

**Cover Page
for Thursday February 27, 2025,
Design Review Board Meeting**

*Project Information is available at https://www.barharbormaine.gov/271/Design-Review-Board	Material Issued	Issued on 2/14/2025 —
ITEMS		
Cover page with date February 27, 2025, Meeting Agenda		
Minutes for approval: <ul style="list-style-type: none"> • January 9, 2025 		
Applications: <ul style="list-style-type: none"> • Certificate of Appropriateness Application: DRB-2025-03 		

Town of Bar Harbor
Agenda — Design Review Board
Thursday, February 27 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. January 9, 2025

V. PUBLIC COMMENT

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

VI. BUILDING PERMIT REMINDERS

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: 2025-03

Applicant : Salsbury Organics

Owner: Chris Marcial

Project Location: 1501 State Highway 102, Bar Harbor, ME 04609, 219-010-001

Proposed Project: New Front Entrance & New Side Fence with Metal Gate

VIII. OTHER BUSINESS

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

X. ADJOURNMENT

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

I. CALL TO ORDER

The meeting was called to order at 4:05 PM. Members present included: Chair Barbara Sassaman, Vice-Chair Erin Cough, Kate Macko and Andrea Lepcio, who arrived late.

II. EXCUSED ABSENCES

Mike Rogers and Bo Jennings are excused.

III. ADOPTION OF AGENDA

Mr. Cole moved to adopt the agenda. Vice-Chair Cough seconded and the motion passed 4-0.

IV. APPROVAL OF MINUTES

a. December 12, 2024

Chair Sassaman requested the wording under Appendix A discussion be changed to reflect there were no changes to Appendix A, as the existing language was in reference to the topic of the workshop.

Chair Sassaman moved to approve the minutes from December 12, 2024. Mr. Cole seconded and the motion passed 4-0.

V. PUBLIC COMMENT

There were 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: 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.

Chrissi Maguire from the Hospital, Derek Veilleux, Jessica Johnson, Phillip Chaney, and Emily Sprecher from SMRT were present. They provided an overview of the

application, explaining the hospital would be redesigning their campus to make the hospital more visible from Main Street and improve general flow.

Ms. Cough asked if the historic cottage in the area would be preserved, moved to another location, or simply torn down. Ms. Maguire shared it would be torn down. The hospital had offered multiple homes on the lot to various non-profits and charities, but no one wanted to move them. If anyone in the community would like them, she explained they could reach out.

Chair Sassaman inquired about lighting. Mr. Veilleux explained that all lights over 1,600 lumens meet full cutoff requirements, as shown in their submissions. They discussed the warmth of lighting, which will be around 3,000 kelvins and dark sky compliant.

Ms. Johnson had a question about the signage for the hospital. She explained the signage had not been fully designed yet, however, they were anticipating an internally lit sign for the emergency department. Discussion occurred and the Board determined they would like the applicant to return once they have final specifications for signage.

Bo Jennings had previously submitted a question about the Trespa, which is a paneled system to act as an accent to the exterior of the building. Mr. Jennings was worried it may not align with the character of Bar Harbor. The rest of the Board disagreed, stating something similar was happening with the library.

There was brief discussion of landscaping.

Ms. Lepcio moved to approve the Mount Desert Island Main Campus Expansion Project – DRB-2025-01 with the exception of the internally illuminated signs. Mr. Cole seconded and the motion passed 5-0.

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.

Marc Jaffrey was present on behalf of the owner. He gave an overview of the project, intended use, etc.

The applicant plans to put up a six-foot stockade fence on the property to block the existing garage, parking lot, and storage boxes. They do not plan to finish the fence and allow it to age naturally.

The Board discussed where the fence would be located on the property and whether there needed to be added plantings to further screen the property. It was determined the parking spaces are property hidden from Route 102.

There is one existing light which is a 1,600-lumen solar security light on the existing structure. It is dark sky compliant and not visible from the road.

Ms. Cough moved to approve the submission as presented. Mr. Cole seconded and the motion passed 5-0.

VIII. OTHER BUSINESS

- a. The Planning Director mentioned that a joint meeting was scheduled on February 19, 2025 with the Planning Board.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

- a. Chair Sassaman requested the Board review the Design Review standards to reflect the changes made in their proposed amendment.
- b. If the proposed amendment passes, the Board would also like to update the Design Review Board handbook.

X. ADJOURNMENT

Chair Sassaman moved to adjourn the meeting at 5:00 PM.

Signed as approved:

**Andrea Lepcio, Secretary
Design Review Board, Town of Bar Harbor**

Date



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

DRB Application Number: **RECEIVED**
 Date: **JAN 23 2025**
 TOWN OF BAR HARBOR MAINE
 PLANNING & CODE ENFORCEMENT
 Map & Lot:

Project Address: 1501 St Hwy 102

Applicant Name: Salsbury organics Address: 1501 St Hwy 102
 City: Bar Harbor State: ME
 Email: info@coffee.matter.biz
 Phone: _____

Property Owner Name: Chris Marcial Address: 25 Farnhams way
 City: Mt Desert State: ME
 Email: info@coffee.matter.biz
 Phone: (207) 230-4735

Architect/Designer Name: _____ Address: _____
 City: _____ State: _____
 Email: _____
 Phone: _____

NOTE: 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.

TYPE OF PROJECT

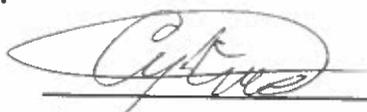
- Demolition or Relocation of Historic Building
- Changes to Exterior Appearance of Nonhistoric Building
- Installation or Changes in Outdoor Storage/Display/Vending Machines
- Changes to Exterior of Appearance of Historic Building
- Installation or Changes in fences and freestanding walls
- Seasonal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

FEE

- \$ 31.00 for Residential and Commercial projects less than 1 million.
- \$ 66.00 Commercial projects more than 1 million

Applicant shall submit 5 copies of the application

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



 Signature of 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.

change Door install new Door

put up a Fence and gate

Road Frontage: _____

Seasonal Closure

Open Year Round

Required Submittals for ALL Applications: Please provide materials in the order listed below and check the "provided?" column

Requirement	Provided?	Planning Staff Review
NARRATIVE —Please provide a description of the building's use, location, setbacks, adjacent structures, dimensions, materials, colors, etc.		✓
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.		✓
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.		Partial
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.		✓
SCALED SITE PLAN —a 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 setbacks into account. This must meet the requirements of 125-66.		
MATERIALS —Details of all external materials, including type, color and composition. Paint chips or product samples shall be provided for each addition. This includes any new or proposed change to lighting and lighting levels.		✓

Required Submittals for Demolition or Relocation of a Historic Building ONLY: In addition to the table above, Please provide materials in the order listed below and check the "provided?" column

Requirement	Provided?	Planning Staff Review
ENGINEER LETTER —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.		
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.		

NOTE: Applications are due 14 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.

As of June 2024, the Design Review Board will no longer be overseeing changes or additions to signage (only internally illuminated signs). These changes should be submitted directly to the Code Enforcement Officer.

MISCELLANEOUS PAYMENT RECEIPT: 580624
TOWN OF BAR HARBOR
93 COTTAGE STREET

BAR HARBOR, ME 04609

DATE: 01/23/25 TIME: 14:33:31
CLERK: j.might DEPT:
CUSTOMER:

PARCEL:

CHG: REVSD REVIEW BOARD FE 31.00

AMOUNT PAID: 31.00

PAID BY: BLOSSING VENTURES
PAYMENT METH: CASH

REFERENCE: BLOSSING V

AMT TENDERED: 31.00

AMT APPLIED: 31.00

CHANGE: .00

Salsbury's Organics is located at 1501 State Highway 102, Bar Harbor, ME 04609. It is situated on the corner of the Gilbert farm road and next to Hammond Lumber co. The building has been used as a gardening center and General store since 1982. The building was made of wood and constructed in 1987. The color is green and natural wood .

1. Location:

- 1501 State Highway 102, Bar Harbor, ME 04609
- Corner of Gilbert Farm Road and adjacent to Hammond Lumber Co.
- Building used as a gardening center and general store since 1982
- Wooden structure built in 1987
- Setbacks: 75 feet (front), 25 feet (sides and back)

2. Proposed Changes:

- **New Front Entrance:**
 - Enlarge existing doorway with a French door.
 - Dimensions: 6'0" wide x 6'10" high
 - Material: Natural wood
 - Finish: Clear coat
- **Side Fence with Metal Gate:**
 - Purpose: Security
 - Style: Horizontal plank fence
 - Cladding: Alternating 1x1 and 1x6 hemlock boards on 6x ft posts, 8' on center
 - Finish: Natural (left to age)

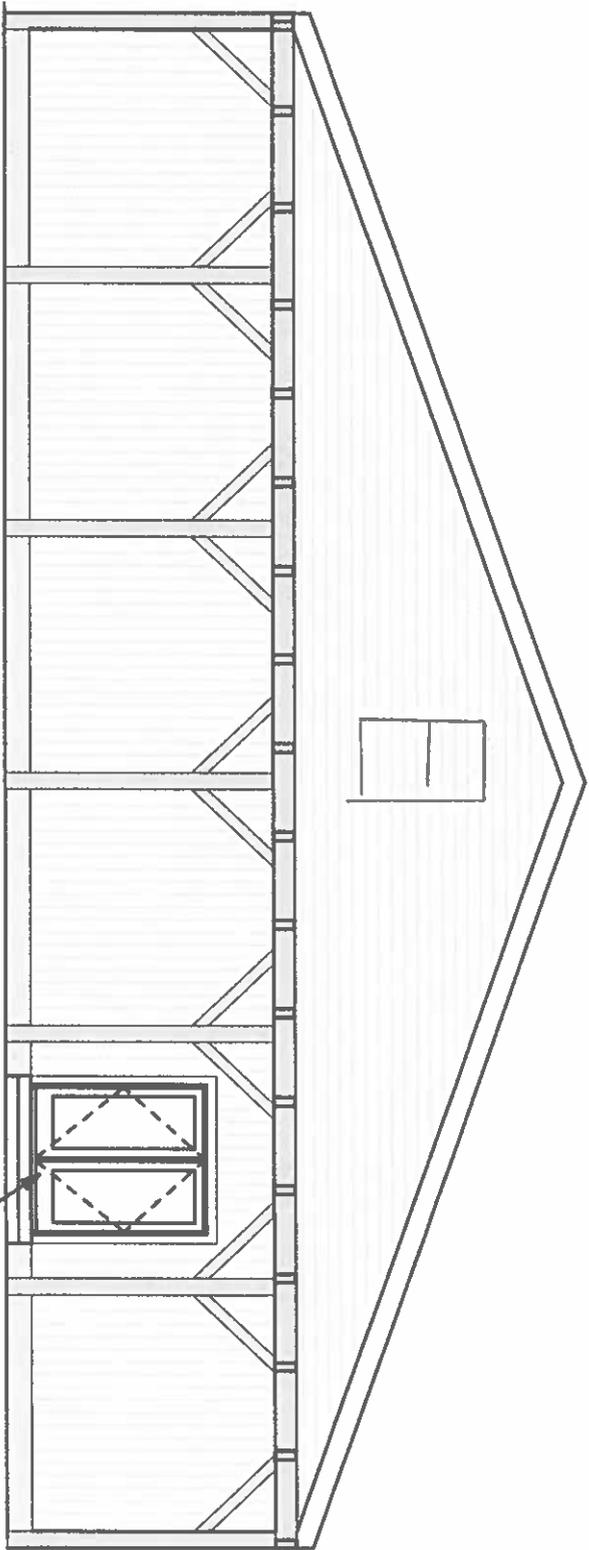
Search Fields:
 Owner: [Text Box]
 Parcel ID: 150-252-000
 Address: [Text Box]

Results Summary
 Parcels

Parcel ID	Address	Owner
150-252-000	1501 STATE HWY	...

Detail Information

Map ID	219-012-090
Address	1501 STATE HWY 102
City	BURNSVILLE MO
County	WARREN MO
Maping Address	1501 STATE HWY 102
Maping City	MOUNTAIN VIEW
Maping State	MO
Maping Zip	64069
Legal Desc	1.25 AC
Sale Price	2024-01-10
Sale Price	2,207,700
Current Use	150-252-000
Land Value	1,200,000
Map Value	2,207,700
Assess	0.00
Building Area	6,000
Year Built	1994
Living Area	4,214
Stories	1
Street Name	State Highway
Lot Width	120.00
Lot Depth	100.00
Lot Area	12,000.00
Map Style	Default



NEW MARVIN ULTIMATE FRENCH IN
SWING DOOR, NATURAL WOOD
6'-0" W x 6'-10" HIGH - CLEAR COATED
DOUGLAS FIR EXTERIOR

1

SALSBURY HARDWARE FRONT DOOR

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



EXISTING LOADING DOCK
AT CORNER OF BUILDING

6' BOARDED FENCING PANEL
WITH 6X6 POSTS (SEE
FIGURE A)

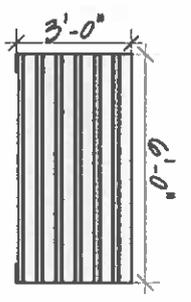
24' DOUBLE METAL GATE
(SEE FIGURE B)

24' BOARDED FENCING PANEL
WITH 6X6 POSTS AT 8' OC
(SEE FIGURE C)

PLAN VIEW - 1/8" = 1'-0"

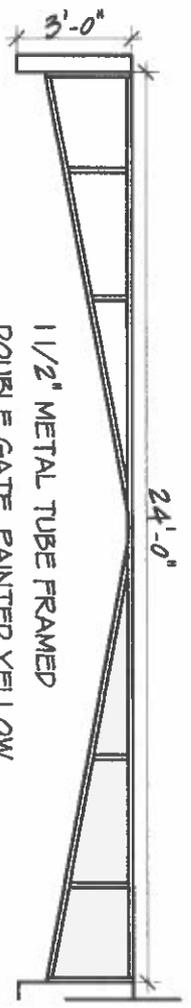
FIGURES - 3/8" = 1'-0"

EXISTING
TRAILER



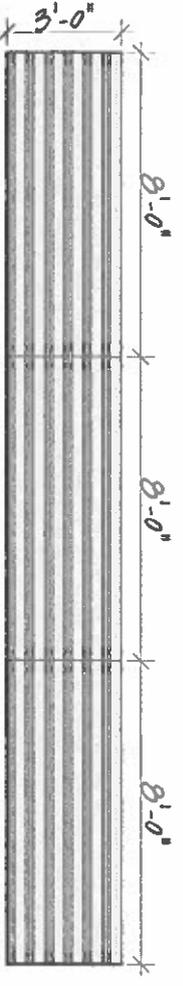
ALTERNATING 1X1 AND 1X6 HEMLOCK
BOARDING ON 6X6 POSTS

FIGURE A



1 1/2" METAL TUBE FRAMED
DOUBLE GATE, PAINTED YELLOW

FIGURE B



ALTERNATING 1X1 AND 1X6 HEMLOCK BOARDING ON 6X6 POSTS AT 8' OC

FIGURE C

FENCING AND GATES



Commercial Door Company - Barrier Gates

Visit

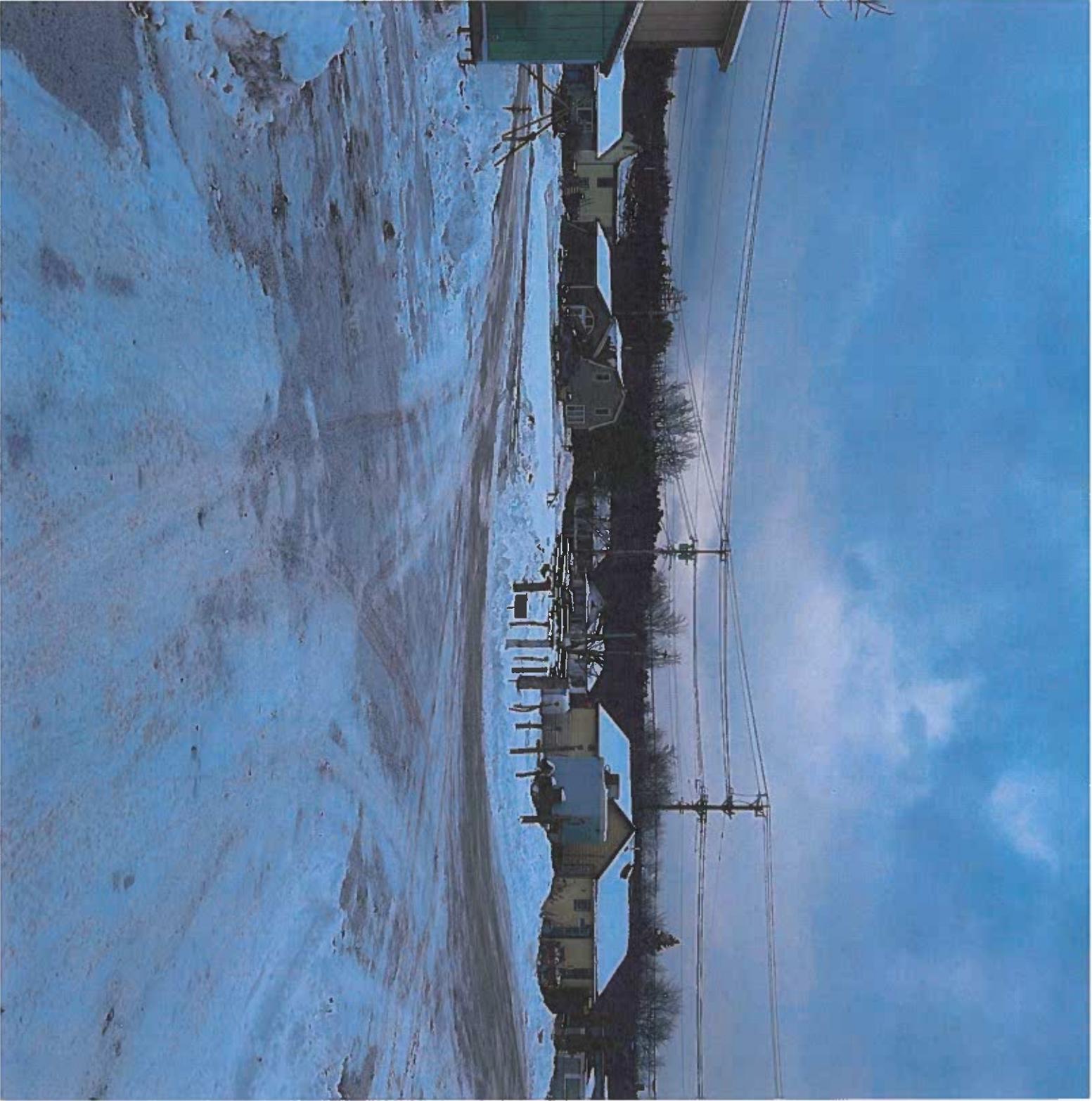
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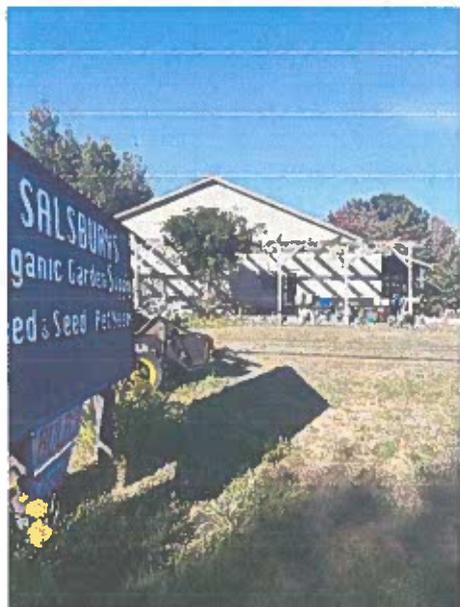
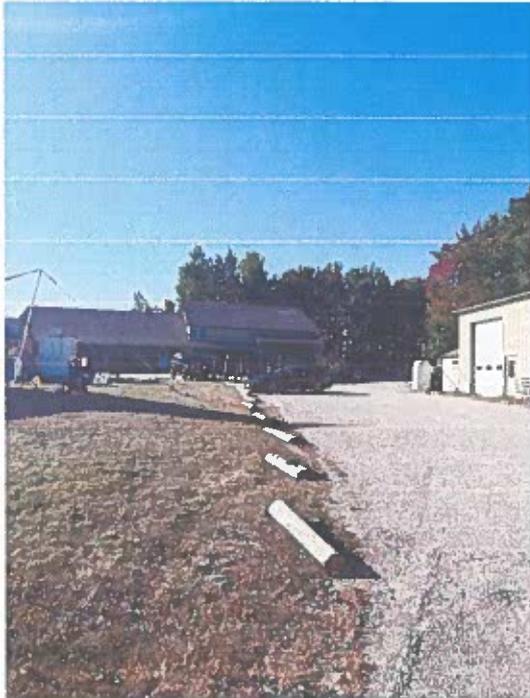
 Pond5
closed yellow parking lot gates e...

 Long Fence
Parking Lot Gates | Long Fence

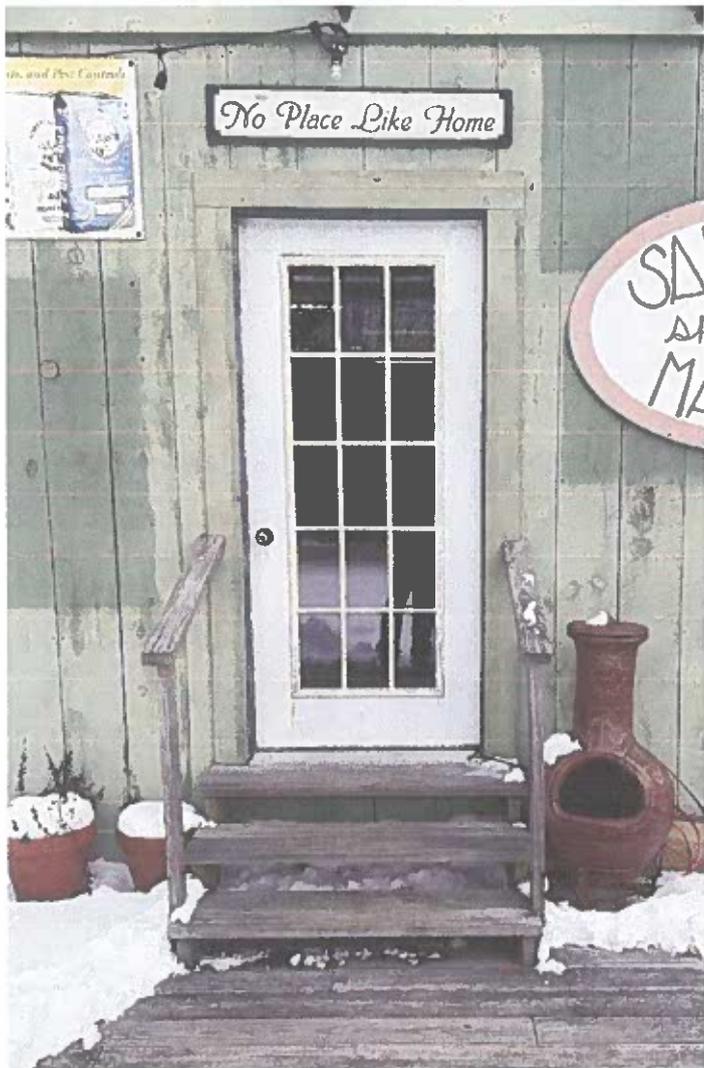
 DCS Industries
Traffic Barrier Gates | Manual Sw...



Views from the Road



Old Door

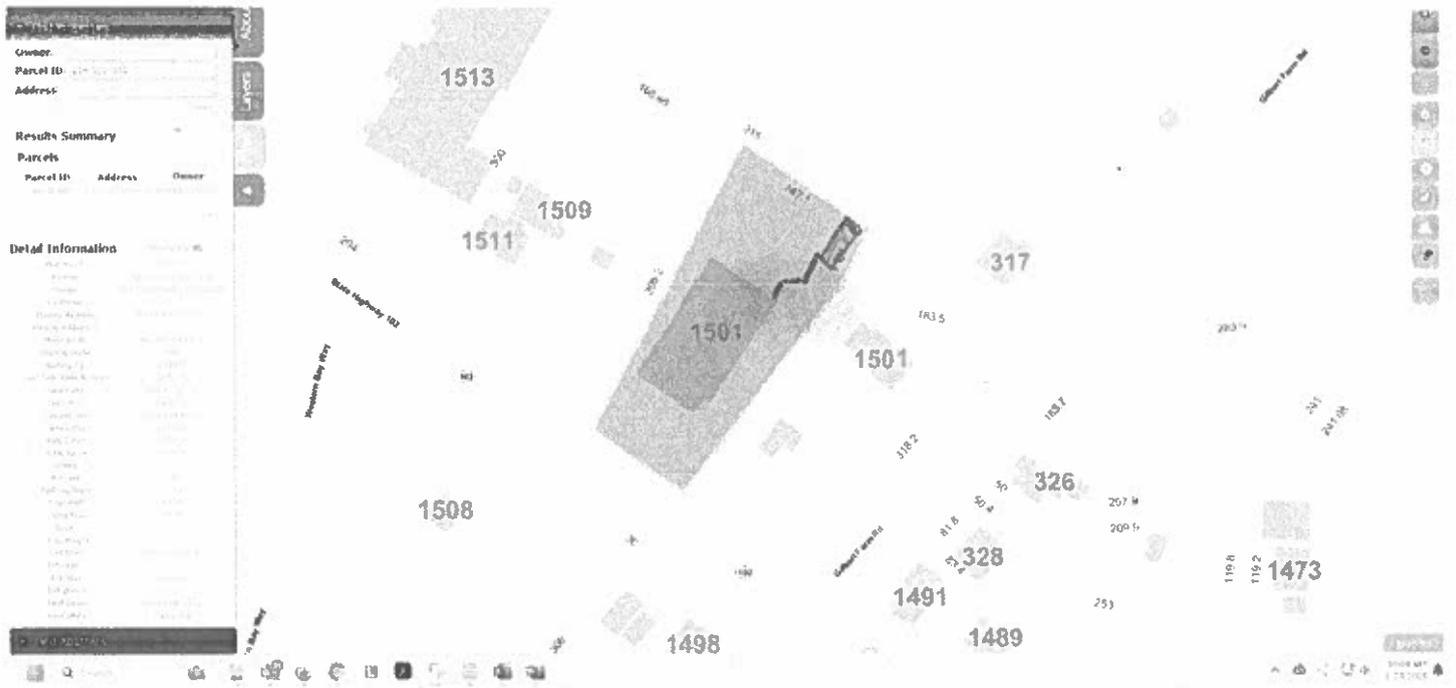




Ultimate Wood Swinging French Door

Wood Exterior / Wood Interior

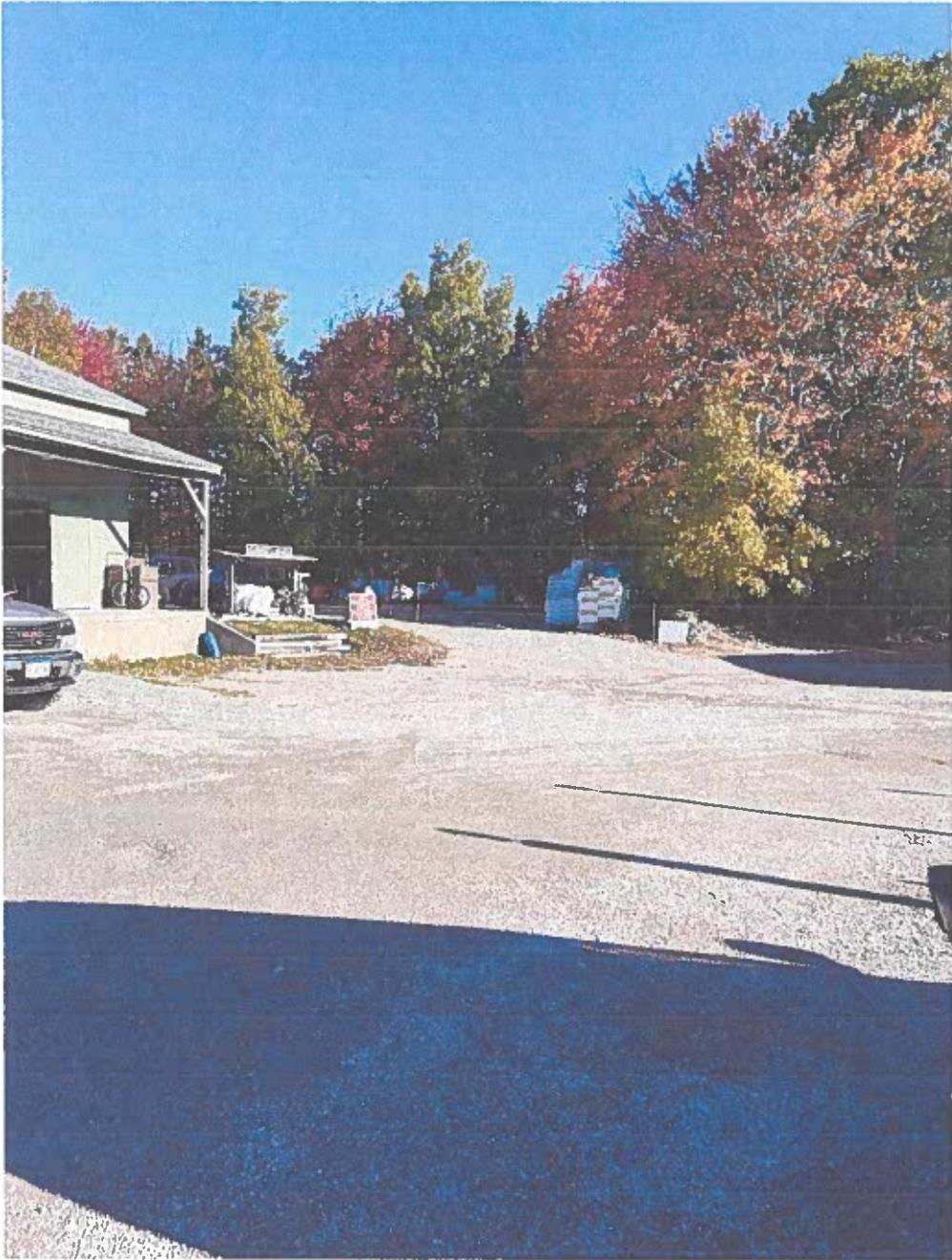




Proposed
Location of
Fence & gate

Proposed Fence and Gate location location





Proposed Fencing Design

