification for 3 to 6 hours followed by 2 to 3 months of warm and 2 to 3 months of cold stratification resulted in 30 to 60% germination; nursery practice involves 2 to 5 hours in acid followed by summer planting with germination taking place the following spring; at one time, based on the literature, I reported that cuttings were somewhat difficult to root; based on my work and the new work of others I would say this is not totally true; cuttings collected July 28 and treated with 0.8% IBA rooted 80% in sand:peat under mist; October and December cuttings treated essentially as above rooted 70% to 80% in about 6 weeks.

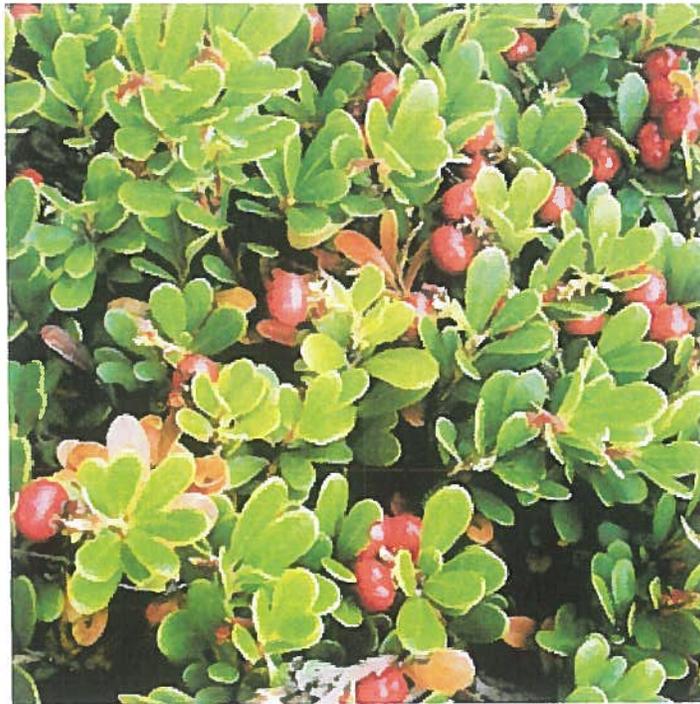
ADDITIONAL NOTES: Although considered to be a strong acidophile by gardeners it is equally at home on limestone and siliceous rock and is a vigorous colonizer of exposed, sandy soils; there are magnificent colonies on Cape Cod that thrive in the most infertile sand; the "emerald carpet" of ground covers.

NATIVE HABITAT: Circumboreal covering Europe, Asia, North America, south to Virginia, northern California. Cultivated 1800.

Images for Bear Berry (*Arctostaphylos uva-ursi*)



General appearance, summer months



Close-up of foliage and fruit

***Gardenia jasminoides*** — Cape Jasmine

(gär-dē'nia jas-min-oy'dēz)

FAMILY: Rubiaceae

LEAVES: Opposite or whorled, simple, evergreen, lanceolate to obovate, 2 to 4" long, one-half as wide, short-acuminate, thickish, lustrous green.

STEMS: Green, moderate, glabrous.

SIZE: 4 to 6 feet by 4 to 6 feet.

HARDINESS: Zone 8 to 10.

HABIT: Dense, rounded evergreen shrub with a sort of "blend into the woodwork constitution" after flowering.

RATE: Medium.

TEXTURE: Medium.

LEAF COLOR: Very beautiful, lustrous dark green; quite leathery in texture.

FLOWERS: Perfect, waxy white, solitary, exceedingly fragrant, 2 to 3" diameter, May, June, July.

FRUIT: Orange, fleshy, ovate, 1 1/2" long berry.

CULTURE: Easily transplanted from containers; requires acid, moist, well-drained, high organic matter soils; protect from winter winds and cold; full sun to partial shade; injured severely at 0°F.

DISEASES AND INSECTS: Powdery mildew, canker, aphids, scale, mealybugs, white flies, thrips, mites, nematodes; requires a degree of attention to keep it looking thrifty.

LANDSCAPE VALUE: Excellent for fragrant flowers and handsome foliage; should be sited near patio or where people will notice the fragrance; flowers open over a long period of time; requires considerable maintenance.

CULTIVARS:

'Fortuniana' — Leaves larger than species; flowers to 4" diameter, double and carnation-like.

'Prostrata' or 'Radicans' — A handsome, small-leaved, almost creeping version of the species; the small, lustrous leaves are especially handsome and coupled with the fragrant flowers make this a better choice for many landscapes than the species; grows 2 to 3' high and spreads 4', forms a graceful flowing evergreen shrub; good mass or facing plant; not particularly hardy; severely injured in exposed locations in Athens when low temperature was +12°F.

PROPAGATION: Softwood cuttings root easily.

NATIVE HABITAT: China.

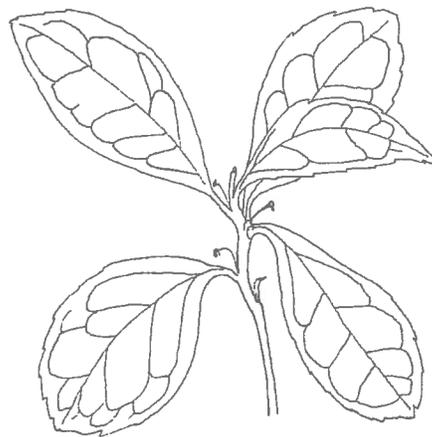
***Gaultheria procumbens*** — Checkerberry or Creeping Wintergreen

(gawl-thēr'i-ā prō-kum'benz)

FAMILY: Ericaceae

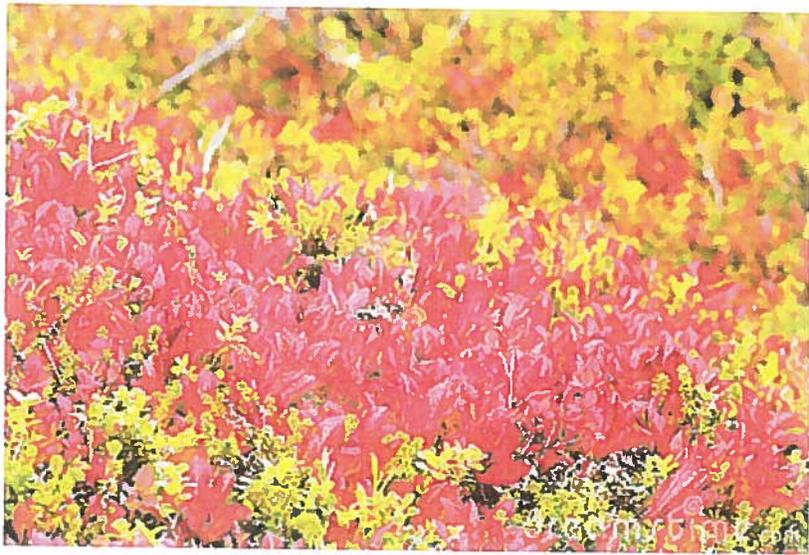
LEAVES: Alternate, simple, oval to obovate, rarely suborbicular, 3/5 to 1 3/5" long, 1/2 to 7/8" long, obtuse and apiculate, crenate-serrate often with bristly teeth, lustrous dark green above, often variegated, glabrous; petiole — 1/6" long.

*Gaultheria procumbens*, Checkerberry or Creeping Wintergreen, is a low growing (6"), creeping, evergreen ground cover. The leaves turn reddish with the advent of cold weather. When crushed they emit a wintergreen odor and have been a source of this oil in the past. Flowers are perfect,





Close-up of flowers



Fall foliage



**Checkerberry (mass planting)**



**Checkerberry (close-up)**

pinkish white, 1/4" long, nodding, solitary, borne May through September. The fleshy, 2/5" long scarlet capsule is present in July through April of the following year. The oil is also extracted from the fruits. Culturally, acid, moist, high organic matter soils prove optimum. Using pieces of sod in spring or early fall are the easiest ways of transplanting. Native from Newfoundland to Manitoba, south to Georgia and Michigan. Introduced 1762. Zone 3. Makes a fine ground cover where it can be successfully grown.

*Gaylussacia brachycera* — Box Huckleberry  
(gā-lu-sā'shi-à bra-kis'e-rà)

FAMILY: Ericaceae

LEAVES: Alternate, simple, evergreen, 3/4 to 1" long, about 1/2 as wide, elliptic, slightly revolute, glabrous, glossy dark green above, paler beneath; very short petioled.

BUDS: Solitary, sessile, ovoid, small, with 2 or some 4 or 5 exposed scales; terminal lacking.

STEM: Slender, roundish; pith small, 3-sided or rounded, continuous; leaf scars low, crescent-shaped or 3-sided; 1 bundle-trace.

SIZE: 6 to 18" high, spreading indefinitely.

HARDINESS: Zone 5.

HABIT: Dwarf evergreen shrub spreading by underground rootstocks and forming a solid mat.

RATE: Slow.

TEXTURE: Medium-fine in all seasons.

LEAF COLOR: Glossy dark green, although when grown in full sun often has a reddish cast; becoming deep bronze to reddish purple in winter.

FLOWERS: Perfect, self-sterile but cross-fertile, white or pinkish, 1/4" long, urn-shaped, May through early June; borne in short, axillary, few-flowered racemes near the end of the shoot.

FRUIT: Berry-like drupe, bluish, ripening in July-August.

CULTURE: Another ericaceous plant which requires considerable cultural manipulation if success is to be had; requires an *acid*, loose, well drained soil supplied with organic matter; full sun but preferably partial shade.

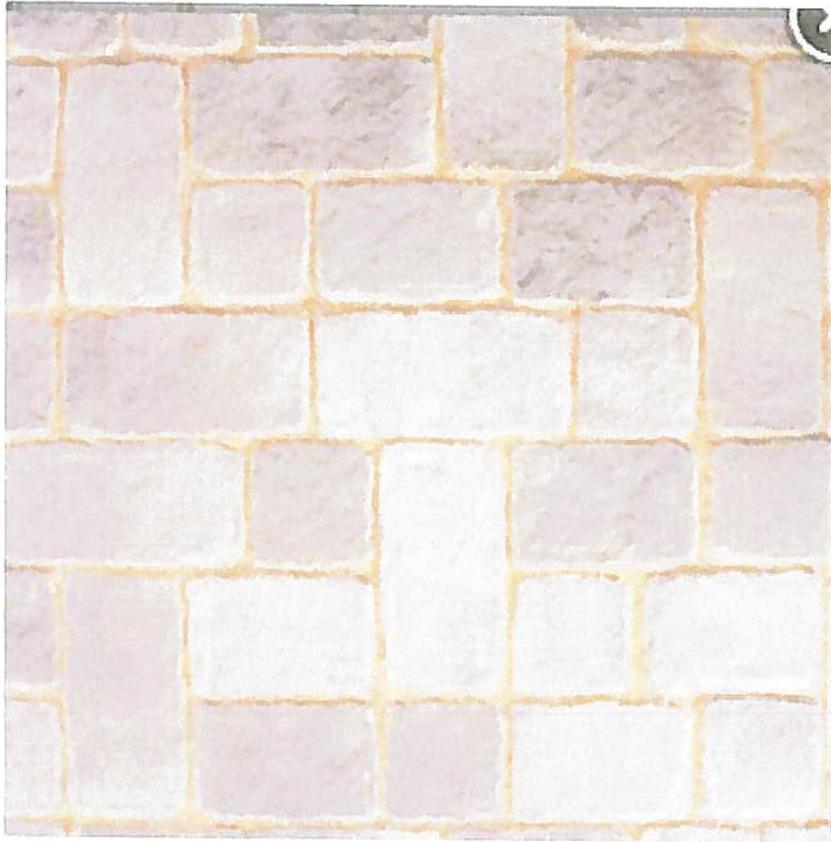
DISEASES AND INSECTS: None particularly serious.

LANDSCAPE VALUE: A very lovely, intriguing evergreen ground cover well suited to areas underneath pine trees and rhododendrons where the soil is acid and well drained.

PROPAGATION: Untreated seeds are slow to germinate; warm followed by cold stratification is recommended; fluctuating warm temperatures of 68 to 86°F for 30 days followed by 50°F for 27 days and 47 days resulted in 80 percent and 96 percent germination of sound seeds; cuttings are variable based on my work; August cuttings treated with 8000 ppm IBA quick dip rooted only 20% while 'Amity Hall North' rooted 80% with the same treatment; other work reports excellent success with fall cuttings and 0.8% IBA talc.

ADDITIONAL NOTES: Rare American plant, lost to American gardens for a time but was re-introduced through the efforts of the Arnold Arboretum. It has been theorized that one particular stand (colony) in the Amity-Hall area of central Pennsylvania covering an area of 300 acres and a mile long originated from one plant and is over 12,000 years old; whether this is totally true is somewhat suspect but it does make for interesting reading.

NATIVE HABITAT: In the mountains and hills from Pennsylvania to Virginia, Kentucky and Tennessee. Introduced 1796.



**Geneste 'Katahdin' Granite-Blend Pavers**



**Allan Block Retaining Wall 'Abbey Blend', Silverado**





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

DRB Application Number:

DRB-16-53

Date:

10-4-2016

Map & Lot:

104-160

**GENERAL INFORMATION:**

Project Location: 122 Cottage Street  
street address  
122 Cottage Street, Bar Harbor, ME

OCT 04 2016

**APPLICANT INFORMATION**

Name: Thomas Sargent Address: 102 State Hwy 3, Apt 6  
City: Bar Harbor State: ME  
Email: thomassargent@yahoo.com  
Phone: 207-664-8900

**PROPERTY OWNER INFORMATION**

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

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

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

**TYPE OF PROJECT**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building                     | <input checked="" type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building | <input type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input checked="" 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 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

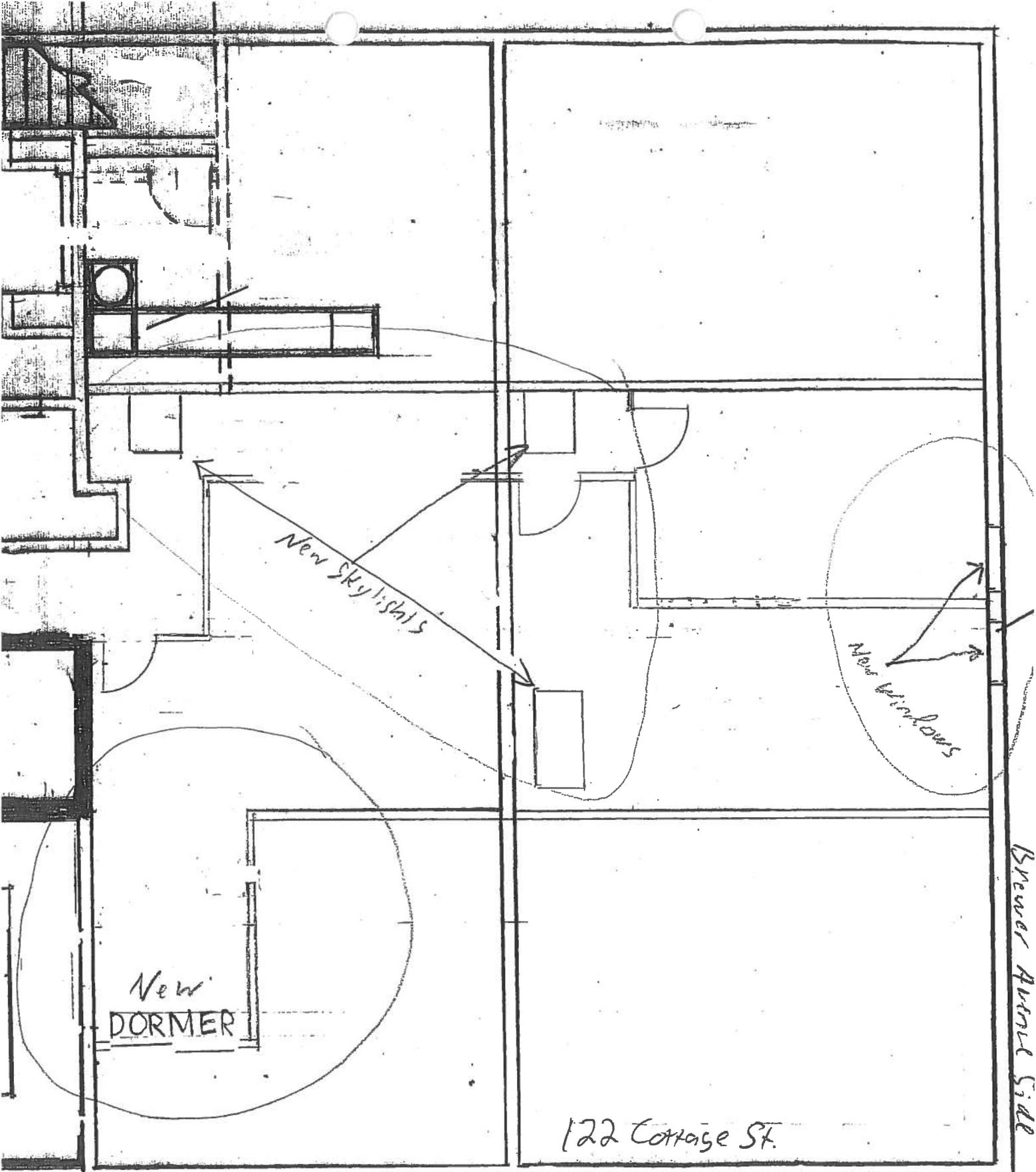
Signature of Applicant

**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:** *Add a dormer to rear building (west side) with sliding glass doors. Add two windows to rear (south side) of building in proportion with existing windows. Repair roof shingles with IKO Charcoal black asphalt shingles. Repair siding with natural white cedar shingles. All colors and detailing to match existing buildings. Add three new skylights to rear building and replace three skylights on North roof of front building. (South)*

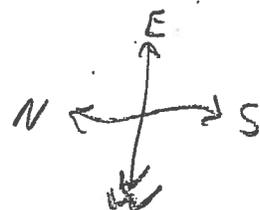
**A complete application to the Design Review Board shall contain the following information:**

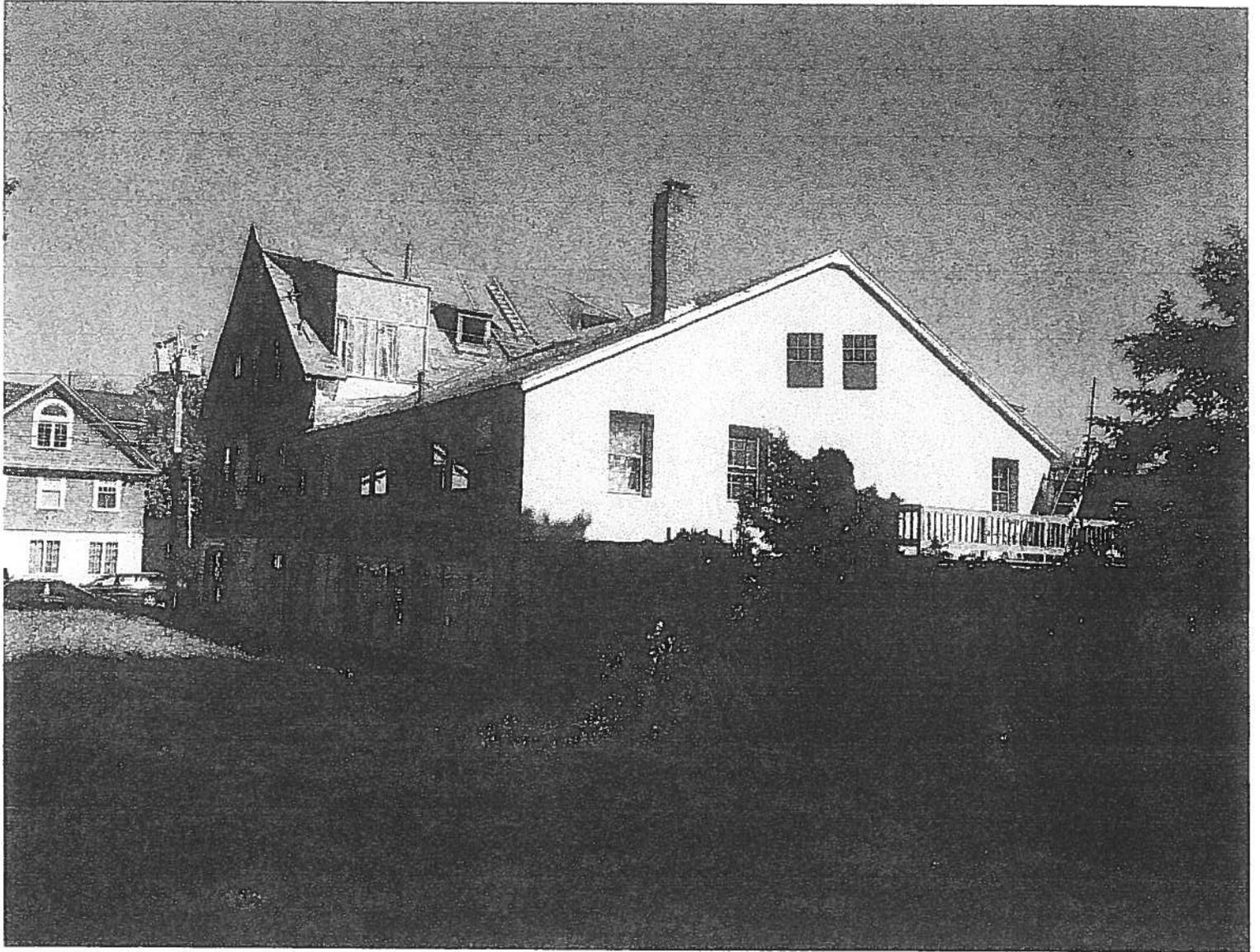
Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered as seen from a public street.	✓
Color photographs or photo simulations of the buildings adjacent to the subject property.	<i>Empty Lot</i>
Detailed building plans drawn 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.	✓
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.	<i>None</i>
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.	✓
<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.	



Cottage St. ←

# 124 Empty Lot







*New Windows*

Google Maps 123 Cottage St

*Replace Skylights*



Image capture: Jul 2011 © 2016 Google

Bar Harbor, Maine  
Street View - Jul 2011

PAYMENT SUMMARY RECEIPT

TOWN OF BAR HARBOR  
93 COTTAGE STREET  
BAR HARBOR ME 04609

DATE: 10/04/16 CUSTOMER#: 000000000  
TIME: 13:51  
CLERK: jturcott

RECPTH: 329383 PREV BAL:  
TP/YR: NS/2017 AMT PAID: 26.00  
BILL: ADJUSTANT:  
EFF DT: 10/04/16 BAL DUE:  
MISCELLANEOUS PAYMENT

-----TOTALS-----

PRINCIPAL PAID:	26.00
INTEREST PAID:	.00
ADJUSTMENTS:	.00
DISC TAKEN:	.00
AMT TENDERED:	26.00
AMT APPLIED:	26.00
CHANGE:	.00

PAID BY: SARGENT  
PAYMENT METH: CREDIT CARD  
PAYMENT REF:



Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness

Application Number: **DRB-16-54**  
Date: **10-13-16**  
Map & Lot: **104/138**

GENERAL INFORMATION:

Project Location:  
street address

**Lot 27 Cottage street Bar Harbor Me.**

**Sinclair Builders INC**

APPLICANT INFORMATION

Name: **Randy Sinclair** Address: **P.O. Box 385**  
City: **Ellsworth** State: **Me - 04605**  
Email: **rsinclair1@myfairpoint.net** **Sinclair buildense my fairpoint.net**  
Phone: **667-7477** **266-8949**

PROPERTY OWNER INFORMATION

Name: **Danny Shein** Address: **P.O. Box 641**  
City: **Bar Harbor** State: **Maine 04609**  
Email:  
Phone: **954-298-5326** **288-1121**

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

*Randy Sinclair*  
Signature of Applicant

RECEIVED

OCT 06 2016

TOWN OF BAR HARBOR  
PLANNING & ZONING DEPARTMENT

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: 40' wide x 100' Length x 12' ceiling height, one level  
retail store

CLOSURE:  SEASONAL                       OPEN YEAR ROUND

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

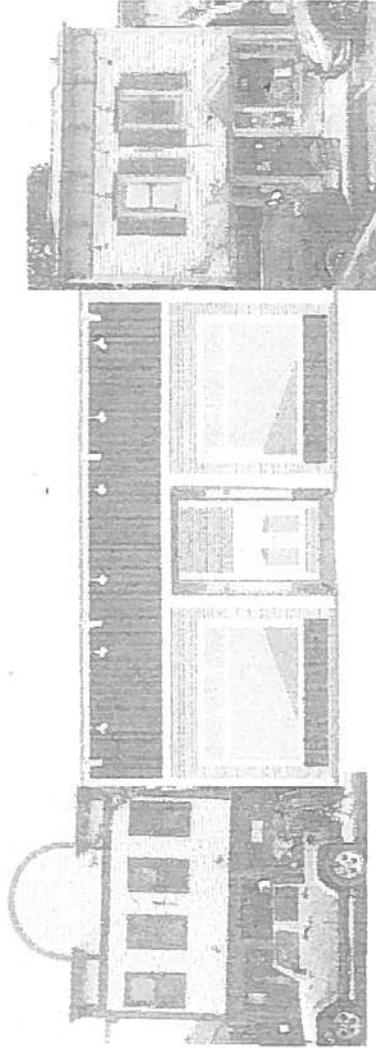
Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered as seen from a public street.	✓
Color photographs or photo simulations of the buildings adjacent to the subject property.	✓
A site plan drawn to scale and meeting the 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 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.	will bring all to meeting Sept 8th
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	Bring to meeting
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.	



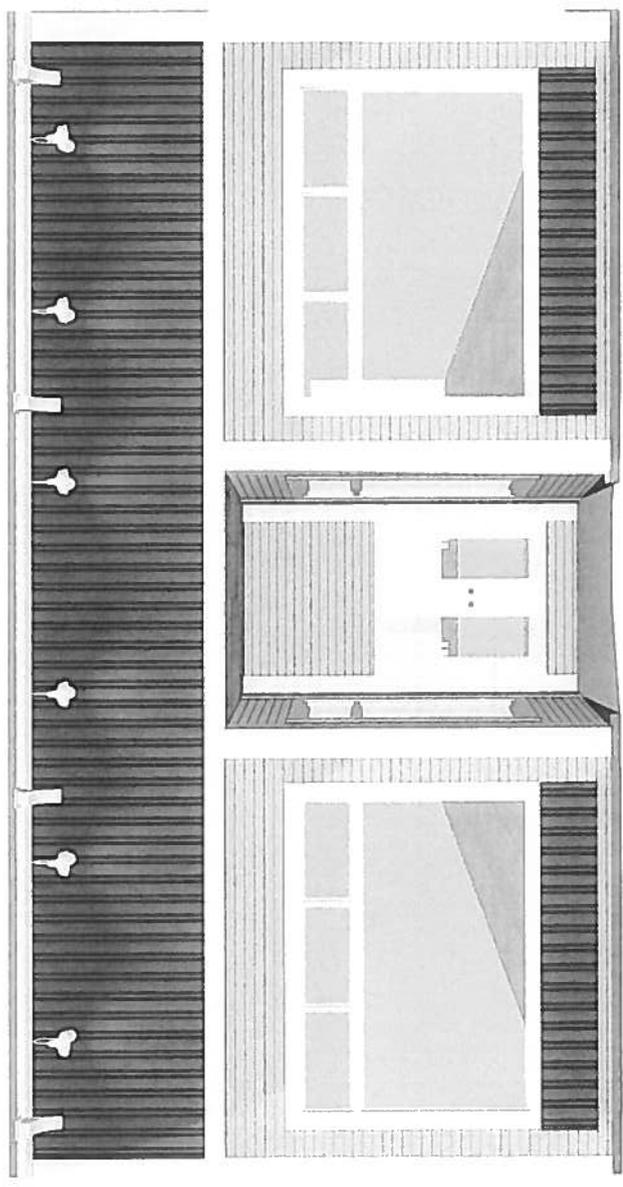
lot # 27  
size 49'x110'

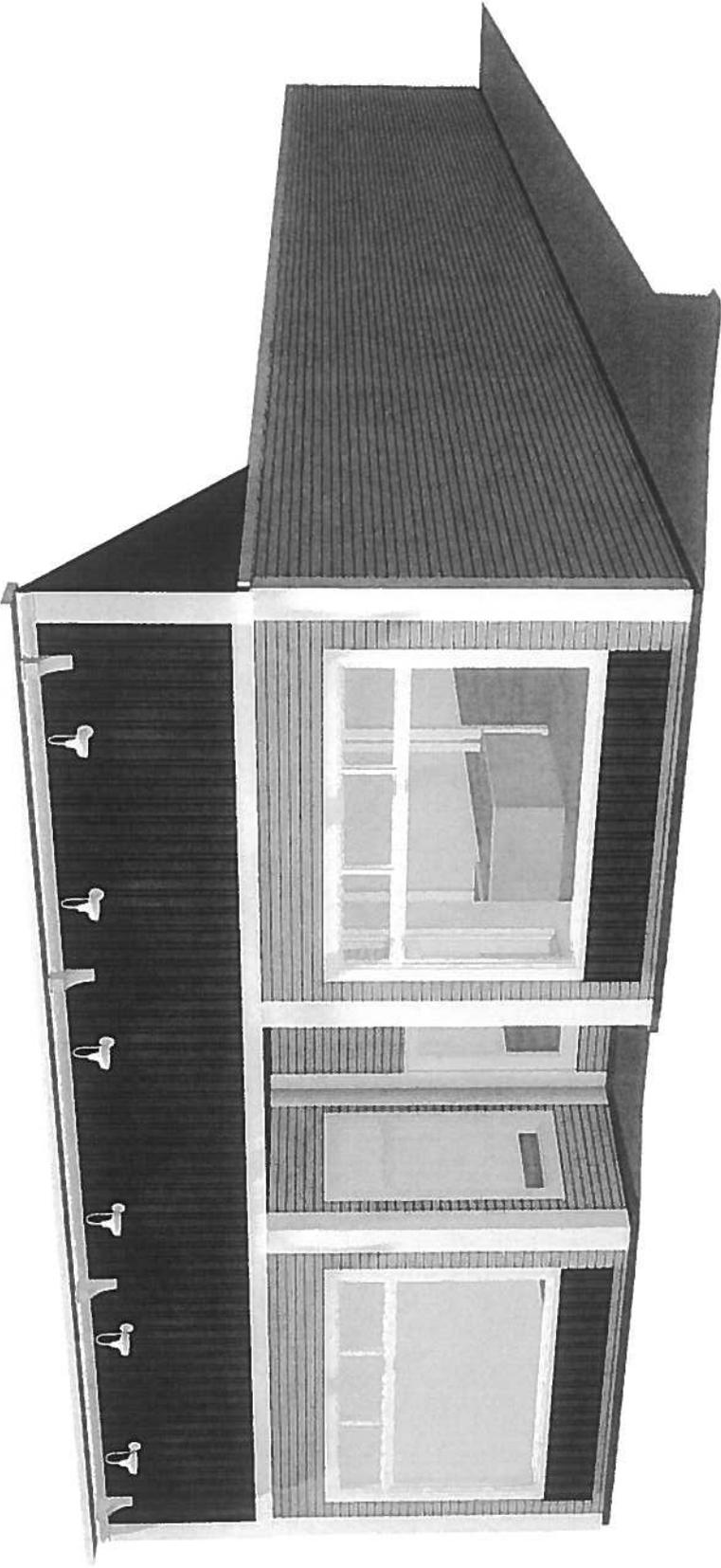
Shown on this site are for information and purposes only. The user assumes all responsibility for the accuracy of the data.

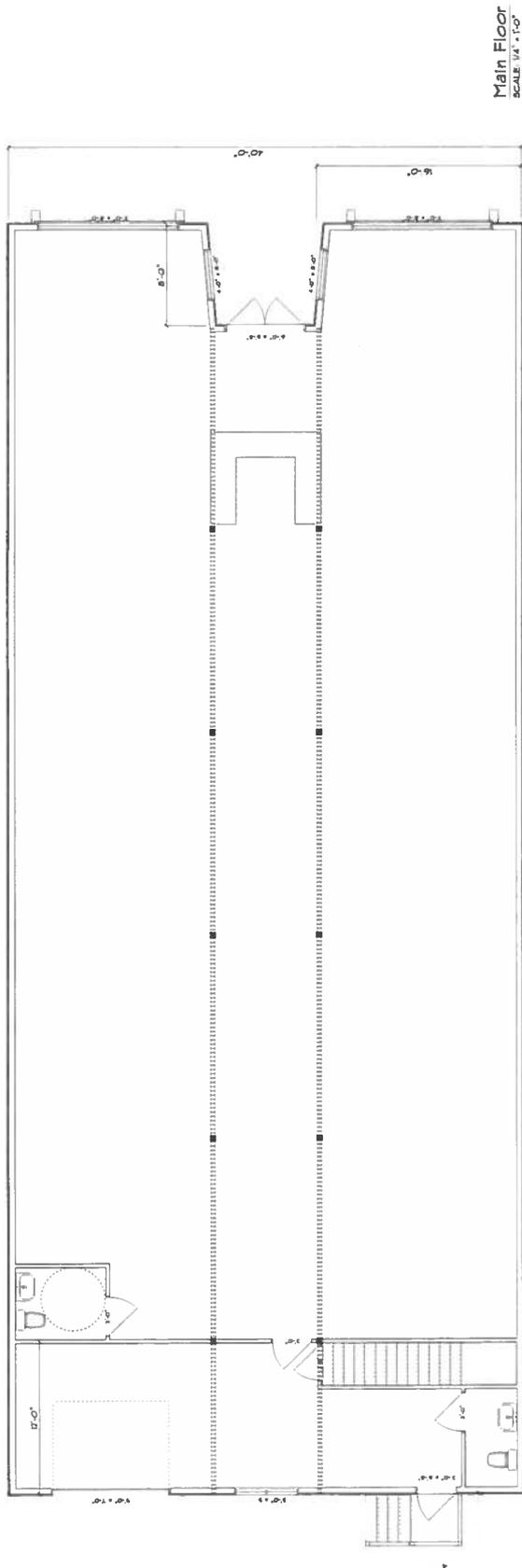
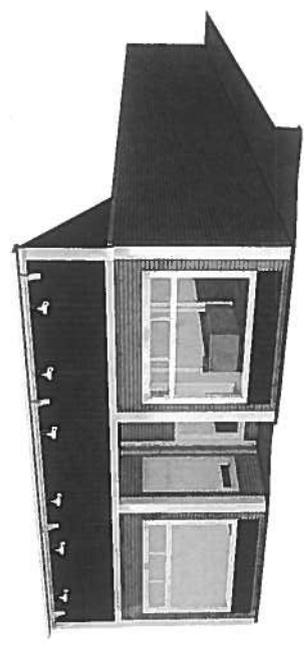
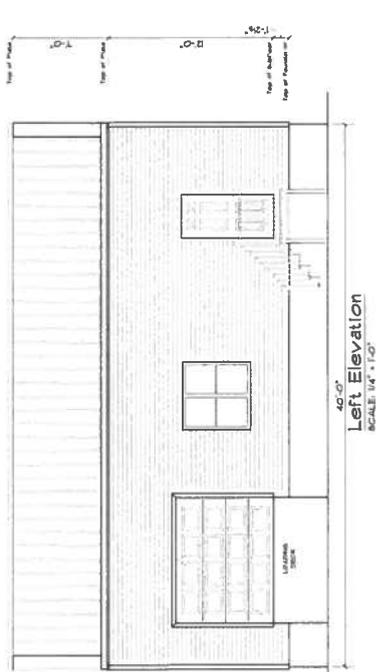
# LOT 27 COTTAGE ST.



LOT 27 COTTAGE ST.

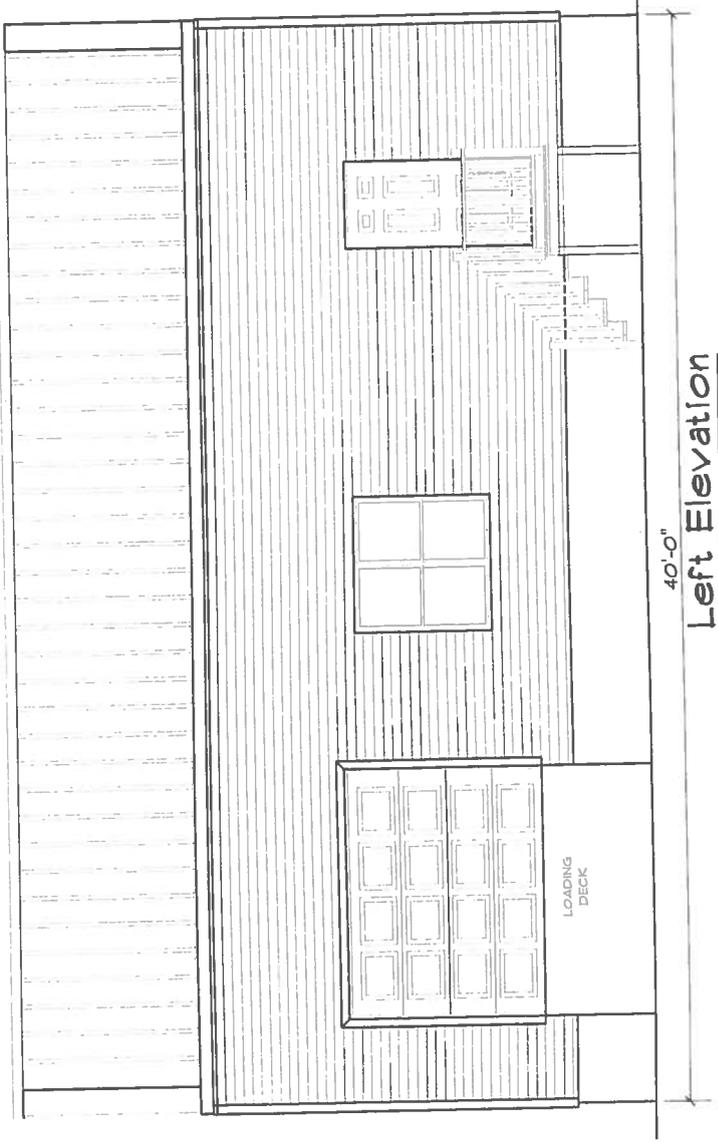
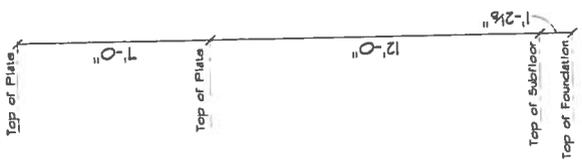
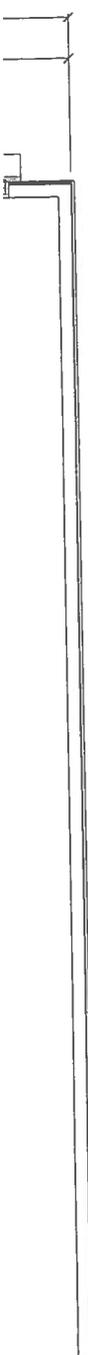






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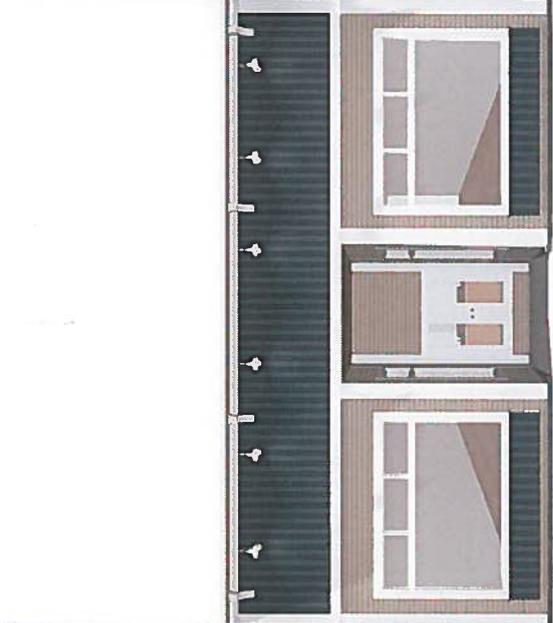
Main Floor  
SCALE: 1/4" = 1'-0"



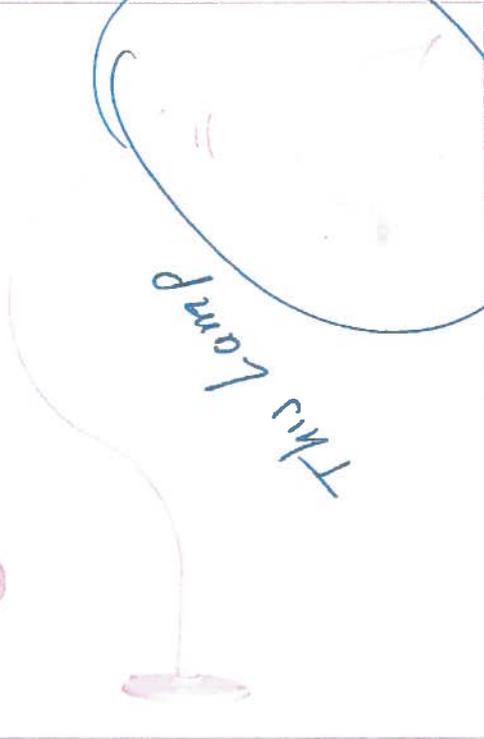
40'-0"  
**Left Elevation**  
SCALE: 1/4" = 1'-0"

PHONE: _____ E: _____		Job Name: SHEIN	Project: E1675
		Contractor/Owner: RANDY SINCLAIR	
BAR HARBOR, ME		Jobsite:	

# LOT 27 COTTAGE ST.



# Sign 18



## Features

- High grade aluminum, asymmetrical reflector provides uniform coverage
- Stays ON in case of power failure with the optional emergency ballast
- Optional wire guard
- Approved for indoor and outdoor applications
- Customizable for application and design flexibility

## Applications

The Sign 18 floorlight is ideal for illuminating signage at close range. For tall signage, it is designed to project at a 70° angle of incidence.

# TMSLIGHTING

ESTABLISHED 1923

## Construction

High grade aluminum reflector and mounting arm, with stainless steel hardware.

## Lamp

Designed to operate with Cree™ 19W LED, compact fluorescent (42W max.), metal halide (100W max.), and incandescent (100W max.) light sources.

## LED Driver

The LED source is controlled by an advanced, integral or remote electronic driver that delivers consistent power.

## Ballast

Ballasts can be integral or remote and electronic. They are efficient with a high power factor greater than 90%, and quiet with an "A" sound rating.

## Options

Globes: Clear and prismatic glass globes are available for greater diffusion, and lamp protection.

Wire Guard: A silver polyester powder-coated wire guard is available for lamp protection.

Aiming Knuckle (AK): A universal swivel-head is available for adjustment.

## Emergency

Integral or remote mount emergency backups are available in either standard temperature or cold temperature versions.

## Mounting

Mount on a flat surface, directly over a standard 4" electrical junction box with holes 3.5" c-c. Follow the installation instructions, and adhere to your local electrical code.

## Finish

Available in several TMS standard, premium, polyester, powder-coated and RAL finishes. See the [Finishes-Diffusers Chart TMS v1.00.pdf](#).

## Compliances

QPS-C/US, or UL-C/US certified to UL 1599 standards. Rated IP23 for use in dry to wet, indoor and outdoor locations. The Consultants Europe (CE) listing is available upon request.



# GBR M1

*This hardware*

## TMS LIGHTING

ESTABLISHED 1923

### Features

- RLM mounting arm fabricated with schedule 40 aluminum
- Cover plate: C2 6" dia. (16 cm)

### Applications

A 11.25" (29 cm) RLM mounting arm, fabricated with 1/2" (13 mm) schedule 40 aluminum. Supplied with a 6" (16 cm) round mounting plate.

Available in a variety of powder coated finishes.

Not for use with 1 1/8" (46 cm) diameter or larger reflectors.

### Construction

Fabricated with 1/2" (13 mm) schedule 40 aluminum.

### Mounting

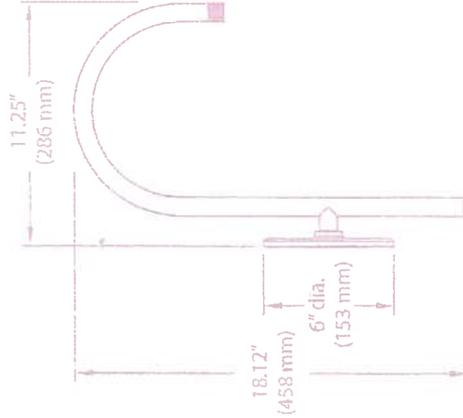
Supplied with a 6" (16 cm) round mounting plate. Mounts to a 4" junction box.

### Finish

Available in a variety of TMS standard, powder-coated finishes. See the Finishes-Diffusers Chart.

### Compliances

CPS-C/US, or UL-C/US certified to UL1598 standards. The Consultant's Europe (CE) listing is available upon request.





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

DRB Application Number: DRB-16-55

Date: 9/9/16

Map & Lot: 104-367-000

**GENERAL INFORMATION:**

Project Location: 34 Cottage Street Bar Harbor, ME 04609  
street address

OCT 05 2016

**APPLICANT INFORMATION**

Name: Sign Art, Inc Address: 5757 E. Cork Street  
City: Kalamazoo State: Michigan  
Email: jcraven@signartinc.com  
Phone: 269-381-3012

**PROPERTY OWNER INFORMATION**

Name: RITE AID REAL ESTATE/ACCT. Address: P.O. BOX 3165  
City: Harrisburg State: PA  
Email:  
Phone: 269-381.3012

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

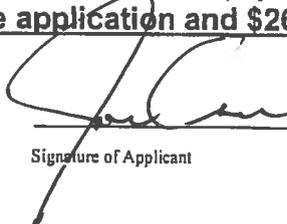
Name: Sign Art, Inc Address: 5757 E. Cork Street  
City: Kalamazoo State: Michigan 49048  
Email: jcraven@signartinc.com  
Phone: 269-381-3012

**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

  
Signature of Applicant

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

Detailed Project Description: Rite Aid Pharmacy to remove and replace existing signs with new to enhance attractiveness and blend harmoniously with the character of the Town.

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**CLOSURE:** [ ] SEASONAL

OPEN YEAR ROUND

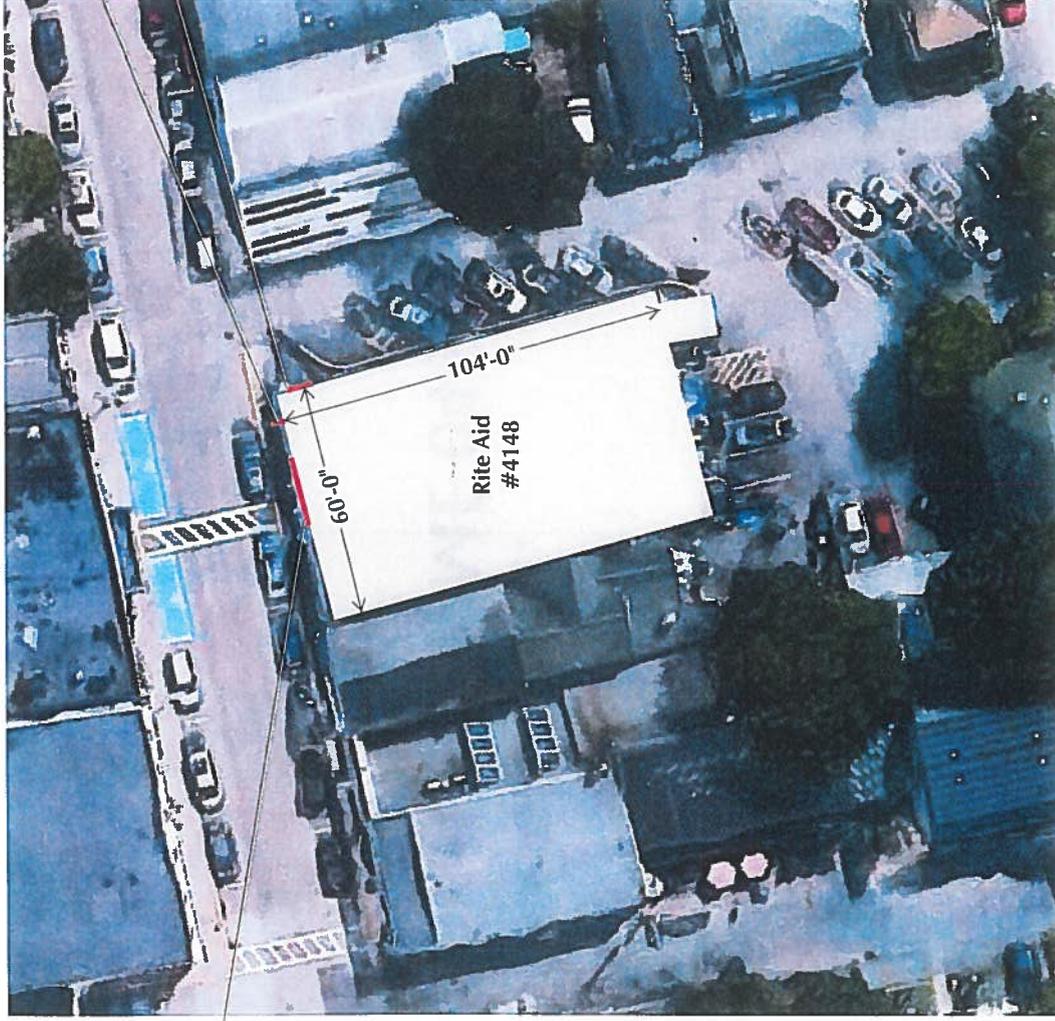
A complete application to the Design Review Board shall contain the following information:

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>	



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**Store #4148  
34 Cottage St.  
Bar Harbor, ME 04609**



Site Plan

Scale: None

Rite Aid #4148 — 34 Cottage St., Bar Harbor, ME 04609

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Lead #JC-6028867

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AP 9-8-16 Approved for: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

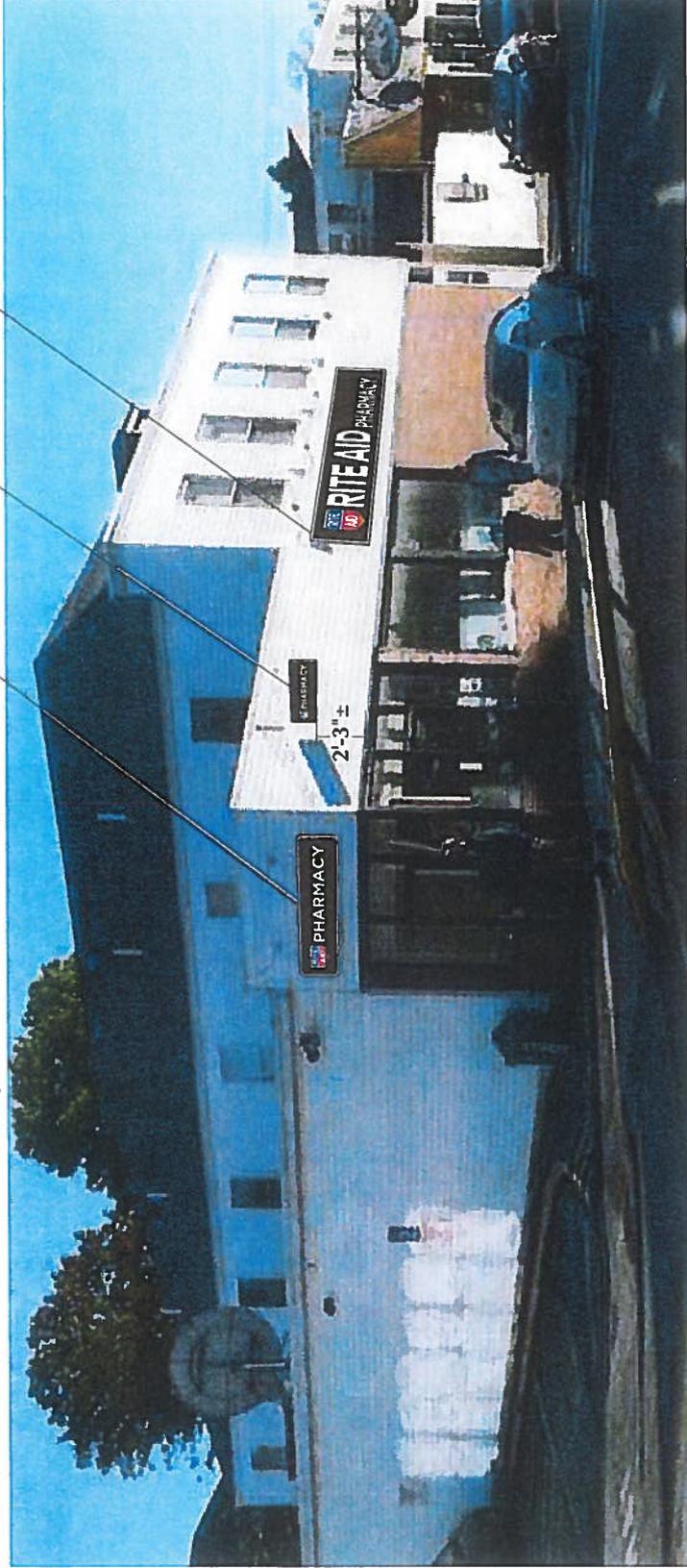


Existing Sign Square Footage	
Sign #1	2'-9" x 20'-0" = 55.00 Sq.Ft.
Sign #2	1'-0" x 1'-6" = 1.50 Sq.Ft.
Sign #3	1'-0" x 6'-0" = 6.00 Sq.Ft.

Existing Elevation

Scale: None

Sign #1  
Sign #2  
Sign #3



Proposed Elevation

Scale: None

Rite Aid #4148 — 34 Cottage St., Bar Harbor, ME 04609

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AP 9-8-16 Approved for: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Lead #JC-6028867

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**Sign #1 — Non-Illuminated Wall Sign**

Scale: 1/2" = 1'-0"

Remove existing sign and replace with new 2" deep, single faced 18 pound sign foam painted GripCard EFX semi-gloss to match #6076 Turkish Coffee. Sign to have 1 1/2" raised border with copy to read 'Logo & RITE AID PHARMACY'. Letters and border to be painted GripCard EFX semi-gloss bright white. Shield painted GripCard EFX semi-gloss to match #2870 blue and #2283 red.

**Note:** Sign to be centered over existing sign on facade and mounted flush to building facade. Removed materials to be disposed of in accordance to local, state, and federal EPA regulations.

Square Footage
2'-0" x 17'-0" = 34.00 Sq.Ft.



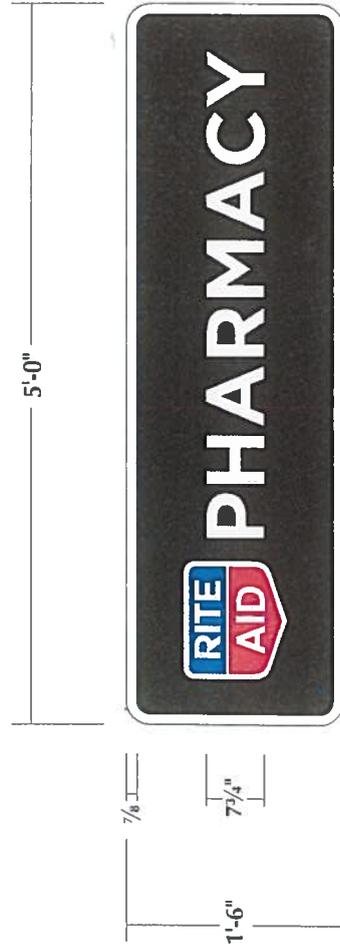
**Sign #2 — Non-Illuminated Projecting Sign**

**Scale: 3/4" = 1'-0"**

Install one (1) 2" deep Sign Foam sign with 1" radius corners and painted #6076 Turkish Coffee. Border and 'PHARMACY' copy to be painted semi-gloss white. Shield to be painted GripCard Plus semi-gloss to match #2870 blue, #2283 red with 'RITE', 'AID', and border to be painted white.

**Note:** Sign to be installed on projecting support steel from facade of building. Existing sign to be removed and new sign to be installed in exact location. Removed materials to be disposed of in accordance to local, state, and federal EPA regulations.

Square Footage
1'-2" x 3'-0" = 3.50 Sq.Ft.



**Sign #3 — Single Faced Wall Sign**

**Scale: 3/4" = 1'-0"**

Install one (1) 2" deep Sign Foam sign with 2" radius corners and painted #6076 Turkish Coffee. Border and 'PHARMACY' copy to be painted semi-gloss white. Shield to be painted CripCard Plus semi-gloss to match #2870 blue, #2283 red with 'RITE', 'AID', and border to be painted white.

Square Footage
1'-6" x 5'-0" = 7.50 Sq.Ft.