

**Cover Page
for Thursday January 9, 2025
Design Review Board Meeting**

*Project Information is available at https://www.barharbormaine.gov/271/Design-Review-Board	Material Issued	Issued on 12/27/2024
ITEMS		
Cover page with date		
January 9, 2025 Meeting Agenda		
Minutes for approval: <ul style="list-style-type: none"> • December 12, 2024 		
Applications: <ul style="list-style-type: none"> • Certificate of Appropriateness Application: DRB-2025-01 • Certificate of Appropriateness Application: DRB 2025-02 		

**Town of Bar Harbor
Agenda — Design Review Board
Thursday, January 9 at 4:00 PM
93 Cottage Street
Bar Harbor, Maine**

I. CALL TO ORDER

II. EXCUSED ABSENCES

III. ADOPTION OF AGENDA

IV. APPROVAL OF MINUTES

a. December 12, 2024

V. PUBLIC COMMENT

To make comment, please email designreview@barharmoraine.gov (goes to all board members and town staff)

VI. BUILDING PERMIT REMINDERS

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: 2025-01

Applicant: Mt Desert Island Hospital

Owner: Mt Desert Island Hospital

Project Location: 10 Wayman Lane, 108-007-000

Proposed Project: Hospital expansion and exterior redesign.

b. Certificate of Appropriateness

Application: 2025-02

Applicant: Coastal Maine General Contractor

Owner: Gurney Investment Properties

Project Location: 1311 State Highway 102, 217-090-000

Proposed Project: Installation of a new fence, parking lot, and temporary Lobster Storage.

VIII. OTHER BUSINESS

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

X. ADJOURNMENT

**Town of Bar Harbor
Minutes — Design Review Board
Thursday, December 12 at 4:00 PM
93 Cottage Street
Bar Harbor, Maine**

I. CALL TO ORDER

The meeting was called to order at 4:00 PM. Members present included: Chair Barbara Sassaman, Vice-Chair Erin Cough, Pancho Cole, Mike Rogers, and Andrea Lepcio and Kate Macko via Zoom.

II. EXCUSED ABSENCES

Bo Jennings was excused.

III. ADOPTION OF AGENDA

Mr. Cole moved to adopt the agenda. Vice-Chair Cough seconded and the motion passed 6-0.

IV. APPROVAL OF MINUTES

a. November 14, 2024

Vice-Chair Cough moved to approve the minutes. Mr. Cole seconded and the motion passed 6-0.

V. PUBLIC COMMENT

There was none.

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: 2024-32

Applicant: WMH Architects

Owner: Village Green Rentals, LLC.

Project Location: 36 Kennebec Place, 104-400-000

Proposed Project: Changes to Exterior Appearance of Non-historic Building, removing existing garage door, installing new door, new siding, and window trim.

A representative for the applicant explained the project. The project is to remove the old garage door, add a personnel door, and replace the siding. It was explained this was one phase in a multi-phase project.

Mr. Cole asked about the asbestos siding. The representative for the applicant explained the asbestos siding would be handled by a company certified to do so.

Mr. Cole moved to approve the application as submitted. Vice-Chair Cough seconded and the motion passed 6-0.

b. Certificate of Appropriateness

Application: 2024-33

Applicant: Jeff Chamberlain

Owner: HP & J Holdings

Project Location: 194 Main Street, 104-492-000

Proposed Project: Installation of Changes in fences and freestanding walls, install new fence.

Peter Hasting was present at the meeting. He explained the project, hoping to replace the existing fencing with new aluminum fencing.

The board did not have any questions.

Chair Sassaman moved to approve the application as submitted. Vice-Chair Cough seconded and the motion passed 6-0.

VIII. OTHER BUSINESS

a. Appendix A Discussion

There were a few updated presented by Chair Sassaman. Requesting consistency between “Street” and “St.” and a few other spelling related issues. She requested 125-121 be updated to offer additional clarity.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Chair Sassaman requested working on the Design Review Board Handbook next.

X. ADJOURNMENT

Mr. Cole. moved to adjourn the meeting at 4:18 PM. Vice-Chair Cough seconded.

XI. WORKSHOP

A brief discussion of the Design Review Board proposed amendment was discussed. The Board decided they were finished with the amendment and provided it to the Planning office to prepare for adding to a ballot vote.



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

DRB Application Number:
2025-01

Date:
RECEIVED DEC 20 2024

Map & Lot:
108-007-000

Project Address: 10 Wayman Lane, Bar Harbor, ME

Applicant Name: Mt Desert Island Hospital Address: 10 Wayman Lane

City: Bar Harbor State: ME

Email: chrissi.maguire@mdihospital.org

Phone: 207.288.5082 | Ext 1330

Property Owner Name: Mt Desert Island Hospital Address: 10 Wayman Lane

City: Bar Harbor State: ME

Email: chrissi.maguire@mdihospital.org

Phone: 207.288.5082 | Ext 1330

Architect/Designer Name: SMRT/Jessica Johnson Address: 75 Washington Ave, Suite 3-A

City: Portland State: ME

Email: jjohnson@smrtinc.com

Phone: 207.321.3869

TYPE OF PROJECT

- Demolition or Relocation of Historic Building
- Changes to Exterior Appearance of Nonhistoric Building
- Changes to Exterior of Appearance of Historic Building
- Installation or Changes in Outdoor Storage/Display/Vending Machines
- Construction of New Building or Expansion of Nonhistoric Building
- Installation or Changes in fences and freestanding walls
- Installation or Changes in an internally illuminated sign or awning

FEE

Project Cost: \$ 36,272,435.00

\$ 31.00 for Residential and Commercial projects less than 1 million.

\$ 66.00 Commercial projects more than 1 million

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

NOTE: Applications are due 14 days in advance of the next regularly scheduled Design Review Board meeting.

Signature of Applicant

Christina J. Maguire

Signature of Owner (if different from Applicant)

**Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Brief Project Description:

Please provide a brief description of the project

The Master Campus Expansion project includes 3 new additions and renovations to existing spaces to maximize the Hospital's existing location, footprint and infrastructure. The additions include the Emergency Department, Surgical Services, mechanical air handling systems, and new patient, staff and ambulance entrances to the Hospital. This includes constructing a new main entrance to the Hospital along Main Street as well as new entries for the Emergency Department and ambulances on Wayman Lane. Comprehensive site work will create additional needed parking for Hospital patients and staff, as well as green space.

Road Frontage: 327 ft (Main St), _____ Open Seasonally Open Year Round
 566 ft (Wayman Lane), 360 ft (Hancock St)

ALL Applications must include:

Please provide materials in the order listed below and check the "provided?" column.

Requirement	Provided?		Reserved for Planning Staff Review
	Y	N	
1 NARRATIVE —Description of the building's use, location, setbacks, adjacent structures, dimensions, materials, colors, etc.	X		X
2 PHOTOS OF EXISTING BUILDING —color photographs or simulations of the existing building, structure, or site showing all facades that can be seen from the public street.	X		X
3 PHOTOS OF ADJACENT PROPERTIES —color photographs or simulations of the adjacent buildings to the subject property, including those across the street and next door. These photos should depict setbacks from the street, building heights, front façade proportions, building scaping and materials, and existing patterns and relationships.	X		X
4 DETAILED PLANS —Drawings, photos, or simulations of proposed changes that are planned for the property. This should depict all sides of the new structure that will be visible from the road.	X		X
5 SCALED SITE PLAN —Scaled drawing, photo, or simulation of the site showing all proposed and existing structures , including fences, buildings, storage areas, etc. This site plan should take required property setbacks into account.	X		X
6 MATERIALS —Details of all external materials, including type, color and composition. Paint chips or product samples shall be provided for each addition.	X		X
7 LIGHTING —Details of any new or proposed changes to lighting and lighting levels.	X		X

If NO was selected in the above table for any of the requirements, please describe why it was not included.

**Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Are you Demolishing or relocating a historic building?

No Yes

If no, you have completed the application.

If yes, please provide the documents requested in the table below.

Required Submittals for Demolition or Relocation of a Historic Building ONLY:

In addition to the table on page 2, please provide materials in the order listed below and check the "provided?" column

Requirement	Provided?		Reserved for Planning Staff Review
	Y	N	
1 STATEMENT FROM DESIGN PROFESSIONAL —Please provide a statement from an engineer or architect outlining the structural condition of the building, the condition of the building systems, and issues with the renovation or use of the building that affect the feasibility of renovation or relocating the building.			
2 MSHP NOTIFICATION —Please provide written evidence that the Maine State Historic Preservation Office and local historical organizations have been notified of the application for a Certificate of Appropriateness to demolish the building and copies of any correspondence with or from these groups.			

If NO was selected in the provided section for any of the requirements above, please describe why it was not included.

**Town of Bar Harbor
Design Review Board
Findings for Deliberations Checklist**

Section 125-114 – Design Review Standards:

In reviewing an application for a certificate of appropriateness, the DRB shall approve the issuance of a certificate if it finds the application and proposed activities are consistent with the following standards, or that they will be consistent as a result of conditions of approval imposed on the application.

In reviewing applications the Board shall consider the appropriate sections of each of the following categories and shall find the project in conformance with all relevant provisions before approving the issuance of a certificate of appropriateness.

The Board finds that the proposal meets:	Yes	No	N/A
a. Standards relating to visual compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Standards for materials and design details for structural projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Standards for materials and design details for accessory projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Standards for signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Standards for historic buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Standards of Visual Compatibility:

The proposal must meet each of the following requirements, as applicable, in order to meet the Visual Compatibility standards of Section 125-114(B):

	Yes	No	N/A
1. The height of a new building, addition, or a modification to an existing building would be visually compatible with adjacent buildings as seen from public streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Where there is an established pattern of building height, the height, or apparent height, of a new, expanded, or modified building as seen from the public street would maintain a complementary pattern.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The size and mass of a building in relationship to the site and surrounding features would visually complement the buildings, squares, and places to which it is visually related.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Where there is an established pattern of building size or scale as viewed from a public street, the addition of a new building, or modification to an existing building, would be designed to maintain the existing pattern.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The design of the building would visually complement the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. The façade facing the street would incorporate pedestrian-scale design features such as doors and windows to create a character that complements the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Windows, or architectural treatments designed to simulate Windows, would comprise no less than 20% of the exterior wall surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The façade would avoid large areas of blank wall space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. A ground floor façade facing a public street would incorporate arcades, display windows, awnings, or other features that add visual interest to the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. A building used for retail or other public uses would be designed to have clearly defined entrances that are visually compatible with the visual character of the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. The roof would be designed to complement the overall visual character of the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. If there is an established pattern of rooflines, a new buildings roofline would be similar to adjacent buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| <p>b. If there is not an established roofline pattern, the new building would have a pitched or gabled roof, or false front, or other design element which would create the appearance of a pitched roof.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>c. Accessory buildings, canopies, and other structures would have a visually compatible roofline with the principal building.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>9. Treatment to the accessory building and structures would be compatible with the principal building and would use similar materials, details, and level trim.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10. A new building with more than 5,000 square feet of area on the first floor would be designed so that the scale is visually compatible with the character of the district.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>a. The overall mass of the building would be visually broken into smaller elements through the physical layout of the building and/or design of the façade.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11. The ratio and width of the front or street façade to the building height would complement the visual character of the district.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12. If an established pattern of façade proportions exists, a new or modified building would maintain the established pattern.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13. The ratio of the width of windows to the height of the windows would complement the visual character of the district.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14. A modification to an existing building would maintain the existing proportionality.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15. A modification to an existing façade which would change or eliminate windows would be done in a manner that maintains the established relationship of windows to wall.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16. A new or modified building would maintain an established pattern of window proportions among a group of buildings</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>17. If an established pattern exists with respect to the placement of buildings on the lot vis-à-vis the side lot lines, a new or modified building would reflect the established pattern to the extent allowed by the setback provisions of the district in which they are located.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>18. A new or modified building or structure would visually complement</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

neighboring buildings, the overall character of the district, and any other buildings to which it is visually related to the extent permitted by the setback requirements of the district in which it is located.

- 19. If there is an established front setback pattern, a new building would be located to maintain the established pattern. If no there is no pattern, a new building would be located in a manner that is compatible with the overall character of the district.
- 20. A new building would be located on a lot so that the setback from the street is no more than the average of the setbacks for buildings in similar locations in the district.
- 21. If located on a corner lot, the setback relationship on both streets would be maintained.
- 22. If a sidewalk exists in front of the parcel, the site would be designed to provide for pedestrian access to the front entrance of the building without the need to cross parking areas or access drives.
- 23. The walkway to the front entrance of the building would be constructed with materials that would contrast with the paving of areas intended for vehicular travel. The walkway would also provide safe and inviting access to the building that is visually compatible with other pedestrian facilities in the neighborhood.
- 24. If a sidewalk along the street is interrupted or crossed by a proposed driveway, access road, or other vehicular facility, the sidewalk material would be maintained across the driveway, or another visually compatible method used to clearly delineate the sidewalk from the drive.
- 25. The location and design of facilities for motor vehicles, including parking lots, driveways, access road, drive-through facilities, and service/fueling areas would visually complement the overall character of the district.
 - a. The vehicular facility would not be located between the front of the building and the street.
 - b. The access drive, driveway, entrance/exit to drive-through services would not pass between the building and the sidewalk where a sidewalk exists.

- c. A parking lot would be located to the side or rear of a building.
- d. Overhead doors and service areas would be located on the side or rear of the building and would be screened from view from a public street
- e. Drive-through services would be designed to keep vehicular activity to the side and/or rear of the building and would prevent the queuing of vehicles between the front of the building and the street or in other areas where it is visually incompatible.

Standards for Materials and Design Details for Structural Projects:

The proposal must meet each of the following requirements, as applicable, in order to meet the Standards for Materials and Design Details for Structural Projects in Section 125-114(C):

	Yes	No	N/A
1. Siding materials that enhance the visual and architectural quality of the structure would be applied. The selected siding would also be visually compatible with other exterior finishes on the building and with those buildings to which it is visually related.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The siding would be of a material that is commonly used in the overlay district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The color of the exterior finish would complement the architectural style of the structure as well as the period it was built. The colors would also reflect hue and shades which were available in the era and style depicted, and the colors would blend with the immediately adjacent structures in the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The style and size of the windows would be proportional and visually compatible to the buildings in the overlay district and would maintain the architectural continuity of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The window would be constructed of wood, vinyl or lead, or would be of synthetic material that simulates such traditional materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The door would be visually compatible with the structure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The primary entry door to a store would be recessed from the property line so as that it does not interfere with pedestrian traffic.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. If consistent with the established pattern of other entrance doors, the door would have a transom above the full height of the store windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. If visible from the public street, the roof would be visually compatible with the style of the building and the other exterior finishes and colors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. If visible from the street, the roof would not be brightly colored metal, plastic, or fiberglass.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. The trim would be visually compatible with the style of the building and other exterior finishes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. The trim would be made from materials such as wood, stone, brick, vinyl, and metal, or other synthetic materials that appear as such and are compatible with the overall building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| 13. The entrance to the building would be visually compatible with the overall building treatment and would be the focal point of the façade. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. An awning or canopy would be attached to the structure and would function as an extension of the building and shall be compatible with the visual character of the district. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. The entrance materials would be made of wood, vinyl, tile, stucco, stone, brick, concrete, canvas, fiberglass, and metal (or other materials that are visually compatible with the overall building). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Standards for Seasonal Closures:

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| 1. Measures for seasonal closure would be compatible with the building and architecturally similar to the building materials, design, and color. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. The measures would also fit appropriately in the space being enclosed and would be safely attached and secured. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. The measures for seasonal closure would be neat and clean in appearance. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. The closure provisions would not include materials such as bed sheet, paper, tarps, cardboard, bubble wrap, or painted glass. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Signs left in place would not be covered. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Standards for Materials and Design Details for Accessory Projects:

The proposal must meet each of the following requirements, as applicable, in order to meet the Standards for Materials and Design Details for Accessory Projects in Section 125-114(D):

	Yes	No	N/A
Awnings, Sunscreens, and Canopies			
1. The awning, sunscreen, or canopy would be visually compatible with the building and its surrounding area with respect to topography.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The awning, sunscreen, or canopy would be necessary given the unique circumstances of the property, and would be compatible with similar elements of adjacent properties and is	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The awning, sunscreen or canopy would be designed so that it will not cover unique or architecturally significant building features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Letter or graphics on the awning or canopy would be placed on a valance of no more than 12 inches attached to the awning bar.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The graphics on an awning or canopy or valance would comply with signage requirements of Section 125-66(BB)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The awning would extend the full width of the existing window and door frames on the first floor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Awnings proposed on the upper-floor would be installed over individual windows and would complement the window design, building architecture, and color.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Canopies or awnings would be attached to the building and would not Extend more than 12 feet from the wall to which they are attached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. A street level awning would be at least 18 inches behind the curb.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. The color of an awning would be compatible with the overall design of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping			
1. Landscaping materials and vegetation would be visually compatible with the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Landscaping would not block unique architectural features of the building or appear disproportional to the lot and building size.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Standards for Historic Buildings:

The proposal must meet each of the following requirements, as applicable, in order to meet the Standards for Historic Buildings in Section 125-114(E):

	Yes	No	N/A
1. If a building or structure classified as historic would be moved, reconstructed, or altered it would be maintained in a manner which would preserve the architectural character of the building, structure or appurtenance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Demolition would be necessary as the owner has produced evidence that the preservation of the building is not consistent with the purposes of Section 125-114(E), or that the building cannot be preserved because of the structural condition of the building, or the cost of renovations would make its retention infeasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The structure would be relocated to another site if the existing site is not consistent with the purposes of Section 125-114(E), and the building cannot be preserved because of the structural condition of the building or the cost of renovations would make retention of the building infeasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Any modification to a historic building would retain all of its original features to the maximum extent feasible. Any modifications would also maintain the architectural style and treatment of the original building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. When renovating or expanding a historic building the materials would match the original materials in texture, dimension, color, location and design.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing features such as porches, steps, handrails, balusters, cornices, columns, lintels, windows, fixtures, hardware, doors, and roofs would be retained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The design or any modification or addition to the existing building would maintain the architectural style of the existing building and would conform to the existing treatment with respect to trim and exterior finishes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Handicapped access would be located and constructed so as not to obscure the character defining features of the entranceway or porch.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Porches or steps would not be enclosed in a manner that destroys their intended purpose.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. The selected paint colors would be consistent with Subsection C(1)(b).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Permit #: 240057

Permit Type: Design Review Board

Address: 10 WAYMAN LANE

City: Bar Harbor

State: ME

Zip: 04609

Owner: MOUNT DESERT ISLAND HOSPITAL

Owner Address: 10 WAYMAN LANE

Owner City: BAR HARBOR

Owner State: ME

Owner Zip: 04609

Owner Phone:

Owner Email:

Receipt #: 50

Date: 12/23/2024

Paid By: EMILY SPRECHER

Description: 108-007-000

Payment Type: Check

Payment Type Description: 1061

Accepted By: Tammy DesJardin

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Large Commercial	Design Review Board	More than 1 million	0.00	66.00	66.00
				Total:	\$66.00

Total:

January 9, 2025

Master Campus Expansion Project

SUBMITTED BY:

SMRT Architects and Engineers

75 Washington Avenue, 3rd Floor, Portland, ME 04101

207.321.3834 / dveilleux@smrtinc.com



SMRT

Architecture • Engineering • Planning

DESIGN APPROACH

The design of the additions, entrances and structural elements of the hospital embodies a thoughtful synthesis of reverence to existing materials and forms, contextual sensitivity, and a commitment to nurturing environments.

The design approach for the main entrance, emergency department entrance, and ambulance entrance additions is grounded in a respect for the traditional legacy of the hospital, while simultaneously establishing a clear and cohesive architectural vocabulary for the entry points. This approach is balanced with careful consideration for the residential scale of the surrounding neighborhood and recognizes the hospital remains an institutional building of a much larger scale than its immediate context.

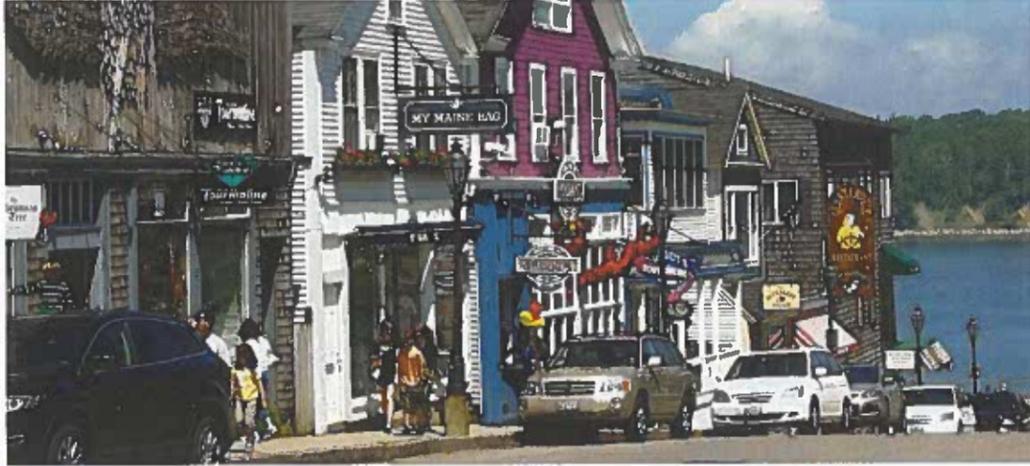
To achieve the intended result, the design utilizes extended flat roofs acting as “front porches” to the hospital. The introduction of extended flat roofs serves a dual purpose: it pays homage to the pronounced eaves of the existing structure and it mitigates the perceived mass of both the new additions and the existing hospital. By extending beyond the building envelope, these roofs offer protection from the elements, ensure covered ambulance access, and delineate a new visual language for both building entry and site navigation. The proposed design employs staggered roof lines to diminish the visual impact and scale of the additions, while facilitating deeper penetration of natural daylight into interior spaces. This approach responds directly to the residential context, harmonizing the entrances with the pedestrian scale of the neighborhood.

The new entrances subtly contrast with the existing structure through deliberate choices in materiality and window placement. This strategic differentiation enhances the clarity of wayfinding for visitors navigating the site. Materials such as brick and granite are consciously selected from the hospital’s architectural palette and complement the introduction of wood-look siding as a nod to a traditional residential material.

Integral to both the outward expression and interior ambiance is the emphasis on warmth and light. These design principles help create an inviting and therapeutic environment for patients and staff alike. As an example, the use of structural, cross laminated timber not only reinforces the building’s structure but also serves as an exposed interior finish. The material’s natural color and texture contribute a sense of warmth and equilibrium to the exterior facade, the repetition resonating with the wrap-around porches typical of the adjacent residential architecture. Within the interior, its presence fosters an environment that promotes the holistic well-being of patients.

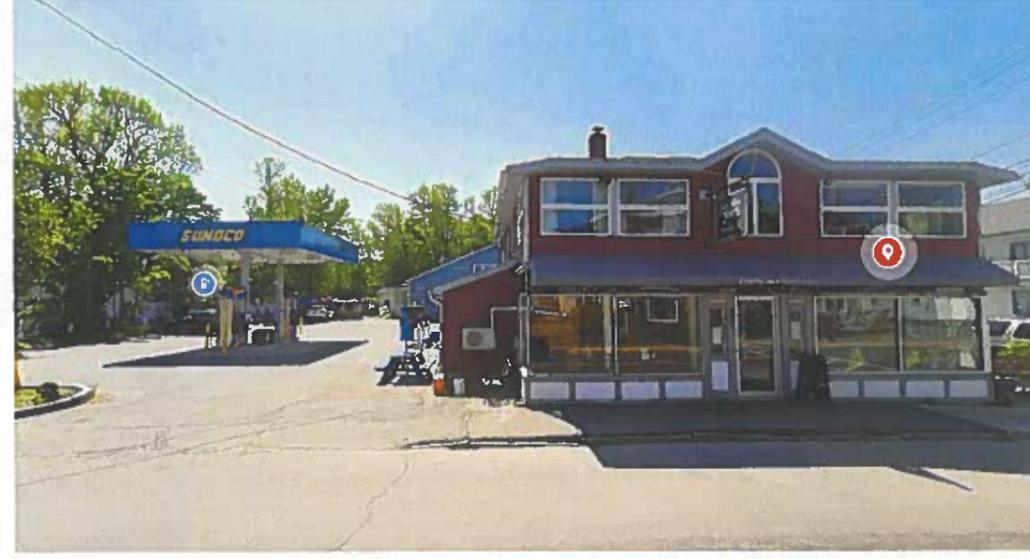
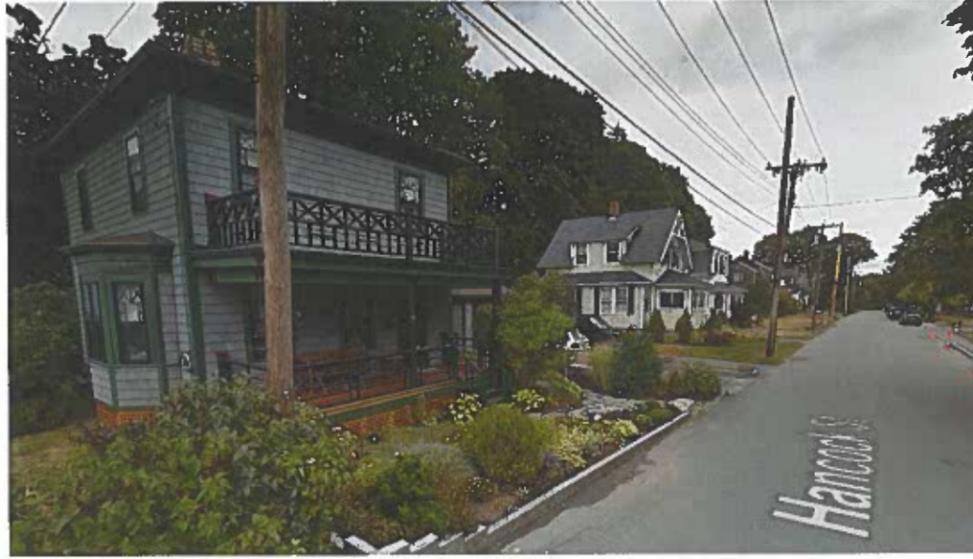
The design approach serves to honor the heritage of the existing hospital, creates clear entry points for wayfinding, reconnects the facility to its surrounding neighborhood, and considers the scale of the pedestrian experience.

GREATER CONTEXT EXISTING, NEW, AND IN PROCESS



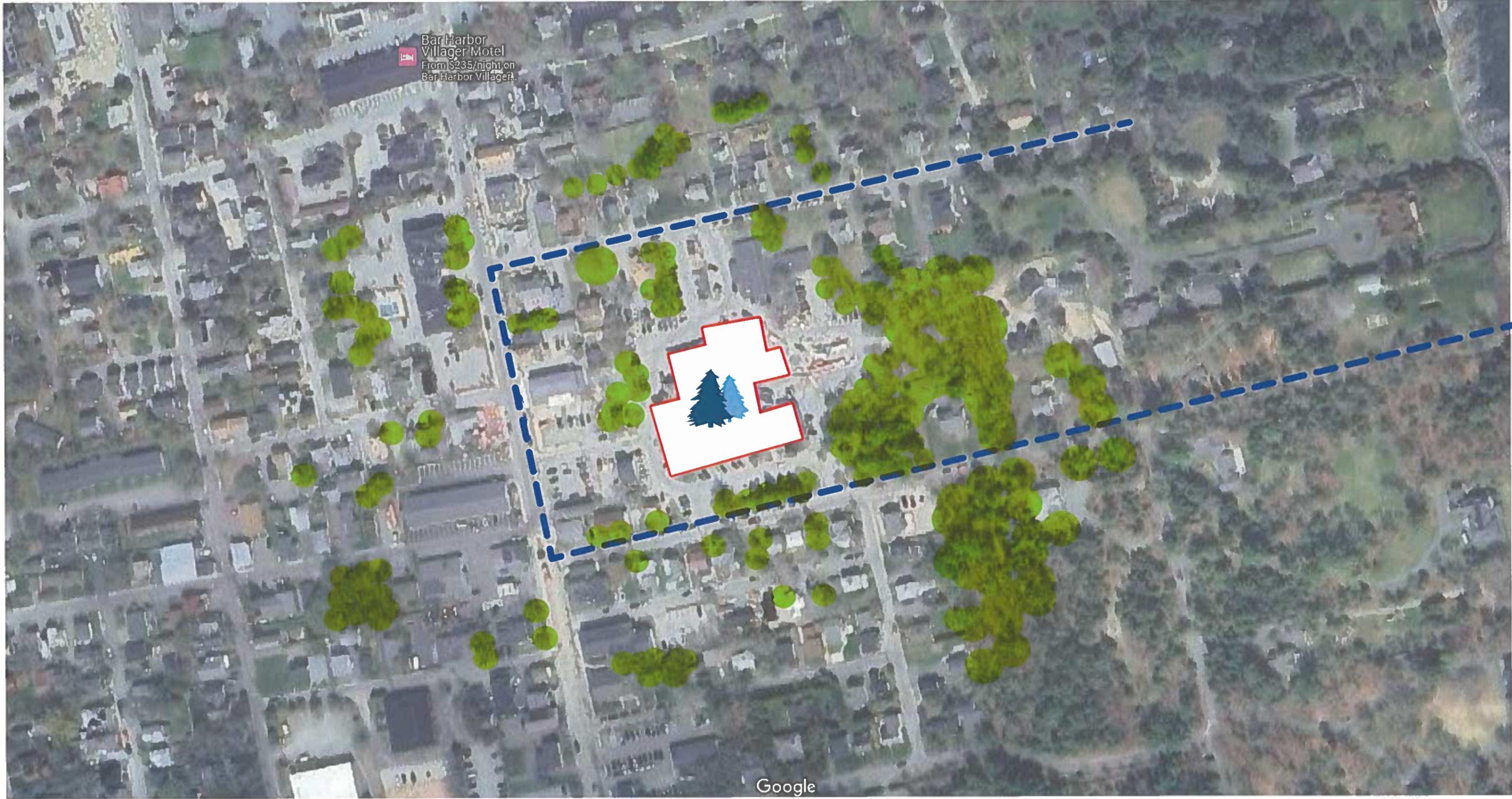
● Mount Desert Island Hospital

IMMEDIATE CONTEXT

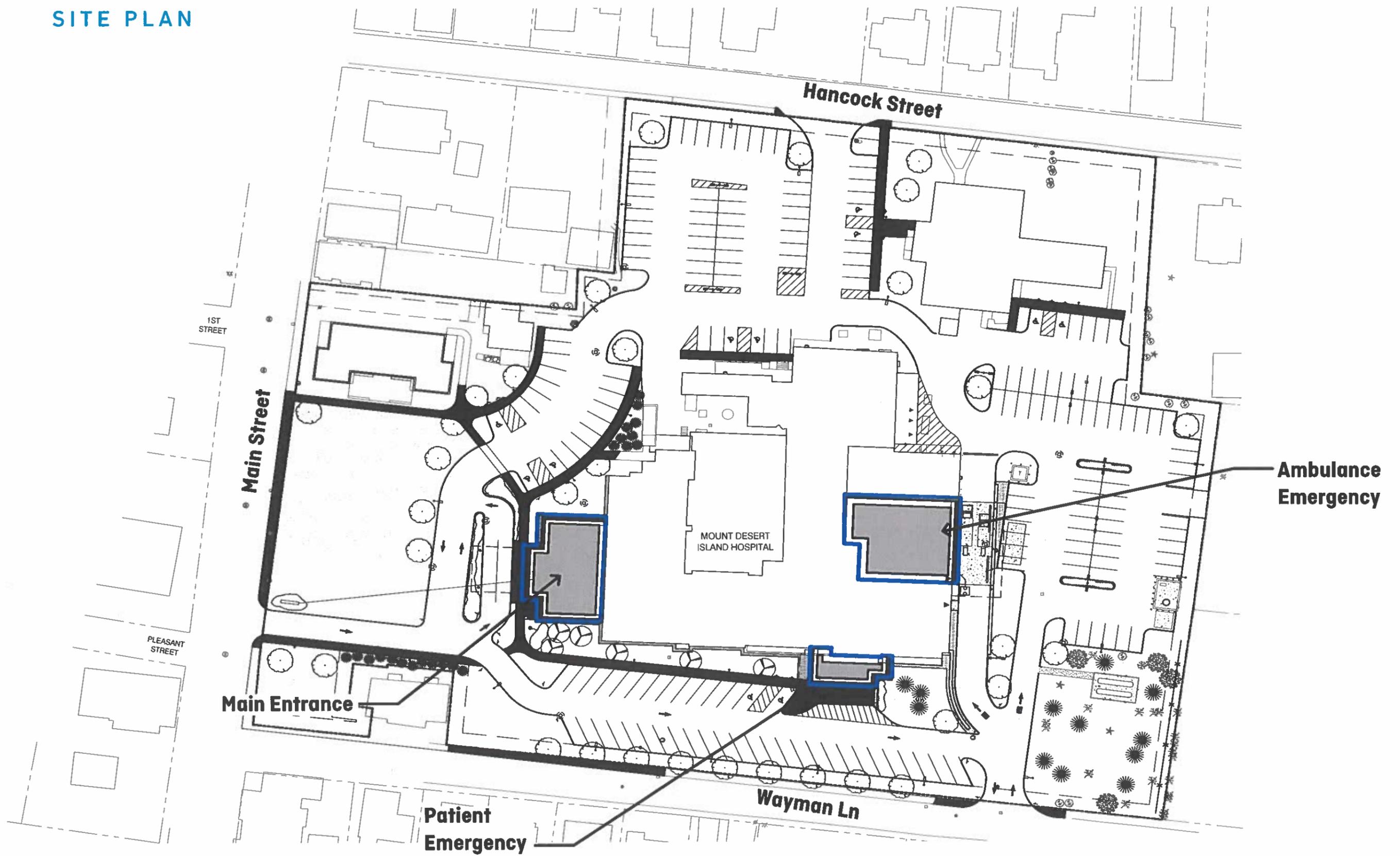


● Mount Desert Island Hospital

NEIGHBORHOOD PLAN

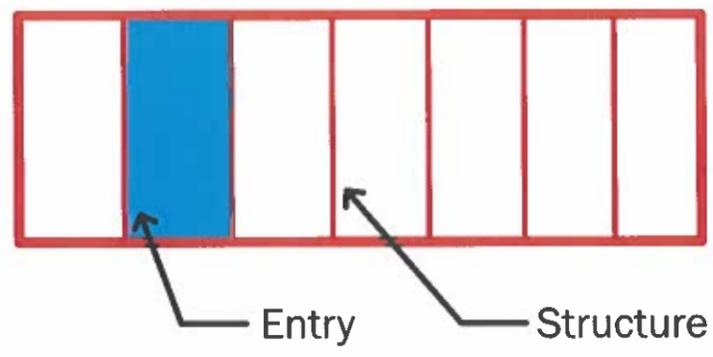
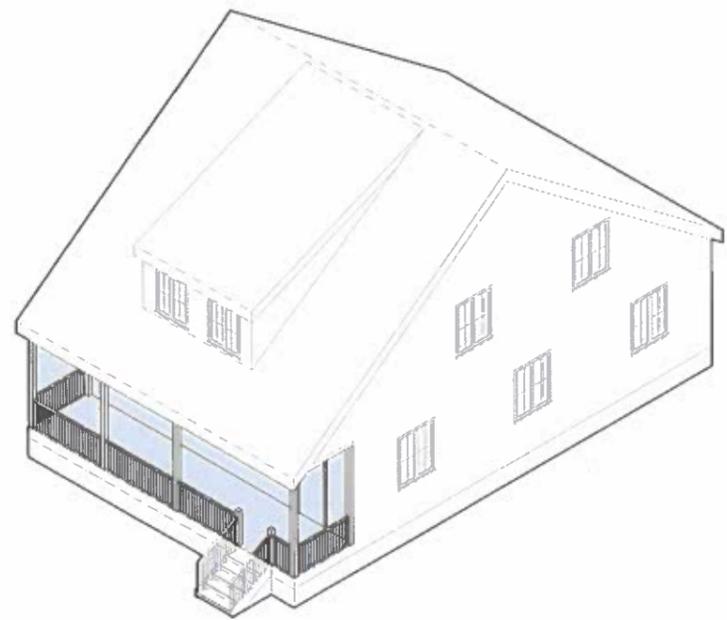


SITE PLAN



CONTEXT: THE PORCH

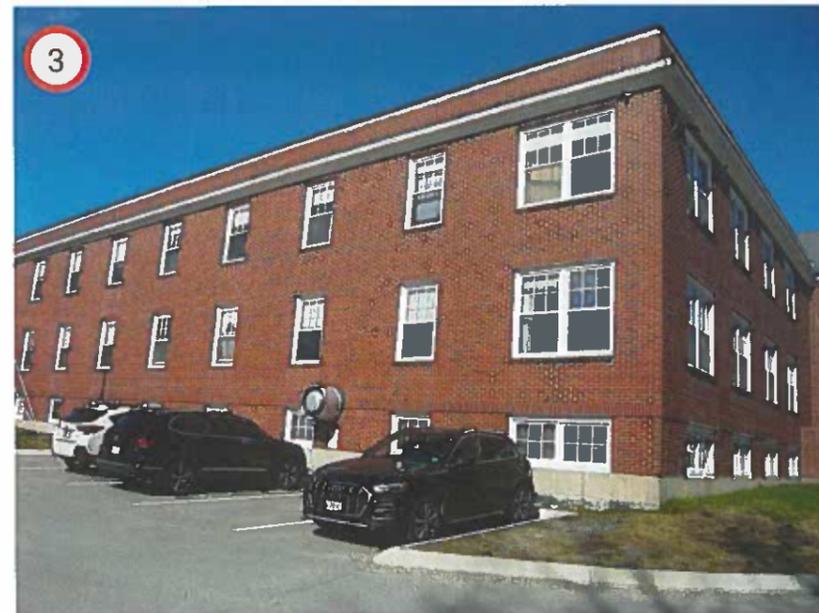
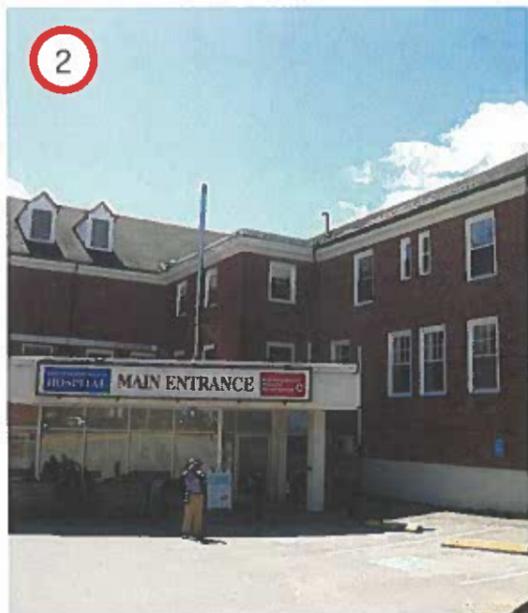
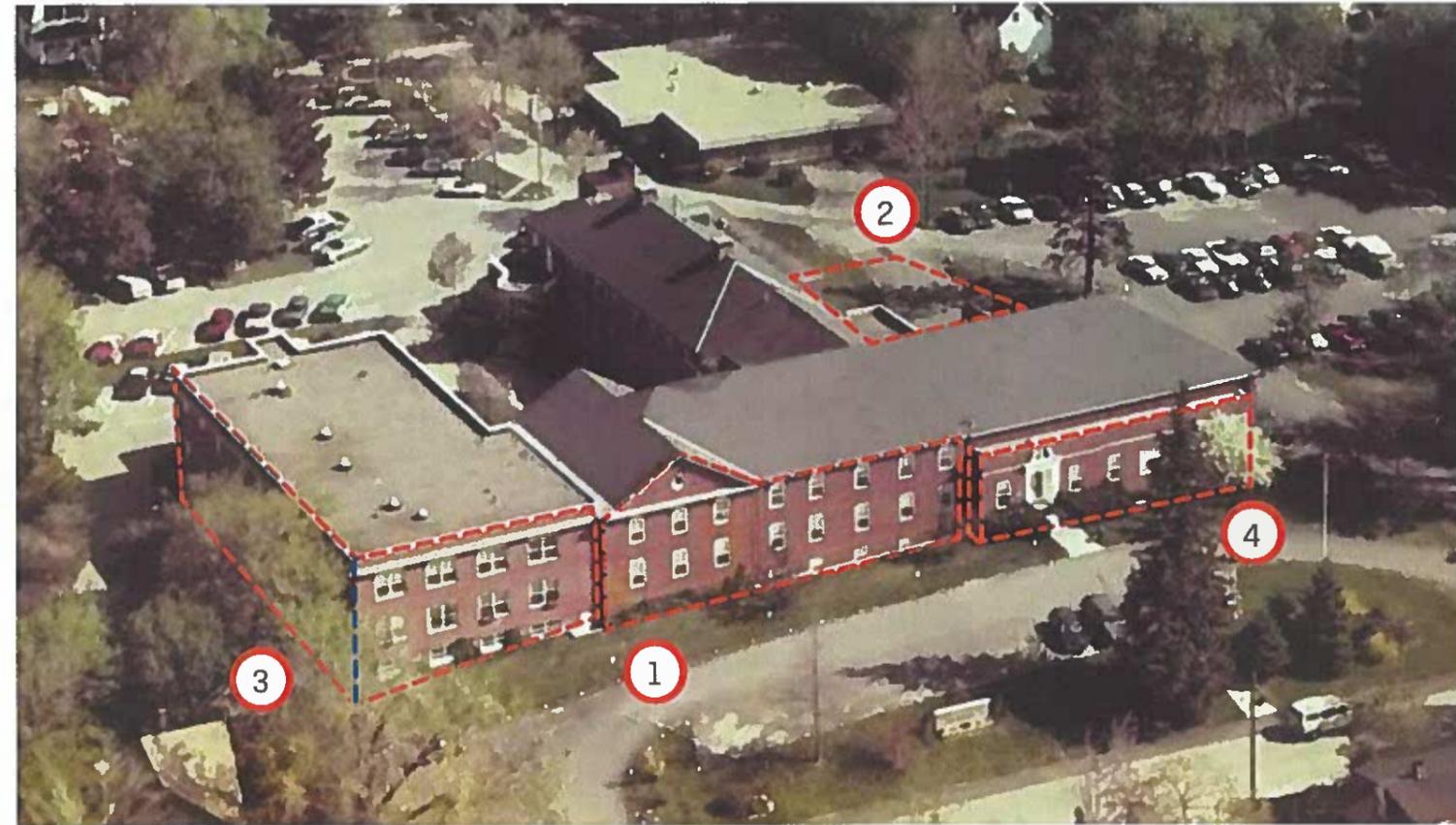
- Signifies Entry
- Strong Horizontal Element
- Transparent
- Street Facing



● Mount Desert Island Hospital



EXISTING BUILDING ELEMENTS



ROOF CONSIDERATIONS

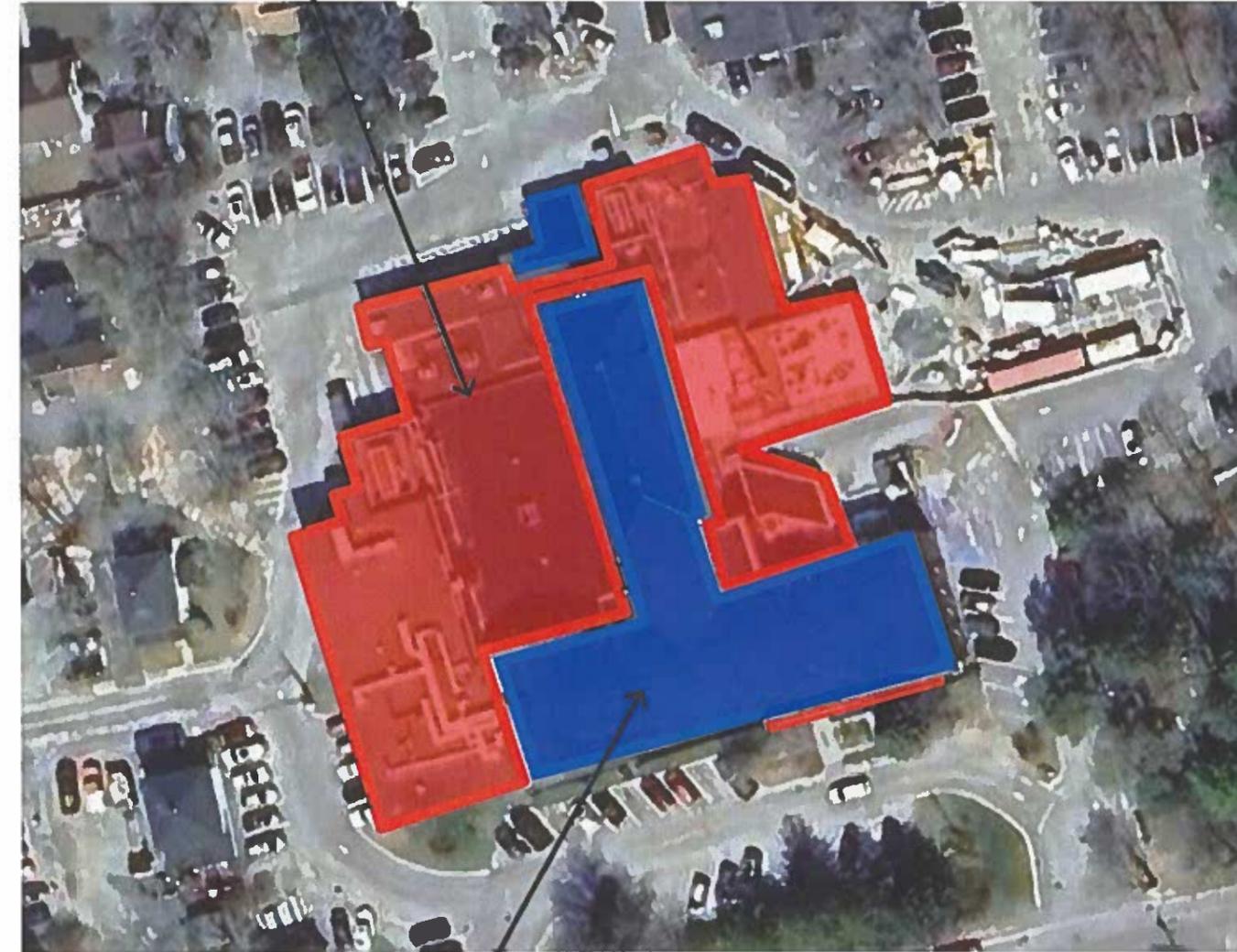
Predominant Roof Condition are flat roofs



The design goal is to both knit together the aggregation of additions in a cohesive way while also maintaining the visual impact of the existing gabled T form.

The design approach utilizes the predominant roof type, flat, to maintain the contrast of the gabled T.

*Photo is not current does not capture the full extent of existing conditions



Existing gabled portions

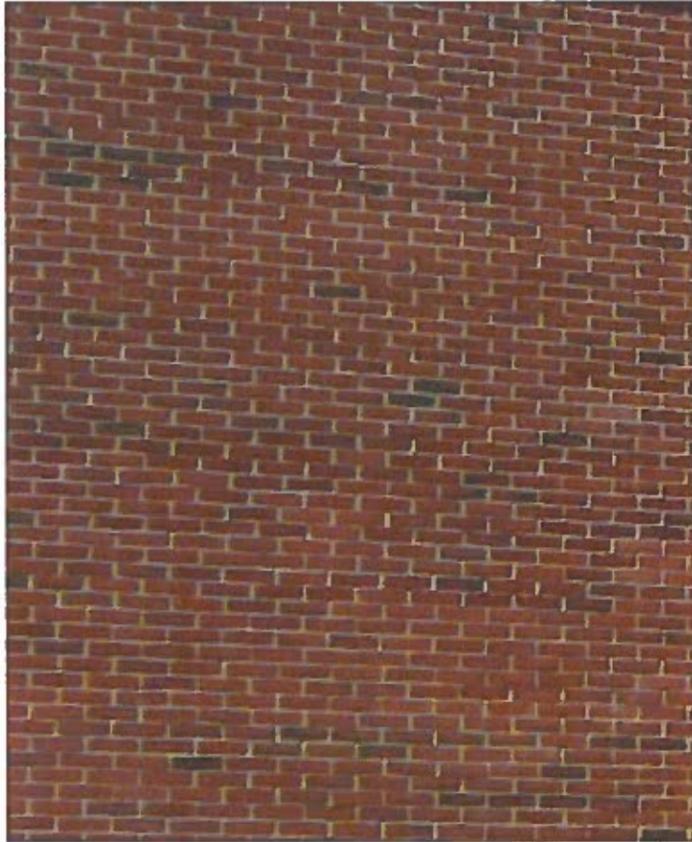
WINDOWS



The repetitive placement of windows currently undermines the clarity of entry points and site navigation.

A primary design objective is to integrate another approach to windows at new entrances, enhancing the ease and efficiency with which patients and visitors find their destination.

EXISTING BUILDING ELEMENTS PRIMARY MATERIALS

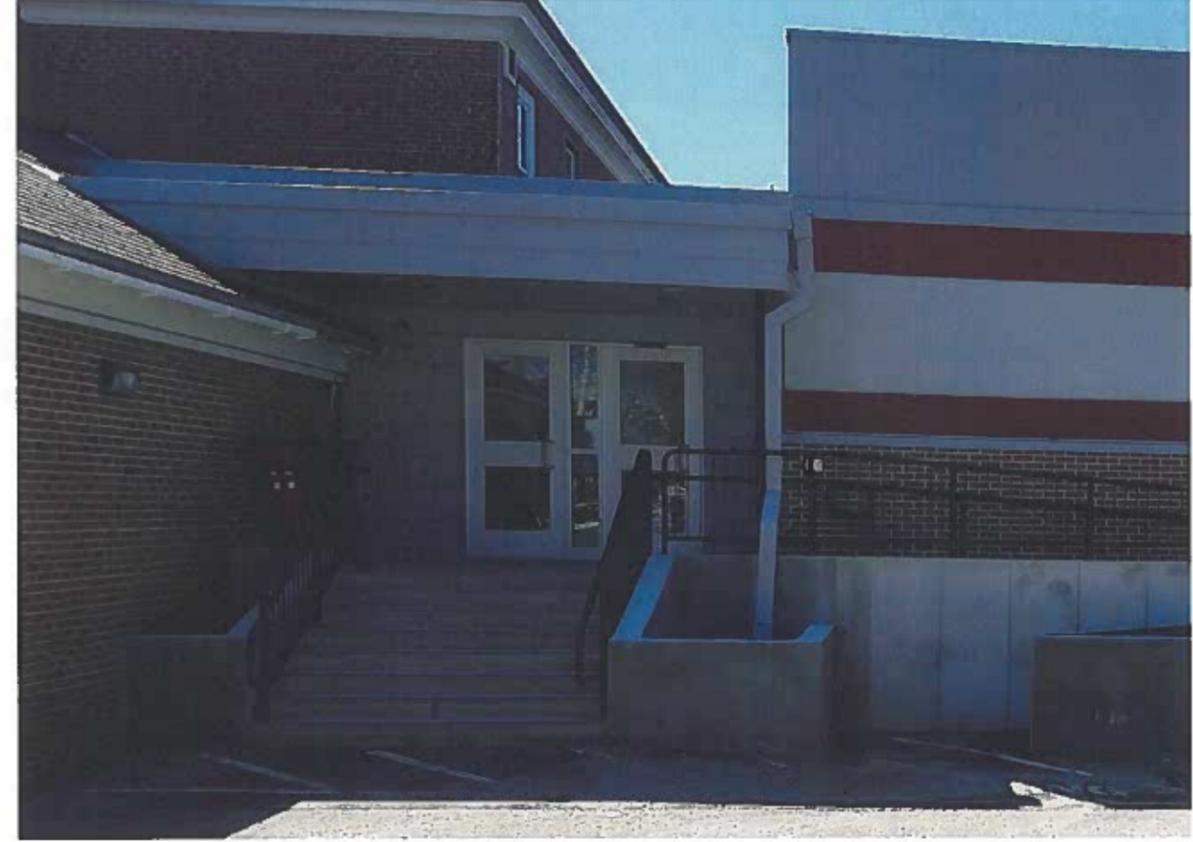


- Red Brick
- Defines Primary Building

Elements

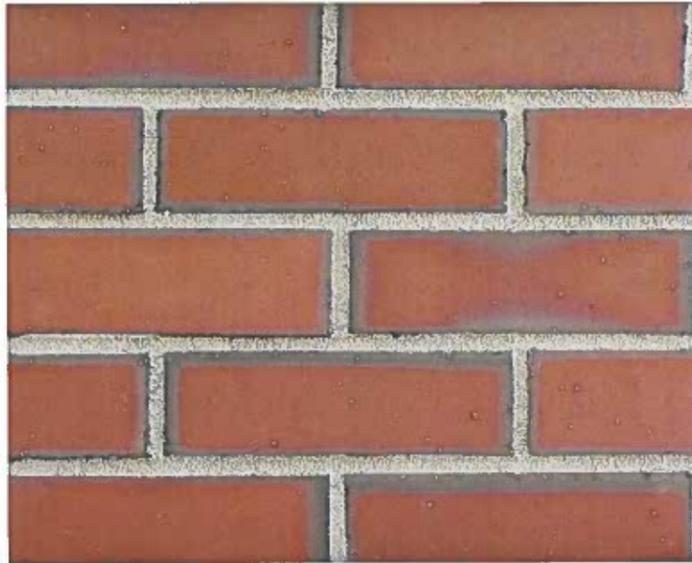


- Slate
- Roofing material
- Replaced with Asphalt



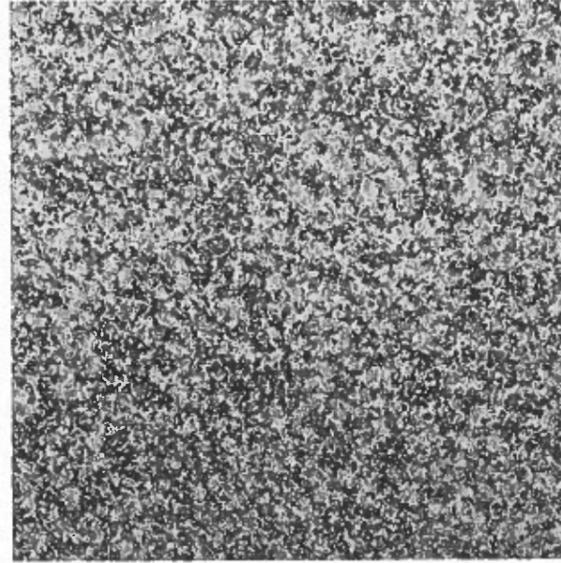
- Metal
- New addition Wall Elements
- Trim
- Details

PROPOSED BUILDING ELEMENTS PRIMARY MATERIALS



- Red Brick
- Defines Primary Building Elements
- Helps define a Cohesive Campus

Product:
Morin Academy Smooth
Narrow Flash Range



- Granite
- Local Material
- Accent to the Brick

Product:
Freshwater Stone Deer Isle
Granite



- Wood look rainscreen panels
- Utilizing to signify Entry and establish site wayfinding with building materials
- Warmth of wood and its benefit to patient wellness

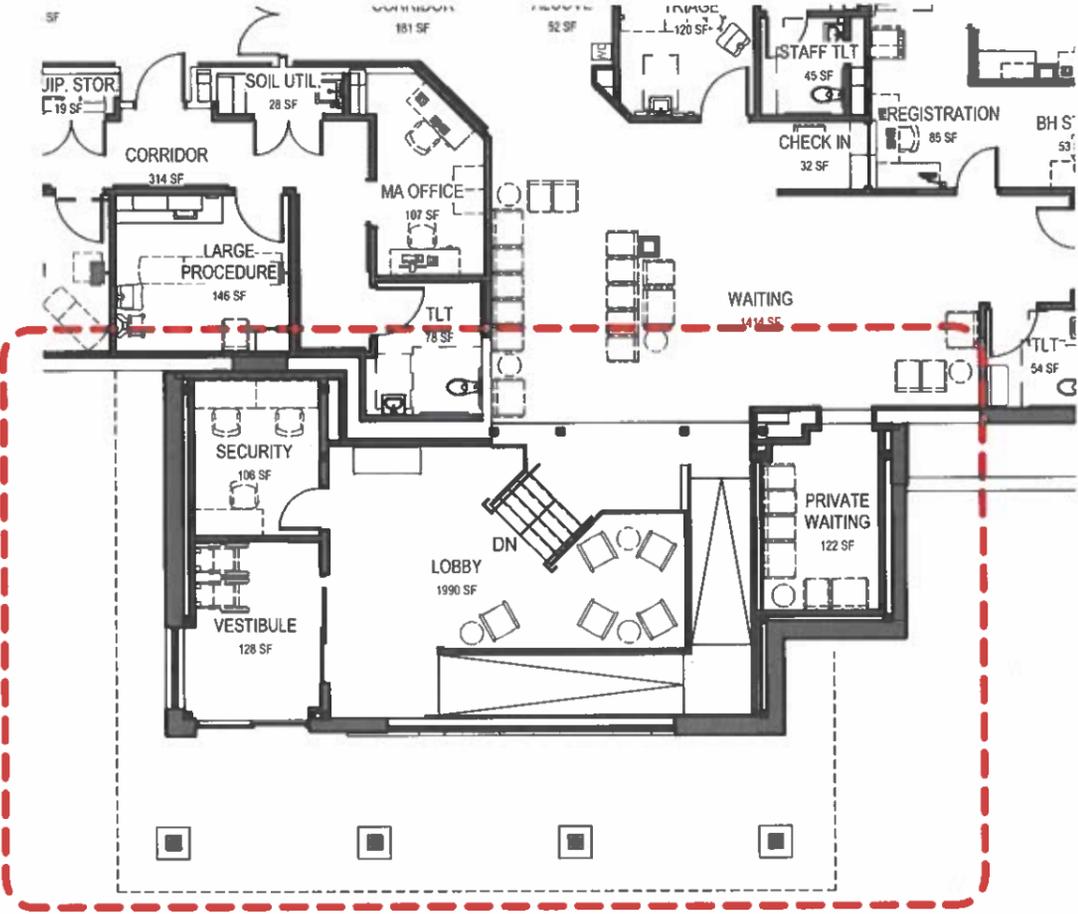
Product:
Trespa Meteon Elegant Oak
Trespa Pura Classic Oak
Concealed fasteners at both



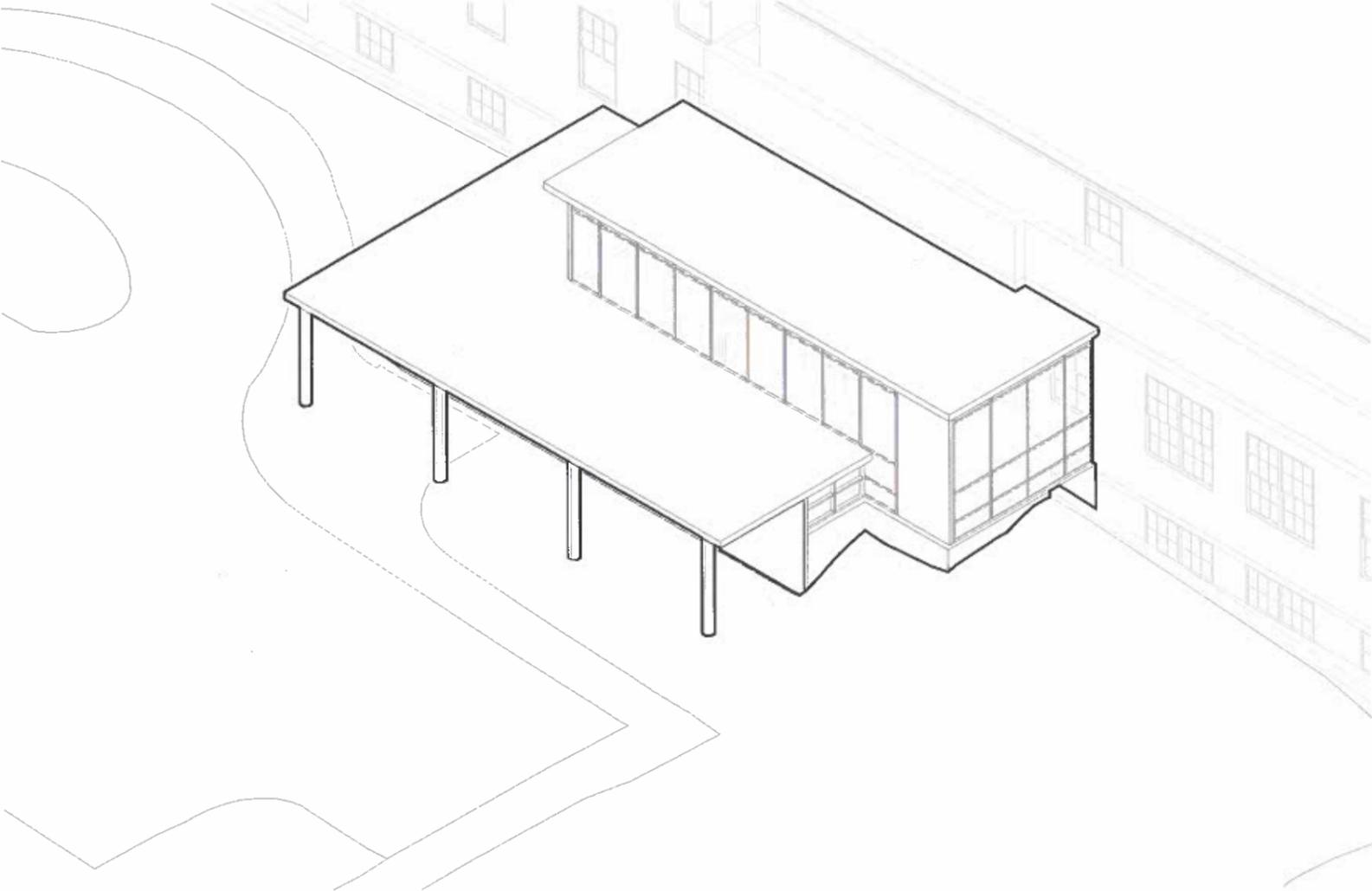
- Windows

Durable clear anodized aluminum frames at exterior doors and windows.

EMERGENCY DEPARTMENT PATIENT ENTRANCE



FLOOR PLAN



AXONOMETRIC DIAGRAM



DISCLAIMER: THE IMAGES PROVIDED ARE ARTISTIC RENDERINGS INTENDED TO CONVEY THE DESIGN. THEY ARE NOT EXACT REPRESENTATIONS OF THE FINAL CONSTRUCTION. REFER TO ELEVATIONS FOR FINAL CONSTRUCTION DETAILS.

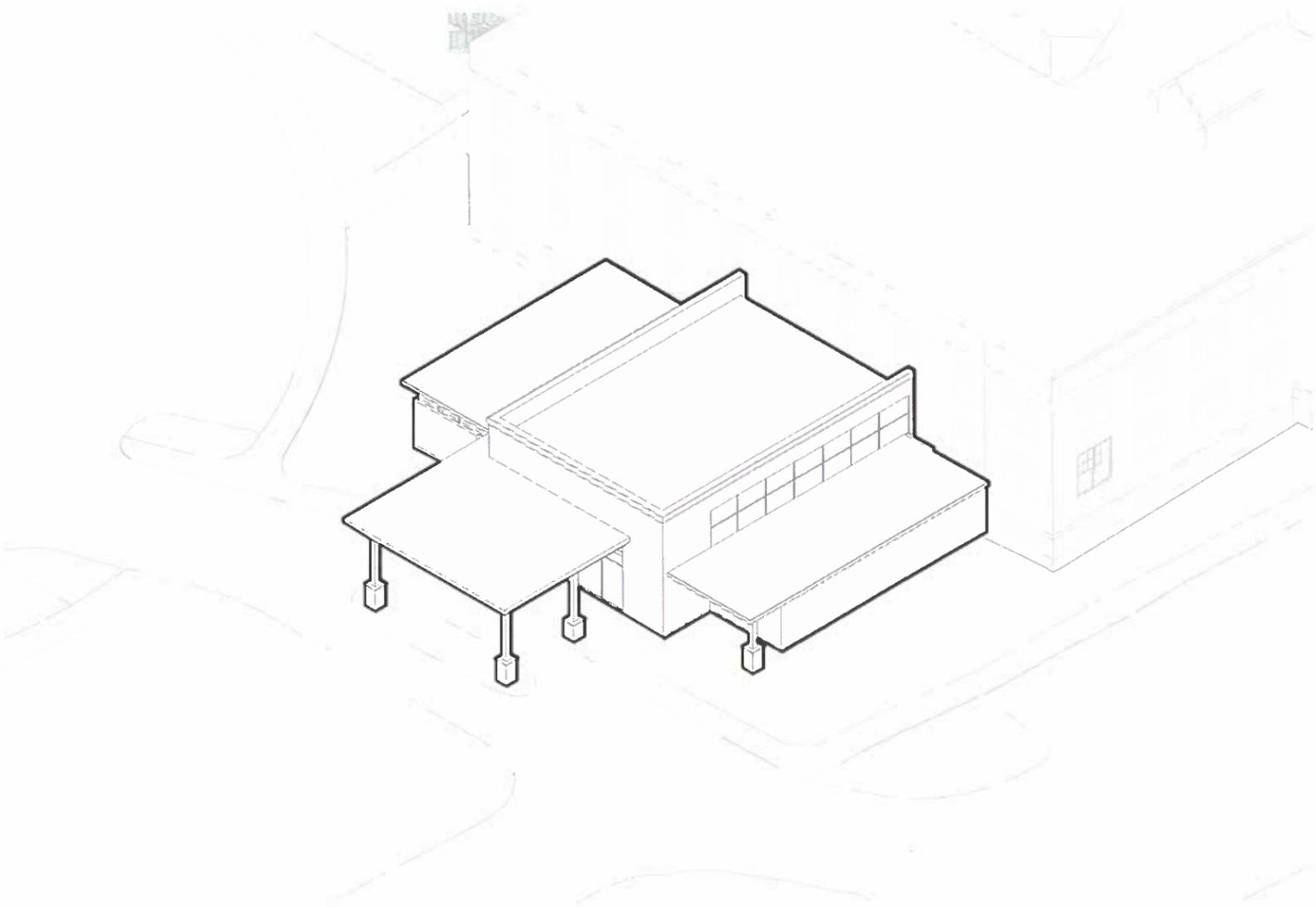
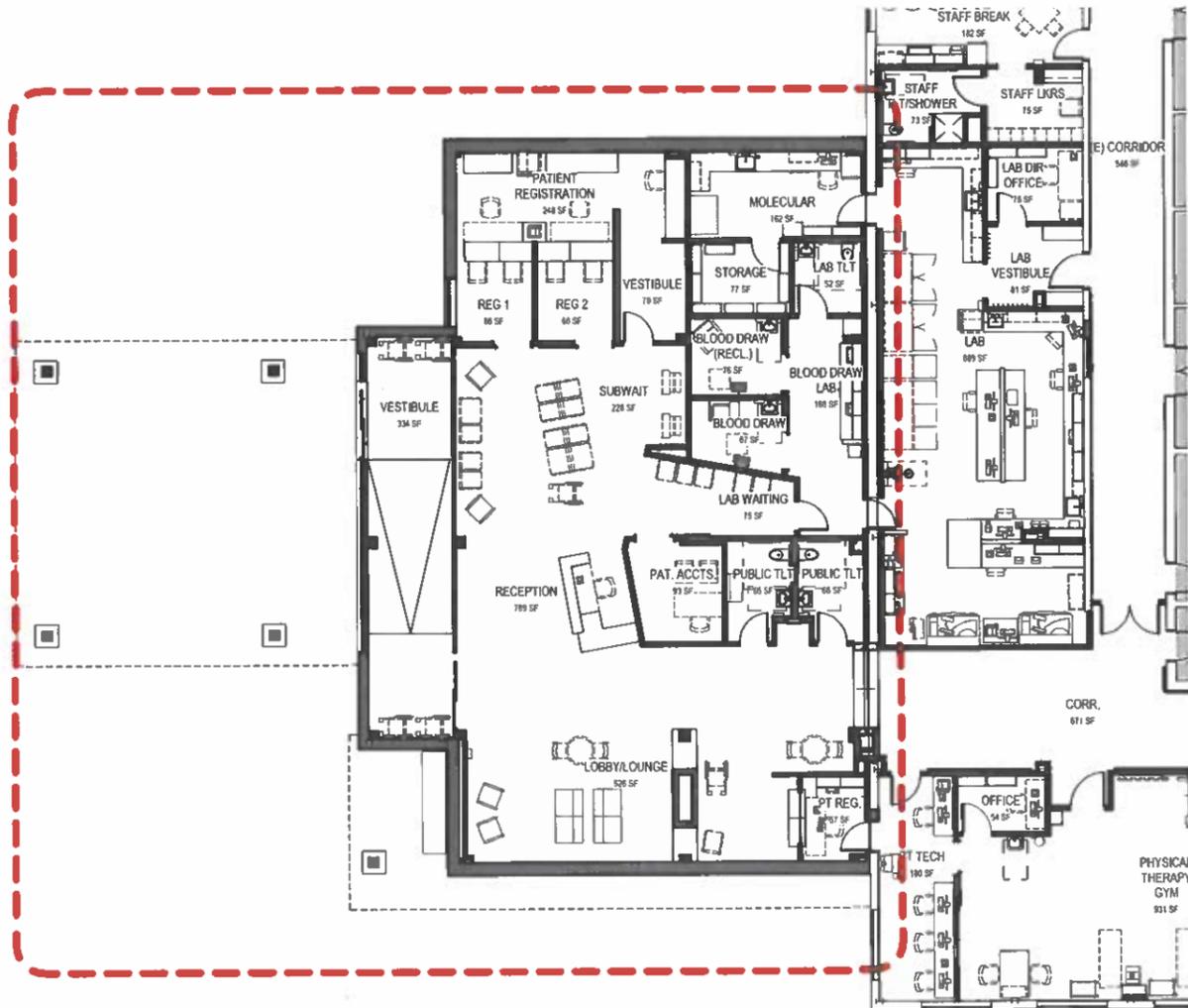
● Mount Desert Island Hospital

SMRT



DISCLAIMER: THE IMAGES PROVIDED ARE ARTISTIC RENDERINGS INTENDED TO CONVEY THE DESIGN. THEY ARE NOT EXACT REPRESENTATIONS OF THE FINAL CONSTRUCTION.
REFER TO ELEVATIONS FOR FINAL CONSTRUCTION DETAILS.

MAIN ENTRANCE







DISCLAIMER: THE IMAGES PROVIDED ARE ARTISTIC RENDERINGS INTENDED TO CONVEY THE DESIGN. THEY ARE NOT EXACT REPRESENTATIONS OF THE FINAL CONSTRUCTION. REFER TO ELEVATIONS FOR FINAL CONSTRUCTION DETAILS.



DISCLAIMER: THE IMAGES PROVIDED ARE ARTISTIC RENDERINGS INTENDED TO CONVEY THE DESIGN. THEY ARE NOT EXACT REPRESENTATIONS OF THE FINAL CONSTRUCTION. REFER TO ELEVATIONS FOR FINAL CONSTRUCTION DETAILS.

● Mount Desert Island Hospital

SMRT



DISCLAIMER: THE IMAGES PROVIDED ARE ARTISTIC RENDERINGS INTENDED TO CONVEY THE DESIGN. THEY ARE NOT EXACT REPRESENTATIONS OF THE FINAL CONSTRUCTION.
REFER TO ELEVATIONS FOR FINAL CONSTRUCTION DETAILS.

● Mount Desert Island Hospital

SMRT



PLAN NOTES:

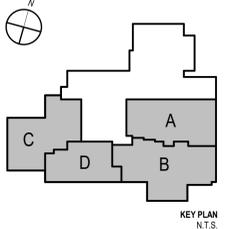
- SEE G101 FOR GENERAL PROJECT NOTES, LEGENDS AND ABBREVIATIONS.
- SEE A-102 FOR GENERAL MOUNTING HEIGHTS, TOP OF WALL DETAILS AND PARTITION TYPES.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING CODE COMPLIANCE PLANS AND NOTIFYING THE ARCHITECT OF CONFLICTS BETWEEN WHAT IS IN THE FIELD AND ON THE CODE DOCUMENTS.
- DIMENSIONS ARE FACE OF CONCRETE, FACE OF MASONRY AND CENTERLINE OF STUD, UNLESS NOTED OTHERWISE.
- DOOR JAMBS (HINGE SIDE) SHALL BE 6" FROM CORNER IN STUD PARTITIONS AND 9" FROM CORNER IN MASONRY PARTITIONS UNLESS NOTED OTHERWISE.
- REFER TO DETAILS FOR ADDITIONAL DIMENSIONING INFORMATION.
- REFER TO ENLARGED PLANS FOR PARTITION TYPES AND DIMENSIONS IN AREAS WHICH ARE DETAILED AT A LARGER SCALE.
- FURNITURE AND OWNER PROVIDED EQUIPMENT ARE INDICATED BY DASHED LINE TYPE.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF OWNER PROVIDED EQUIPMENT INCLUDING BUT NOT LIMITED TO DIMENSIONAL INFORMATION, AND MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS.
- CENTER FLOOR DRAINS IN SPACE UNLESS INDICATED OTHERWISE.
- TYP. WALL TYPE S3.0 UNLESS NOTED OTHERWISE.
- ELEVATION 100'-0" = CIVIL ELEVATION 41'-5"

LEGEND:

- 1-HOUR BARRIER
- 2-HOUR BARRIER
- SMOKE PARTITION

SCOPE LEGEND:

- NOT IN SCOPE



#	Description	Date

DESIGN REVIEW BOARD

12-26-24

SHEET TITLE:

LEVEL 1 FACILITY PLAN

Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING.
 DIMENSIONS ARE AS SHOWN UNLESS NOTED OTHERWISE.

SCALE: As indicated DESIGNED BY: DJV
 SMRT PROJECT #: 22005-01 DRAWN BY: RLS

A-101

NOT FOR CONSTRUCTION



1 LEVEL 1 FACILITY PLAN
 3/32" = 1'-0"



PLAN NOTES:

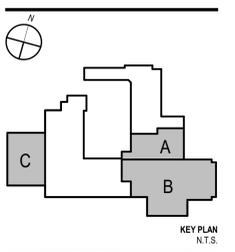
- SEE 0101 FOR GENERAL PROJECT NOTES, LEGENDS AND ABBREVIATIONS
- SEE A-002 FOR GENERAL MOUNTING HEIGHTS, TOP OF WALL DETAILS AND PARTITION TYPES
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING CODE COMPLIANCE PLANS AND NOTIFYING THE ARCHITECT OF CONFLICTS BETWEEN WHAT IS IN THE FIELD AND ON THE CODE DOCUMENTS
- DIMENSIONS ARE FACE OF CONCRETE, FACE OF MASONRY AND CENTERLINE OF STUD, UNLESS NOTED OTHERWISE
- DOOR JAMBS (HINGE SIDE) SHALL BE 6" FROM CORNER IN STUD PARTITIONS AND 8" FROM CORNER IN MASONRY PARTITIONS UNLESS NOTED OTHERWISE
- REFER TO DETAILS FOR ADDITIONAL DIMENSIONING INFORMATION
- REFER TO ENLARGED PLANS FOR PARTITION TYPES AND DIMENSIONS IN AREAS WHICH ARE DETAILED AT A LARGER SCALE
- FURNITURE AND OWNER PROVIDED EQUIPMENT ARE INDICATED BY DASHED LINE TYPE
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF OWNER PROVIDED EQUIPMENT INCLUDING BUT NOT LIMITED TO DIMENSIONAL INFORMATION, AND MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS
- CENTER FLOOR DRAINS IN SPACE UNLESS INDICATED OTHERWISE
- TYP. WALL TYPE S3.0 UNLESS NOTED OTHERWISE
- ELEVATION 100'-0" = CIVIL ELEVATION 41.5'

LEGEND:

- 1-HOUR BARRIER
- 2-HOUR BARRIER
- SMOKE PARTITION

SCOPE LEGEND:

- NOT IN SCOPE

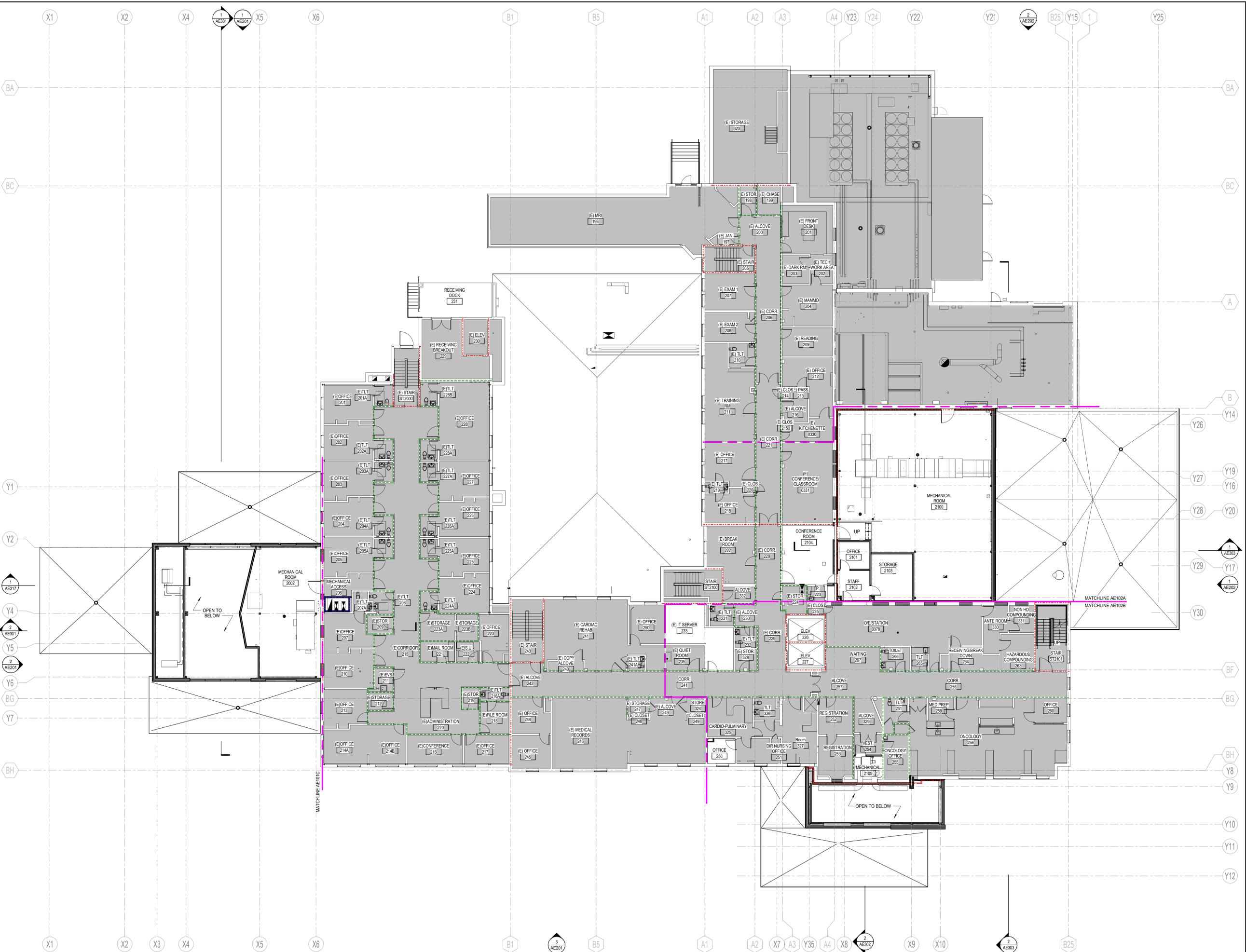


#	Description	Date

DESIGN REVIEW BOARD
 12-26-24

SHEET TITLE:
LEVEL 2 FACILITY PLAN

A-102



1 LEVEL 2 FACILITY PLAN
 3/32" = 1'-0"



Architecture • Engineering • Planning

SMRT, Inc.
 75 Washington Ave., Suite 3A
 Portland, Maine 04101
 1.877.700.7678
 www.smrtinc.com

All reproduction & intellectual property rights reserved
 © 2024 SMRT INC.
 in Association with

PLAN NOTES:

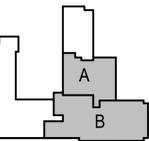
- SEE G101 FOR GENERAL PROJECT NOTES, LEGENDS AND ABBREVIATIONS.
- SEE A-102 FOR GENERAL MOUNTING HEIGHTS, TOP OF WALL DETAILS AND PARTITION TYPES.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING CODE COMPLIANCE PLANS AND NOTIFYING THE ARCHITECT OF CONFLICTS BETWEEN WHAT IS IN THE FIELD AND ON THE CODE DOCUMENTS.
- DIMENSIONS ARE FACE OF CONCRETE, FACE OF MASONRY AND CENTERLINE OF STUD, UNLESS NOTED OTHERWISE.
- DOOR JAMBS (HINGE SIDE) SHALL BE 6" FROM CORNER IN STUD PARTITIONS AND 8" FROM CORNER IN MASONRY PARTITIONS UNLESS NOTED OTHERWISE.
- REFER TO DETAILS FOR ADDITIONAL DIMENSIONING INFORMATION.
- REFER TO ENLARGED PLANS FOR PARTITION TYPES AND DIMENSIONS IN AREAS WHICH ARE DETAILED AT A LARGER SCALE.
- FURNITURE AND OWNER PROVIDED EQUIPMENT ARE INDICATED BY DASHED LINE TYPE.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF OWNER PROVIDED EQUIPMENT INCLUDING BUT NOT LIMITED TO DIMENSIONAL INFORMATION, AND MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS.
- CENTER FLOOR DRAINS IN SPACE UNLESS INDICATED OTHERWISE.
- TYP WALL TYPE S3.0 UNLESS NOTED OTHERWISE.
- ELEVATION 100'-0" CIVIL ELEVATION 41.5'

LEGEND:

- 1-HOUR BARRIER
- 2-HOUR BARRIER
- SMOKE PARTITION

SCOPE LEGEND:

- NOT IN SCOPE



KEY PLAN
 N.T.S.



#	Description	Date

DESIGN REVIEW BOARD

12-26-24

SHEET TITLE:

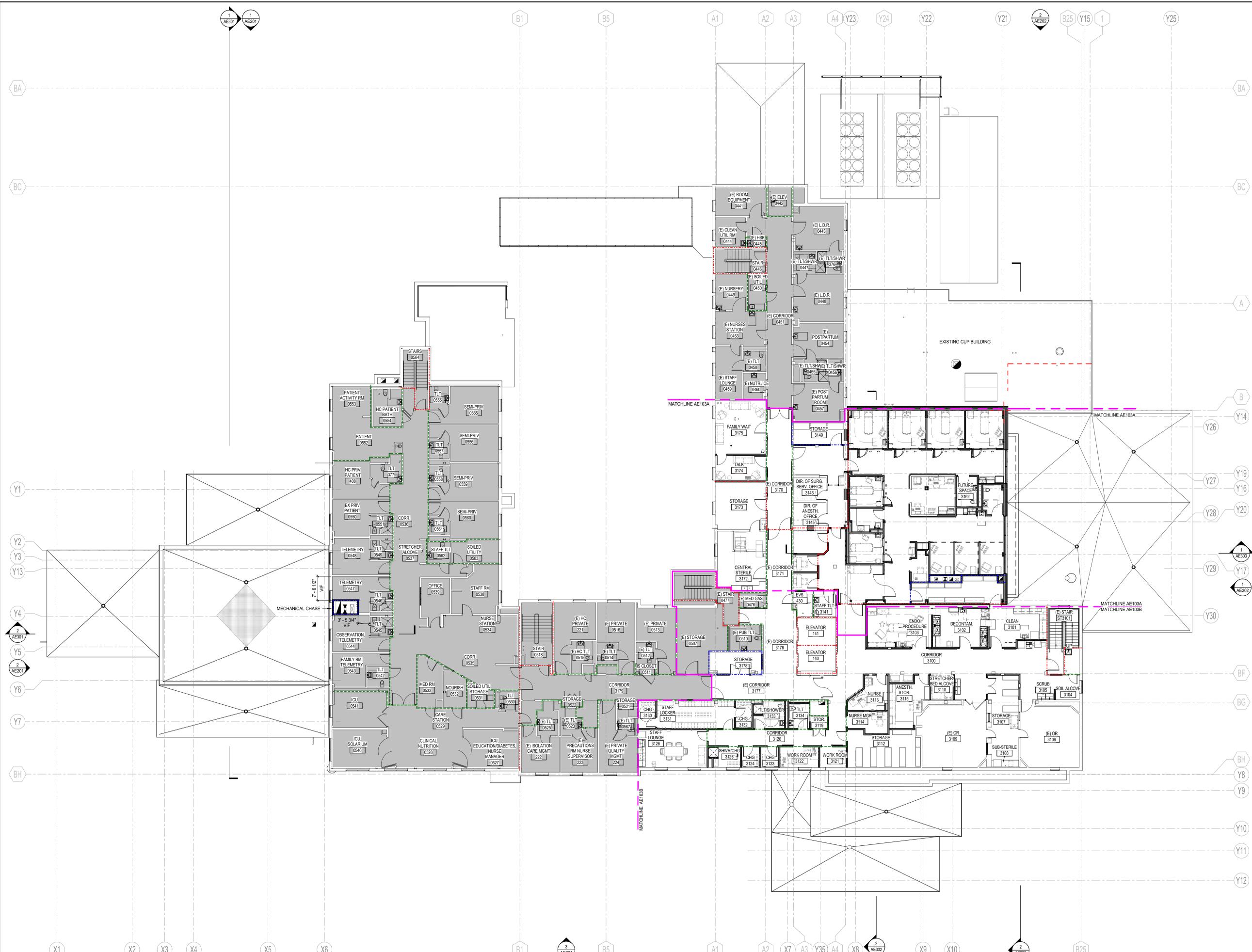
LEVEL 3 FACILITY PLAN

Original drawing is 36" x 48" - DO NOT SCALE CONTENTS OF THIS DRAWING.
 DIMENSIONS ARE AS PRINTED UNLESS NOTED OTHERWISE.

SCALE: As indicated DESIGNED BY: DJV
 SMRT PROJECT #: 22005-01 DRAWN BY: RLS

A-103

NOT FOR CONSTRUCTION



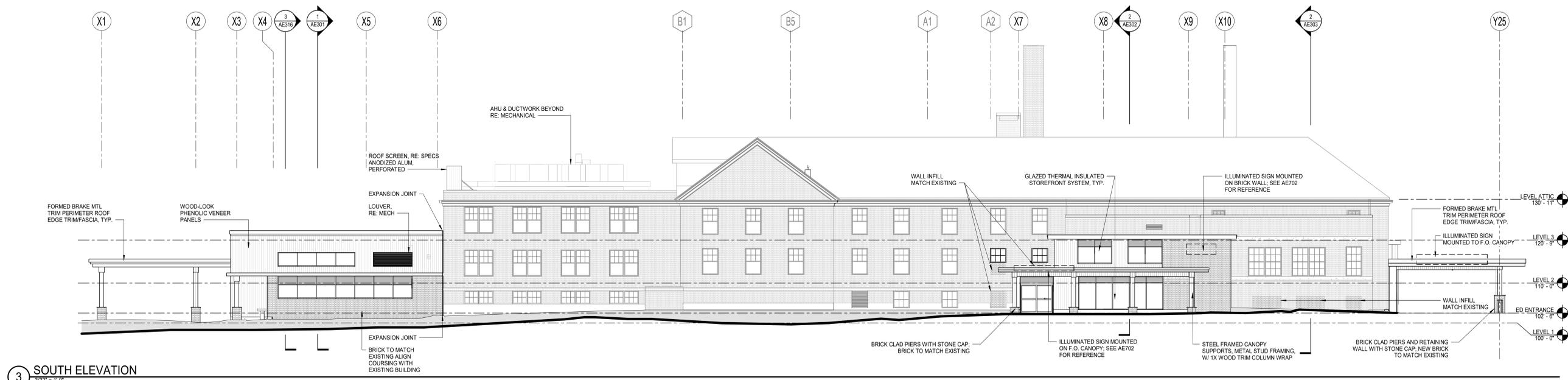
A1 LEVEL 3 FACILITY PLAN
 3/32" = 1'-0"

EXTERIOR ELEVATION NOTES:

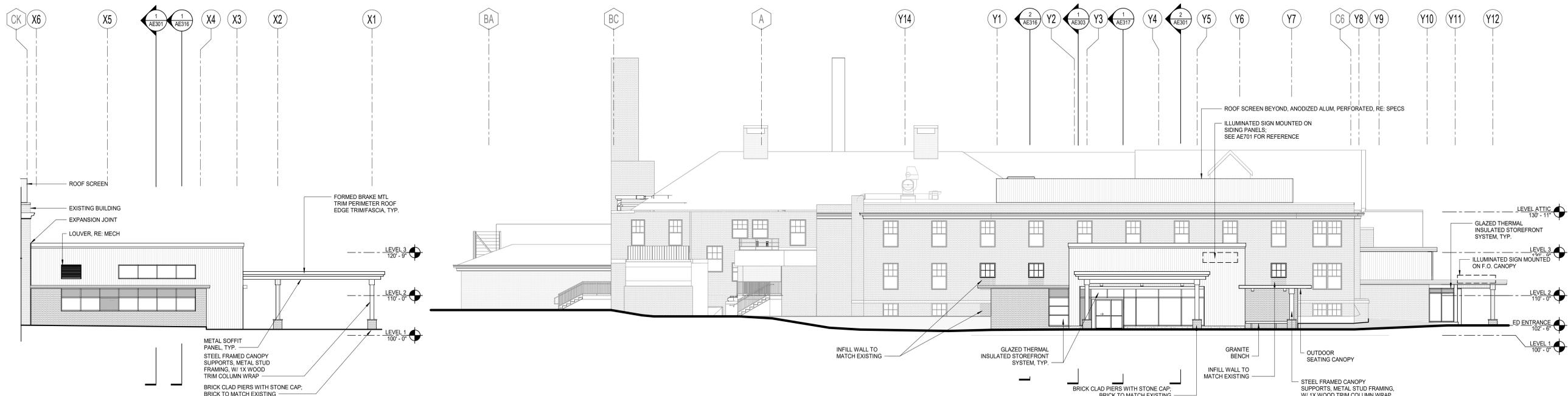
- REFER TO FIRE PROTECTION, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL RESPECTIVE FIXTURE/DEVICE LOCATIONS, COUNTS, & ASSOCIATED RECESSED BOXES AT EXTERIOR WALLS.
- PROVIDE MASONRY CONTROL JOINTS AT ALL INSIDE MASONRY CORNERS AND WHERE SHOWN ON ELEVATIONS.

EXTERIOR MATERIAL LEGEND:

- RED BRICK TO MATCH EXISTING BRICK
- WOOD-LOOK PHENOLIC VENEER PANELS



3 SOUTH ELEVATION
 3/32" = 1'-0"



1 NORTH ELEVATION
 3/32" = 1'-0"

2 WEST ELEVATION
 3/32" = 1'-0"



#	Description	Date

DESIGN REVIEW BOARD
 12-26-24

SHEET TITLE:
EXTERIOR ELEVATIONS

Original drawing is 24" x 48" - DO NOT SCALE CONTENTS OF THIS DRAWING.
 SCALE: As indicated DESIGNED BY: DJV
 SMRT PROJECT #: 22095-01 DRAWN BY: RLS

AE201

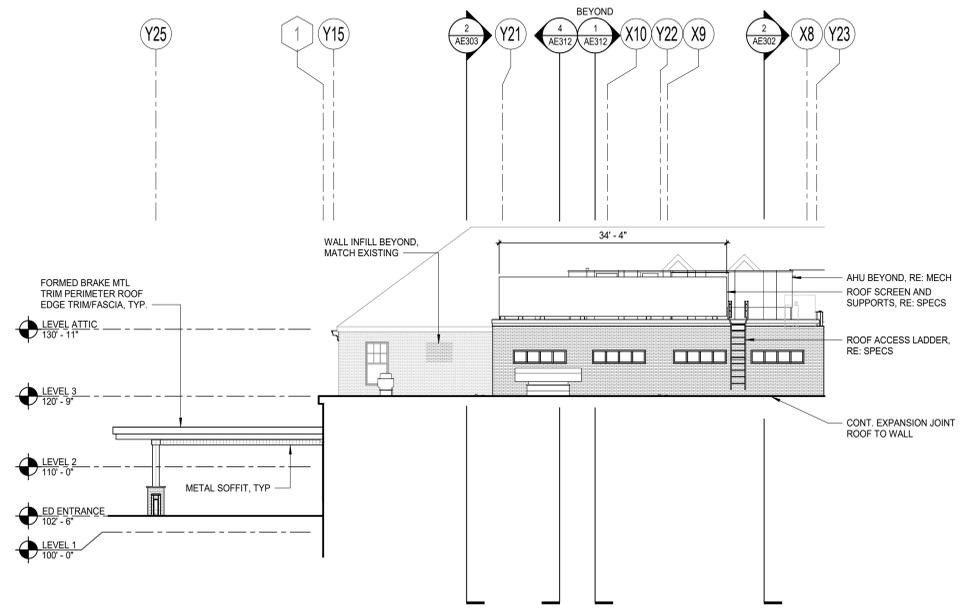
NOT FOR CONSTRUCTION

EXTERIOR ELEVATION NOTES:

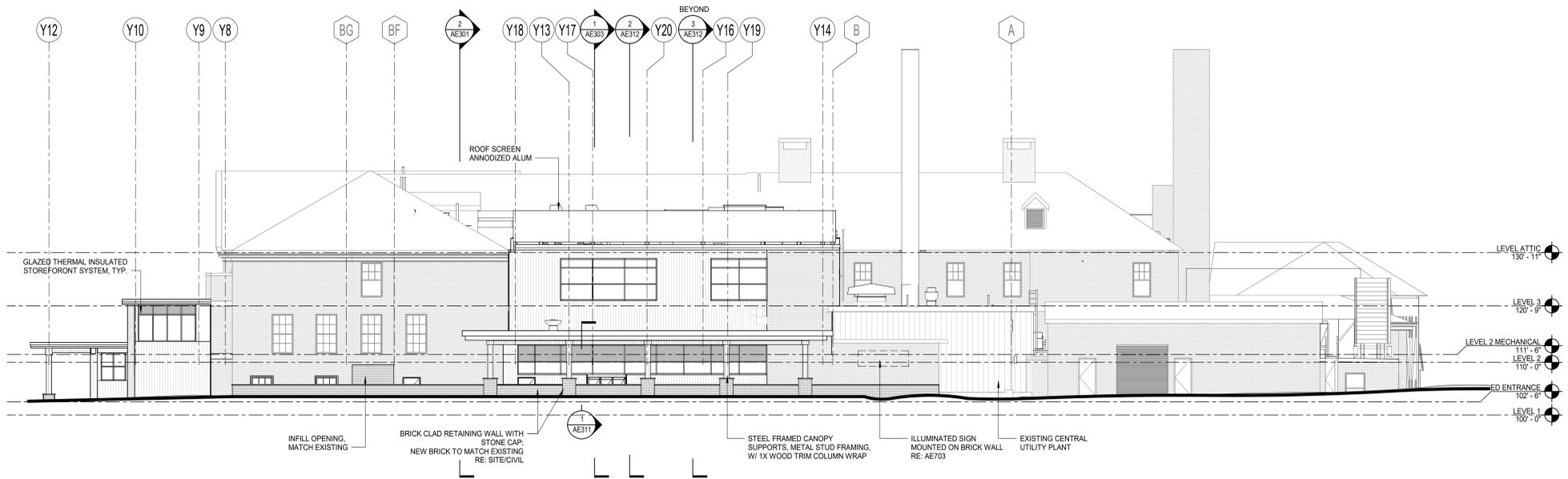
1. REFER TO FIRE PROTECTION, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL RESPECTIVE FIXTURE/DEVICE LOCATIONS, COUNTS, & ASSOCIATED RECESSED BOXES AT EXTERIOR WALLS.
2. PROVIDE MASONRY CONTROL JOINTS AT ALL INSIDE MASONRY CORNERS AND WHERE SHOWN ON ELEVATIONS.

EXTERIOR MATERIAL LEGEND:

-  RED BRICK TO MATCH EXISTING BRICK
-  WOOD-LOOK PHENOLIC VENEER PANELS



2 NORTH ELEVATION
 3/32" = 1'-0"



1 EAST ELEVATION
 3/32" = 1'-0"



#	Description	Date

DESIGN REVIEW BOARD
 12-26-24

SHEET TITLE:
EXTERIOR ELEVATIONS

Original drawing is 24" x 48" - DO NOT SCALE CONTENTS OF THIS DRAWING.
 SCALE: As Indicated DESIGNED BY: DJV
 SMRT PROJECT #: 22005-01 DRAWN BY: RLS

AE202

NOT FOR CONSTRUCTION



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

DRB Application Number:
DRB-2025-02

Date:
12/23/2024

Map & Lot:
217-090-000

Project Address: 1311 Highway 102, Bar Harbor, ME 04609

Applicant Name: Coastal Maine Gen Contr. Address: 138 High Street, #343

City: Ellsworth State: Maine, 04605

Email: jaffrey@coastalmainegc.com

Phone: 207-412-2462

Property Owner Name: Gurney Inv Prop Address: 138 High Street, #343

City: Ellsworth State: ME, 04605

Email: Jaffrey@coastalmainegc.com

Phone: 207-412-2462

Architect/Designer Name: N/A Address:

City: State:

Email:

Phone:

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"/> Changes to Exterior of Appearance of Historic Building | <input checked="" type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input checked="" type="checkbox"/> Installation or Changes in fences and freestanding walls |
| <input type="checkbox"/> Installation or Changes in an internally illuminated sign or awning | |

FEE

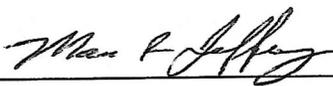
Project Cost: \$ 35,000

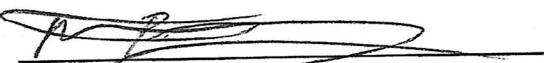
\$ 31.00 for Residential and Commercial projects less than 1 million.

\$ 66.00 Commercial projects more than 1 million

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

NOTE: Applications are due 14 days in advance of the next regularly scheduled Design Review Board meeting.


Signature of Applicant


Signature of Owner (if different from Applicant)

**Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Brief Project Description:

Please provide a brief description of the project.
See Attached

Road Frontage: _____ Open Seasonally Open Year Round

ALL Applications must include:

Please provide materials in the order listed below and check the "provided?" column.

Requirement	Provided?		Reserved for Planning Staff Review
	Y	N	
1 NARRATIVE —Description of the building's use, location, setbacks, adjacent structures, dimensions, materials, colors, etc.	Y		Y
2 PHOTOS OF EXISTING BUILDING —color photographs or simulations of the existing building, structure, or site showing all facades that can be seen from the public street.	Y		Y
3 PHOTOS OF ADJACENT PROPERTIES —color photographs or simulations of the adjacent buildings to the subject property, including those across the street and next door. These photos should depict setbacks from the street, building heights, front façade proportions, building scaping and materials, and existing patterns and relationships.	Y		Y
4 DETAILED PLANS —Drawings, photos, or simulations of proposed changes that are planned for the property. This should depict all sides of the new structure that will be visible from the road.	Y		Y
5 SCALED SITE PLAN —Scaled drawing, photo, or simulation of the site showing all proposed and existing structures , including fences, buildings, storage areas, etc. This site plan should take required property setbacks into account.	Y		Y
6 MATERIALS —Details of all external materials, including type, color and composition. Paint chips or product samples shall be provided for each addition.	Y		Y
7 LIGHTING —Details of any new or proposed changes to lighting and lighting levels.	Y		Y

If NO was selected in the above table for any of the requirements, please describe why it was not included.

**Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Are you Demolishing or relocating a historic building?

No

Yes

If no, you have completed the application.

If yes, please provide the documents requested in the table below.

Required Submittals for Demolition or Relocation of a Historic Building ONLY:

In addition to the table on page 2, please provide materials in the order listed below and check the "provided?" column

Requirement	Provided?		Reserved for Planning Staff Review
	Y	N	
1 STATEMENT FROM DESIGN PROFESSIONAL —Please provide a statement from an engineer or architect outlining the structural condition of the building, the condition of the building systems, and issues with the renovation or use of the building that affect the feasibility of renovation or relocating the building.			
2 MSHP NOTIFICATION —Please provide written evidence that the Maine State Historic Preservation Office and local historical organizations have been notified of the application for a Certificate of Appropriateness to demolish the building and copies of any correspondence with or from these groups.			

If NO was selected in the provided section for any of the requirements above, please describe why it was not included.

DRB APPLICATION

Owner: Gurney Investment Properties, Inc.
Applicant: Gurney Investment Properties, Inc.
1311 State Highway 102
Bar Harbor, ME 04609

Project Name: 1311 Highway 102, Bar Harbor, Maine 04609
Date: 12-17-24
Attn: DRB
Town of Bar Harbor

BRIEF PROJECT DESCRIPTION:

The original property was a two-bedroom house with a detached 2 car garage. The house was previously removed, and we would like to use the property going forward as follows:

A: The existing garage – Provide power to the garage and have a new single RV hook up beside the garage. Water and Septic for the RV site will be tied into the existing house septic and well. The garage will not have any water or sewer. It will only be used as a construction workshop. 6’ Stockade Fencing will be installed to help shield the RV from the road.

B: At the rear of the site, we would like to park 5 delivery trucks and one water truck to provide services for the storage and delivery of seafood. The employees will park their cars during the day in parking spots. The employees will be delivering lobsters to their retailers and will be picking up lobsters from lobsterman to store in the seafood Connex containers on site. These containers will be above ground and will be self-sufficient holding tanks for the lobsters made from shipping containers. The only thing they will need is power to run and operate the holding tank circulation systems. All water for the tanks will be added and removed by the on-site water truck. Fencing will be installed to shield containers and trucks from the road

1 NARRATIVE:

A: The existing garage will be used for construction storage – same usage that it has been used for since Owner purchased the property. The proposed RV for seasonal employees will be located south of the garage – It will have a 6’ stockade fence on the front and side to decrease its exposure from the road. Please see its location on the enclosed site plan. It meets all the setbacks on this lot.

B: The new proposed development at the rear of the lot will be used to park trucks and provide seafood storage. This business will primarily be run 6 days a week in season and 3 days a week in the off season. The business operates as a seafood storage facility, and it does not sell direct to the public. The trucks will pick up seafood, store it, and then deliver it as needed to local restaurants. All of the new development is made out of portable Structures (2 Tan Connex boxes 8’x40’ and one Grey sided with White trim Shed that is 12’x28’). This development is 190 feet

from the lot line front set back and is over 50' from the neighbors lot line South of the property. The only thing butting up to the 25' set back is parking.

2 PHOTOS OF EXISTING BUILDING:



1311 Highway 102 Taken from RoadView

3 PHOTOS OF ADJACENT PROPERTIES:



Home to the North of 1311 Highway 102



Business to the South of 1311 Highway 102 – LE Norwood & Sons



Business West of 1311 Highway 102 – Camden National Bank

4 DETAILED PLANS:

Please see attached site plan S-100 and elevations D-100

5 SCALED SITE PLAN:

Please see S-100 Attached

6 MATERIALS:

All structures being added are temporary structures – they are not on a foundation.

Existing Garage on site – painted white, it will be repainted white in Spring of 2025

Fencing – 6’ stockade fence – natural wood – will be left unfinished and will grey over time. It is to provide shielding of the RV, Connex boxes, and Shed from the road



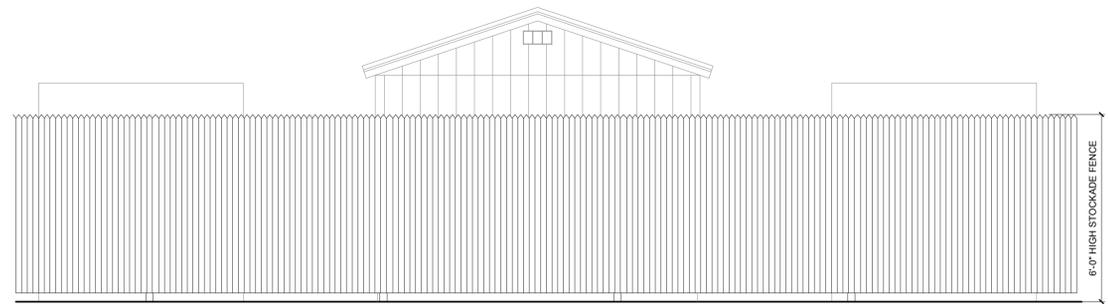
Shed: The proposed existing 12x28 shed has a black metal roof, textured 111 siding painted grey, and white wood trim.

Seafood Storage Connex Boxes: The proposed existing metal boxes are metal and they are painted a medium Tan Color. All boxes will be repainted after installation to match the existing color.

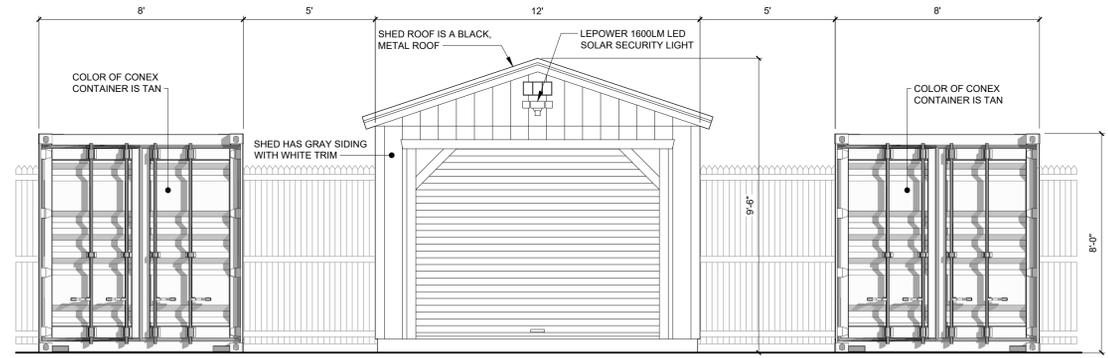
7 LIGHTING:

See D100 to show proposed lighting on the exterior of the Shed. This lighting will not be seen from the road and will be facing East toward the rear of the lot. The lighting is as follows: Home Depot LE Power 1600 LM LED solar light. It is 1600 Lumens and meets town standards





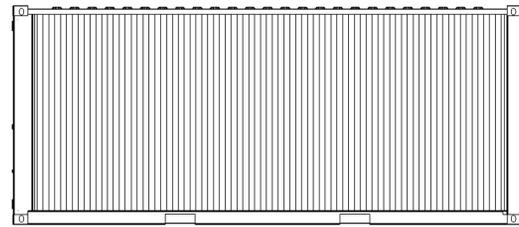
FRONT ELEVATION



REAR ELEVATION

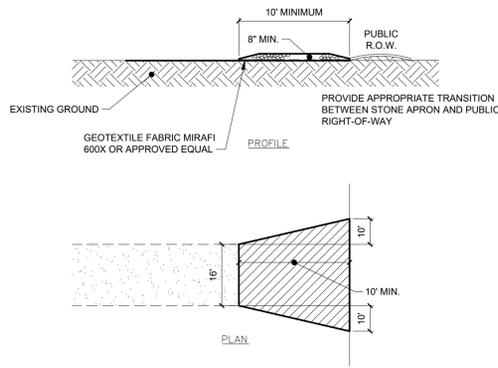
01 ELEVATIONS

SCALE: N.T.S. SOURCE: CENTRAL MAINE CAD LAST UPDATED: 2024-12-23



02 SIDE CONEX CONTAINER ELEVATION

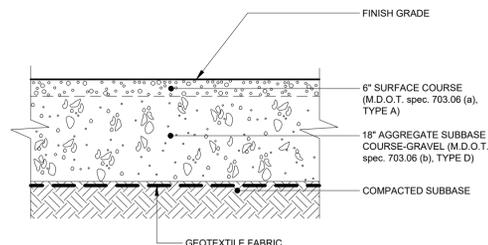
SCALE: N.T.S. SOURCE: CENTRAL MAINE CAD LAST UPDATED: 2024-11-07



- NOTES:**
- STONE SIZE: AASHTO DESIGNATION M 43, SIZE NO. 2 (2.5" TO 1.5"). USE CRUSHED STONE.
 - LENGTH: NOT LESS THAN 10 FEET.
 - THICKNESS: NOT LESS THAN EIGHT (8) INCHES.
 - WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONES AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

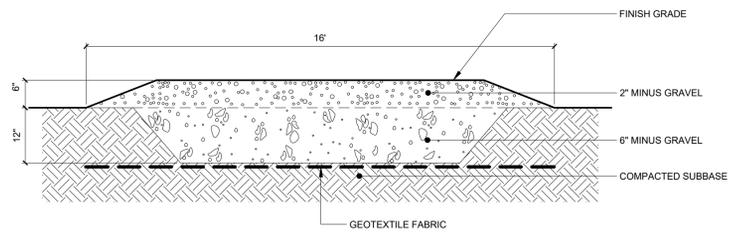
04 STONE APRON DETAIL

SCALE: N.T.S. SOURCE: CENTRAL MAINE CAD LAST UPDATED: 2024-11-15



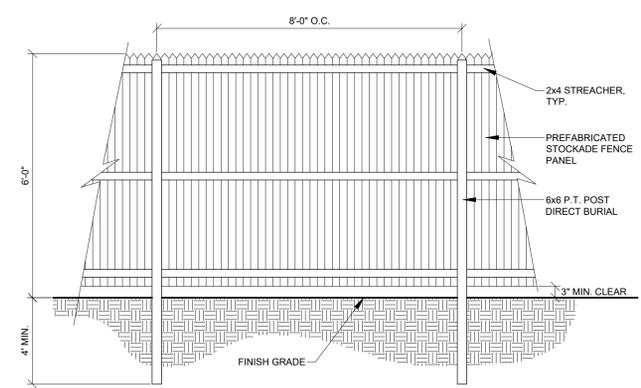
03 THICKENED GRAVEL AREA

SCALE: N.T.S. SOURCE: CENTRAL MAINE CAD LAST UPDATED: 2024-11-06



05 GRAVEL DRIVE

SCALE: N.T.S. SOURCE: CENTRAL MAINE CAD LAST UPDATED: 2024-11-06



06 STOCKADE FENCE DETAIL

SCALE: N.T.S. SOURCE: CENTRAL MAINE CAD LAST UPDATED: 2024-11-05

General Notes

- COASTAL MAINE GENERAL CONTRACTING IS PROVIDING A DRAFTING SERVICE IN GOOD FAITH AND DOES NOT CLAIM TO BE PROVIDING ARCHITECTURAL OR ENGINEERING SERVICES.
- INFORMATION ON THE PLANS IS INTENDED FOR USE BY THE OWNER ONLY AND COPYING OR DISTRIBUTING OF INFORMATION IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION.
- PLEASE REPORT ANY DISCREPANCY IN DIMENSIONS IMMEDIATELY.
- COASTAL MAINE GENERAL CONTRACTING IS NOT RESPONSIBLE FOR UNKNOWN OR HIDDEN CONDITIONS.

No.	Revision/Issue	Date
4	REVISIONS PER PNZ	12-24-24
3	REVISIONS PER PNZ	12-16-24

Firm Name and Address
COASTAL MAINE
 GENERAL CONTRACTING, INC
 138 HIGH STREET #343 ELLSWORTH
 PHONE 207-288-2999
 EMAIL OFFICE@COASTALMAINEGC.COM

Project Name and Address
1311 ME-102
 ROUTE 102 - TOWN HILL
 BAR HARBOR, MAINE

Drawn by	CAD	D100
Date	11/05/2024	
Scale	1" = 20'	

PERMIT SET