

**Cover Page  
for Thursday March 13, 2025,  
Design Review Board Meeting**

*Project Information is available at <a href="https://www.barharbormaine.gov/271/Design-Review-Board">https://www.barharbormaine.gov/271/Design-Review-Board</a>	Material Issued	Issued on 3/7/2025
<b>ITEMS</b>		
<b>Cover page with date</b>		
<b>March 13, 2025, Meeting Agenda</b>		
<b>Minutes for approval:</b> <ul style="list-style-type: none"> <li>• February 27, 2025</li> </ul>		
<b>Applications:</b> <ul style="list-style-type: none"> <li>• Certificate of Appropriateness Application: DRB-2025-04</li> <li>• Certificate of Appropriateness Application: DRB-2025-05</li> <li>• Certificate of Appropriateness Application: DRB-2025-06</li> </ul>		

**Town of Bar Harbor  
Agenda — Design Review Board  
Thursday, March 13 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. February 27, 2025

**V. PUBLIC COMMENT**

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

**VI. BUILDING PERMIT REMINDERS**

**VII. REGULAR BUSINESS**

**a. Certificate of Appropriateness**

**Application:** 2025-04

**Applicant :** Mount Desert Island High School (MDIHS)

**Owner:** Mount Desert Island Regional School System (MDIRSS)

**Project Location:** 1081 Eagle Lake Road, Bar Harbor, ME 04609, 244-011-000

**Proposed Project:** Replace existing entrance sign with illuminated/digital sign

**b. Certificate of Appropriateness**

**Application:** 2025-05

**Applicant :** Hatsana Phanthavong

**Owner:** Hatsana Phanthavong

**Project Location:** 30 Rodick Street, Bar Harbor, ME 04609, 104-394-000

**Proposed Project:** Update to previous permit, will be one pergola instead of two.

**c. Certificate of Appropriateness**

**Application:** 2025-06

**Applicant :** Holy Redeemer Church

**Owner:** Diocese of Portland

**Project Location:** 56 Mount Desert Street Bar Harbor, ME 04609, 104-419-000

**Proposed Project:** Installation of an on-site paved parking lot

**VIII. OTHER BUSINESS**

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

**X. ADJOURNMENT**

**Town of Bar Harbor  
Minutes — Design Review Board  
Thursday, February 27 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 in person included: Chair Barbara Sassaman. Members present via zoom included Vice-Chair Erin Cough, Secretary Andrea Lepcio, Mike Rogers, Bo Jennings, and Pancho Cole.

**II. EXCUSED ABSENCES**

Kate Macko is 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. January 9, 2024

**Vice-Chair Cough moved to approve the minutes from January 9, 2025. Mr. Cole seconded, and the motion passed 6-0.**

**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:** 2025-03

**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

Chris Marcial who is the owner of Salsbury Organics was present. Chair Sassman described the project to the board. The board did not have any questions regarding this application.

**Mr. Cole moved to approve the Salsbury Organics project- DRB-2025-03. Vice-Chair Cough seconded, and the motion passed 6-0.**

**VIII. OTHER BUSINESS**

- a. Chair Sassman gave the planning office a list of design review handbook edits that could be used to update the handbook if the proposed Article 13 amendment passes.
- b. Chair Sassman requested to continue Article 13 amendment review at a second workshop with the Planning Board.

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

- a. Bo Jennings thanked Mike Rogers for the info sheet he put together for the joint DRB/PB workshop.

**X. ADJOURNMENT**

**Chair Sassaman moved to adjourn the meeting at 4:10 PM.**

**Signed as approved:**

---

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

**Date**

RECEIVED FEB 07 2025



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

DRB Application Number:

2025-04

Date:

11/23/2025

Map & Lot:

244-11

Project Address: 1081 Eagle Lake rd. Bar Harbor

Applicant Name: MDI HS Address: 1081 Eagle Lake Rd.

City: Bar Harbor State: ME

Email: scott.watson@mdir55.org

Phone: (207) 288-5011 ext. 3444 (207) 460-8969

Property Owner Name: MDIR55 Address: Same as above

City: State:

Email: Same as above

Phone:

Architect/Designer Name: Northern Signs Address: P.O. Box 1475

City: Waterville State: Maine

Email: Steve@northernsignsme.com

Phone: 207-314-5700

TYPE OF PROJECT

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

FEE

Project Cost: \$ 23,450.00

\$ 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

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.

- Mount Desert Island High School / 1081 Eagle Lake Rd.
- Front of property
- Replace existing sign with illuminated sign + digital sign per layout

Road Frontage: 2000' +

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.	✓		
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.	✓		
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.	✓		
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.	✓		
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.	✓		
6 MATERIALS—Details of all external materials, including type, color and composition. Paint chips or product samples shall be provided for each addition.	✓		
7 LIGHTING—Details of any new or proposed changes to lighting and lighting levels.	✓		

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 <b>STATEMENT FROM DESIGN PROFESSIONAL</b> —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 <b>MSHP NOTIFICATION</b> —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.

---



---



---



---

**Permit #: 250003**

**Permit Type: Design Review Board**

**Address: 1081 EAGLE LAKE ROAD**

**City: Bar Harbor**

**State: ME**

**Zip: 04609**

**Owner: MDI REGIONAL SCHOOL DISTRICT**

**Owner Address: PO BOX 60**

**Owner City: MOUNT DESERT**

**Owner State: ME**

**Owner Zip: 04660**

**Owner Phone:**

**Owner Email:**

**Receipt #: 56**

**Date: 02/10/2025**

**Paid By: MDI HIGH SCHOOL**

**Description: 244-011-000**

**Payment Type: Check**

**Payment Type Description: 28105**

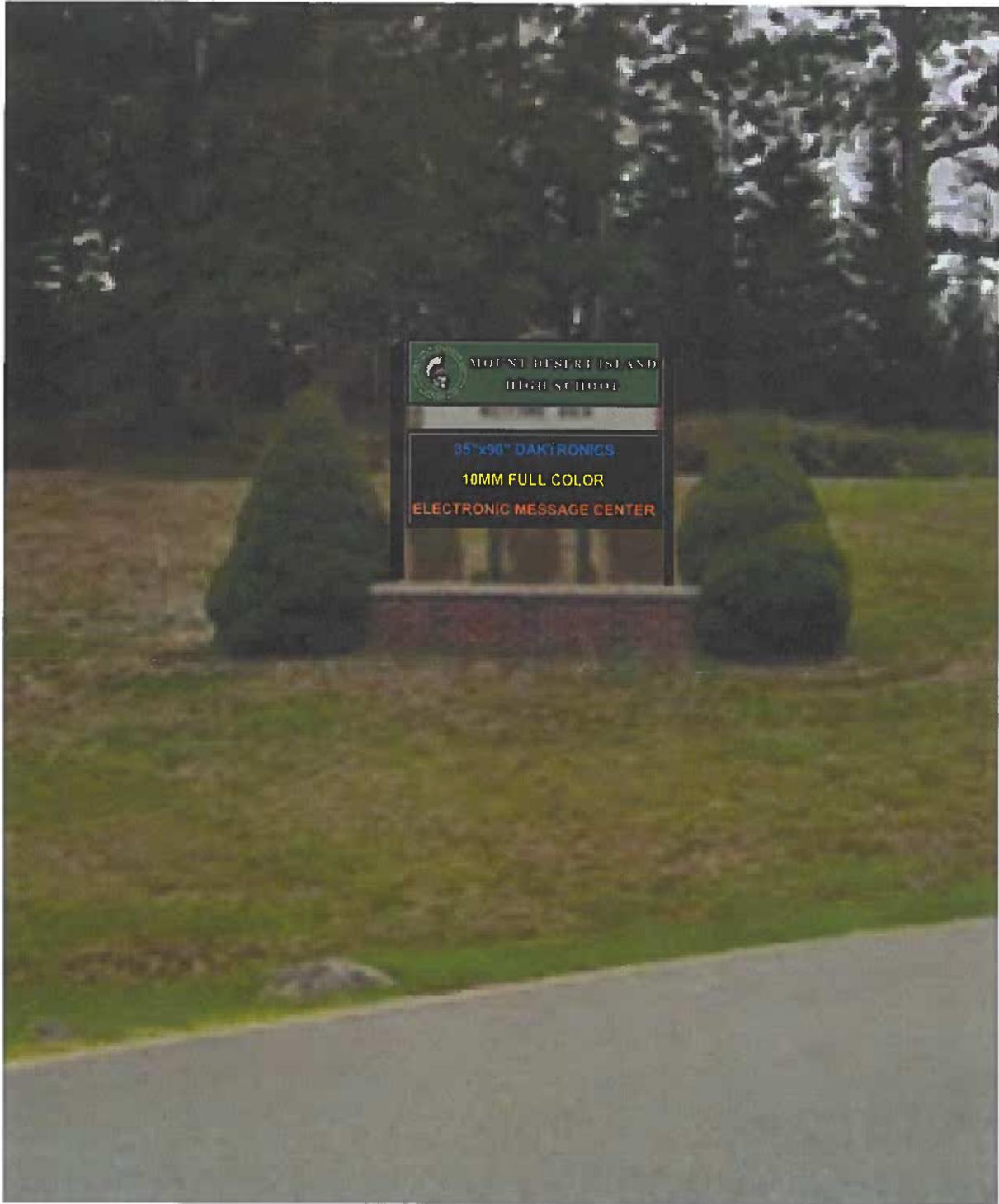
**Accepted By: Tammy DesJardin**

**Fees Paid**

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Small Commercial	Design Review Board	Less than 1 million	0.00	31.00	31.00
				<b>Total:</b>	<b>\$31.00</b>

**Fees and Deposits Paid**

Fee Name	Fee Type	Description	Total Fee Amount	Amount Paid
Deposit Fee	Deposit Fee	Fee to record flat deposit fee	1,000.00	1,000.00
			<b>Total:</b>	



**NORTHERN SIGNS**  
 Waterville, Maine  
 1-800-570-7402  
 northern@signs@dolphin.net

CUSTOMER:

SPECIFICATIONS:

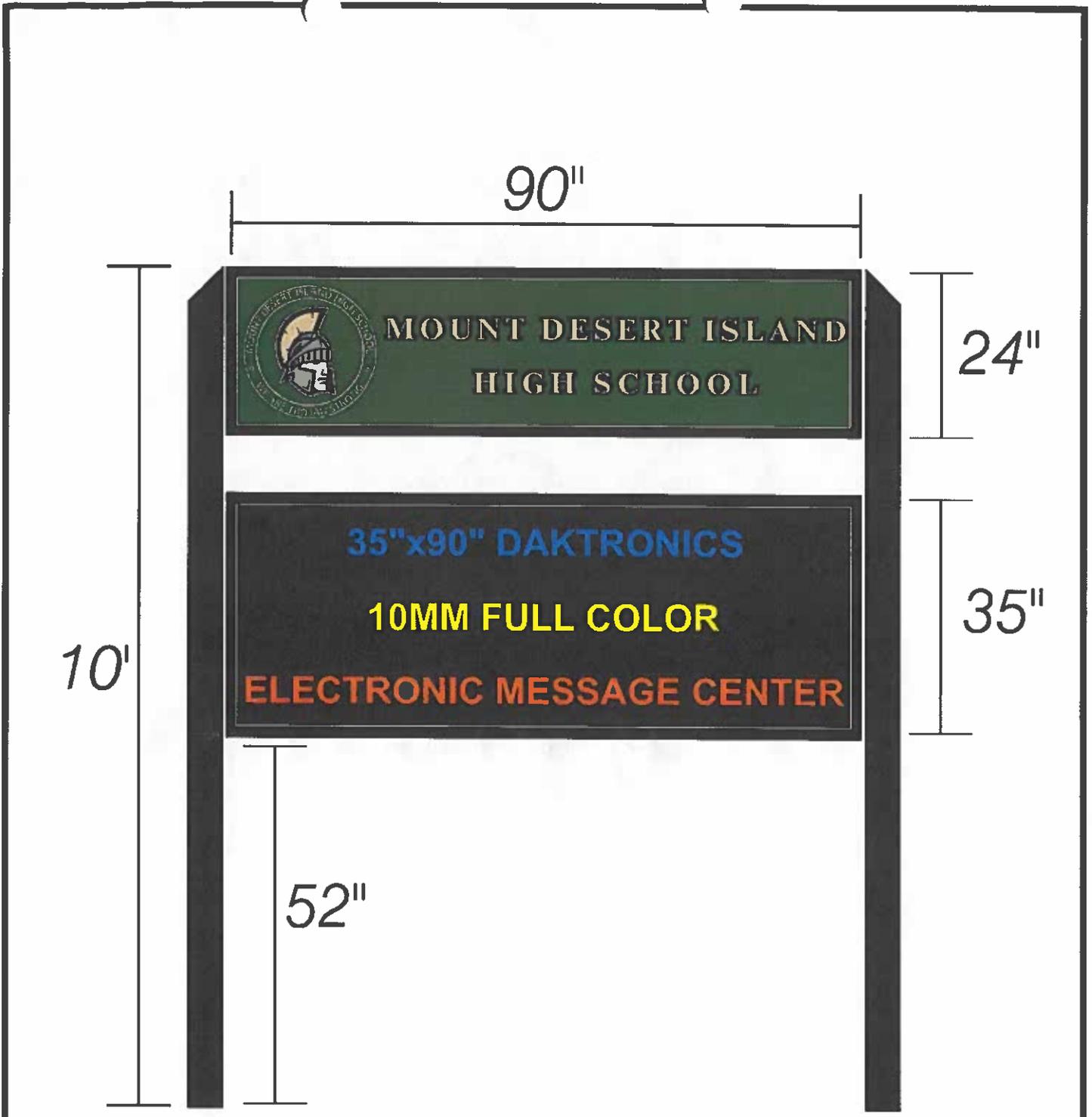
DATE:

CUSTOMER APPROVAL

DATE



ALL MATERIALS MUST  
 BE IN ACCORDANCE WITH  
 THE REQUIREMENTS OF  
 THE NATIONAL ELECTRICAL  
 SAFETY CODE, AS  
 APPLICABLE



- 1 - 24"x90" Single Sided Illuminated Sign (Opaque Background, Emblem & Lettering Light Internally)
- 1 - 35"x90" Single Sided 10mm Daktronics Full Color Message Center
- 2 - 5"x10' Steel Poles (Concrete Bases)

**NORTHERN SIGNS**  
 Waterville, Maine  
 1-800-570-7402  
 northern@northernsigns.com

CUSTOMER: \_\_\_\_\_  
 SPECIFICATIONS: \_\_\_\_\_

DATE: \_\_\_\_\_  
 CUSTOMER APPROVAL \_\_\_\_\_  
 DATE \_\_\_\_\_

**UL LISTED**  
ALL MATERIALS, NOT  
 ONLY, AND THE  
 FINISHES OF  
 NORTHERN SIGNS INC.  
 ARE APPROVED BY  
 UL LISTING

*Replace Existing Sign Per New Layout*



 Waterville, Maine <b>1-800-570-7402</b> northern@signs@adelphia.net	CUSTOMER:	DATE:	 <b>LISTED</b> <small>ALL PRODUCTS MET          THE CODE OF          REGULATORY          REQUIREMENTS OF          UL LISTING</small>
	SPECIFICATION:	CUSTOMER APPROVAL	



*Replace Existing Sign*

 Waterville, Maine <b>1-800-870-7402</b> northern@northern.com	CUSTOMER:	DATE:	 <b>LISTED</b> <small>ALL SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH THE UL LISTING SPECIFICATIONS</small>
	SPECIFICATIONS:	CUSTOMER APPROVAL	
		DATE	



*Materials: Steel, Aluminum, Polycarbonate, 3M Vinyl, Pre-Painted Sign & EMC Cabinet*

*ID Sign: Internal LED Illumination*

*EMC: External LED Illumination, Auto-Dimming, Scheduled On/Off Times If Desired, Full Control Of Message Hold Times, Never Exceeds 0.3 Ft. Candles Above Ambient Light Conditions*

*Install: Install New Poles For Sign Behind Planter*

*Setback: 130' From Centerline Of Road*

*Road Frontage:*

 Waterford, Ohio <b>1-800-570-7402</b> northern@sigco.com	CUSTOMER:	DATE:	 LISTED <small>UL LISTED AND          ETL LISTED          LISTED TO          IEC 60300-11          IEC 60300-12          IEC 60300-13          IEC 60300-14          IEC 60300-15          IEC 60300-16          IEC 60300-17          IEC 60300-18          IEC 60300-19          IEC 60300-20          IEC 60300-21          IEC 60300-22          IEC 60300-23          IEC 60300-24          IEC 60300-25          IEC 60300-26          IEC 60300-27          IEC 60300-28          IEC 60300-29          IEC 60300-30          IEC 60300-31          IEC 60300-32          IEC 60300-33          IEC 60300-34          IEC 60300-35          IEC 60300-36          IEC 60300-37          IEC 60300-38          IEC 60300-39          IEC 60300-40          IEC 60300-41          IEC 60300-42          IEC 60300-43          IEC 60300-44          IEC 60300-45          IEC 60300-46          IEC 60300-47          IEC 60300-48          IEC 60300-49          IEC 60300-50          IEC 60300-51          IEC 60300-52          IEC 60300-53          IEC 60300-54          IEC 60300-55          IEC 60300-56          IEC 60300-57          IEC 60300-58          IEC 60300-59          IEC 60300-60          IEC 60300-61          IEC 60300-62          IEC 60300-63          IEC 60300-64          IEC 60300-65          IEC 60300-66          IEC 60300-67          IEC 60300-68          IEC 60300-69          IEC 60300-70          IEC 60300-71          IEC 60300-72          IEC 60300-73          IEC 60300-74          IEC 60300-75          IEC 60300-76          IEC 60300-77          IEC 60300-78          IEC 60300-79          IEC 60300-80          IEC 60300-81          IEC 60300-82          IEC 60300-83          IEC 60300-84          IEC 60300-85          IEC 60300-86          IEC 60300-87          IEC 60300-88          IEC 60300-89          IEC 60300-90          IEC 60300-91          IEC 60300-92          IEC 60300-93          IEC 60300-94          IEC 60300-95          IEC 60300-96          IEC 60300-97          IEC 60300-98          IEC 60300-99          IEC 60300-100</small>
	SPECIFICATIONS:	CUSTOMER APPROVAL	



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

DRB Application Number:

2025-05

Date:

2/20/25

Map & Lot:

104-394



Project Address: 31 Rodick

Applicant Name: HATSANA PHANTHAVONG Address: 30 RODICK STREET  
City: BAR HARBOR State: MAINE  
Email: GREATCIL1611@GMAIL.COM  
Phone: 207-4123451

Property Owner Name: HATSANA PHANTHAVONG Address: 30 RODICK STREET  
City: BAR HARBOR State: MAINE  
Email: GREATCIL1611@GMAIL.COM  
Phone: 207-4123451

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

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: \$ 31.00

- \$ 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.

Hatsana  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner (if different from Applicant)

25-20

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

**Brief Project Description:**

Please provide a brief description of the project.

PERGOLA - extend along street on one length  
Same color and material as previous permit that not approved  
difference will be from 2 pieces to 1 piece  
extending pergola

Road Frontage: 74.78  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	<b>NARRATIVE</b> —Description of the building's use, location, setbacks, adjacent structures, dimensions, materials, colors, etc.	/		
2	<b>PHOTOS OF EXISTING BUILDING</b> —color photographs or simulations of the existing building, structure, or site showing all facades that can be seen from the public street.	/		✓
3	<b>PHOTOS OF ADJACENT PROPERTIES</b> —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.	/		
4	<b>DETAILED PLANS</b> —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.	/		✓
5	<b>SCALED SITE PLAN</b> —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.	/		✓
6	<b>MATERIALS</b> —Details of all external materials, including type, color and composition. Paint chips or product samples shall be provided for each addition.	/		✓
7	<b>LIGHTING</b> —Details of any new or proposed changes to lighting and lighting levels.	/		✓

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 <b>STATEMENT FROM DESIGN PROFESSIONAL</b> —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 <b>MSHP NOTIFICATION</b> —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.

---



---



---



---

**Permit #: 250006**

**Permit Type: Design Review Board**

**Address: 34 RODICK STREET**

**City: Bar Harbor**

**State: ME**

**Zip: 04609**

**Owner: HATSANA, LLC**

**Owner Address: PO BOX 964**

**Owner City: BAR HARBOR**

**Owner State: ME**

**Owner Zip: 04609**

**Owner Phone:**

**Owner Email:**

**Receipt #: 58**

**Date: 02/20/2025**

**Paid By: HATSANA PHANTHAVONG**

**Description: 104-394-000**

**Payment Type: Cash**

**Payment Type Description:**

**Accepted By: Tammy DesJardin**

**Fees Paid**

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Small Commercial	Design Review Board	Less than 1 million	0.00	31.00	31.00
				<b>Total:</b>	<b>\$31.00</b>

**Fees and Deposits Paid**

Fee Name	Fee Type	Description	Total Fee Amount	Amount Paid
Deposit Fee	Deposit Fee	Fee to record flat deposit fee	1,000.00	1,000.00
			<b>Total:</b>	



Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness

DRB Application Number 2023-20

Date \_\_\_\_\_

Map & Lot 104-394

GENERAL INFORMATION:

Project Location 34 Rodick St., Btt  
Siam Orchid



APPLICANT INFORMATION

Name Heather Pellegren Address 362 Kellertown Rd  
City Tremont State ME 04618  
Email Amkha.11c@gmail.com  
Phone (207) 812-8808

PROPERTY OWNER INFORMATION

Name Hatsana Phanthavong Address Po Box 9164 / Eagle Lake rd  
City Bar Harbor State ME 04609  
Email Hatsana@yahoo.com  
Phone (207) 939-4619

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name n/a Self install 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 \$28.00 or 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

Heather Pellegren  
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: Pre-fab Pergola, free standing  
& removable, to be placed in 1 to 2  
Sections of exterior (outdoor) seating  
area. Will be bolted/screwed into ground  
below pavers, pavers will be cut and  
fitted around posts.

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

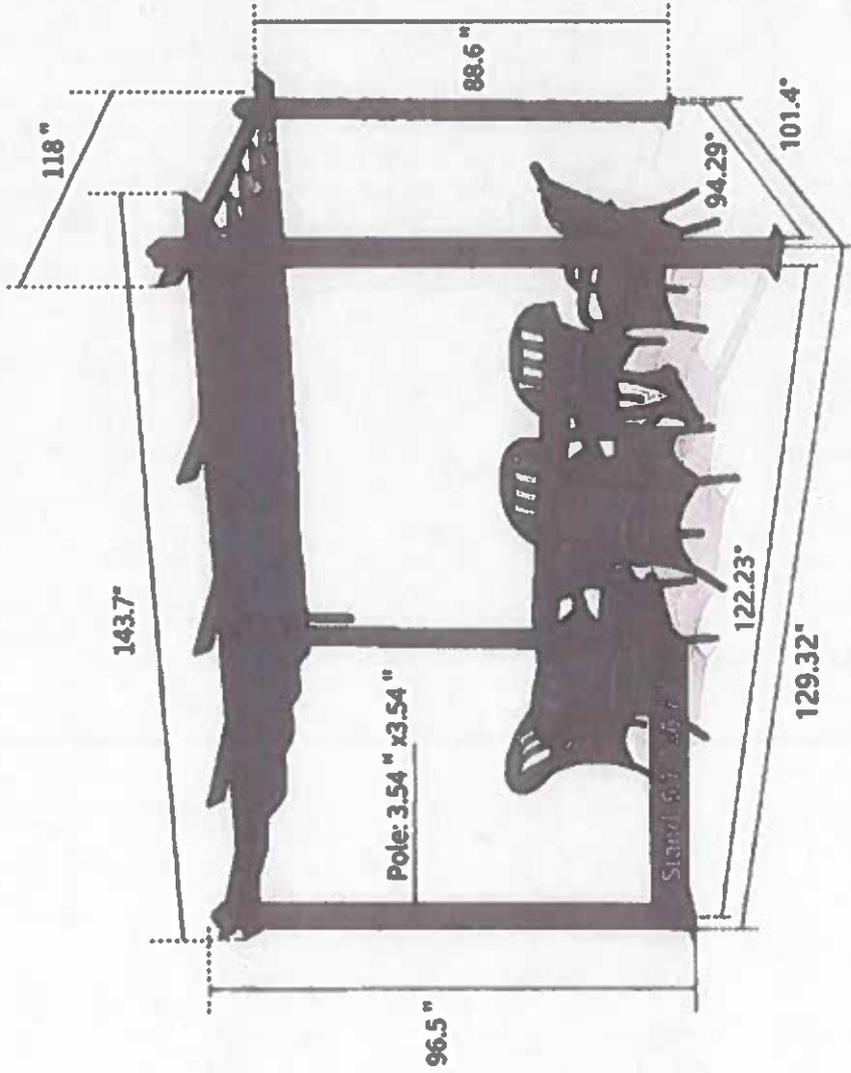


Instead of 2 pieces, we would like to do one piece cover the walkway until the end of the building .

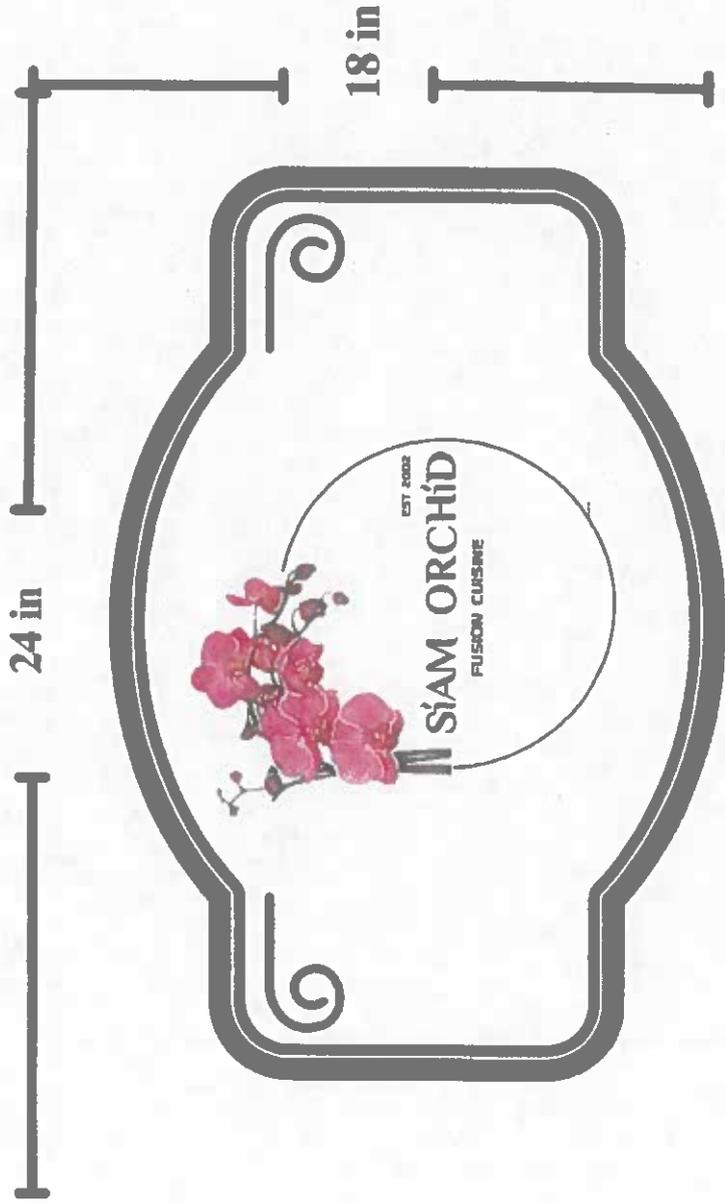
The color will be white, black or grey (using brown to see the difference)



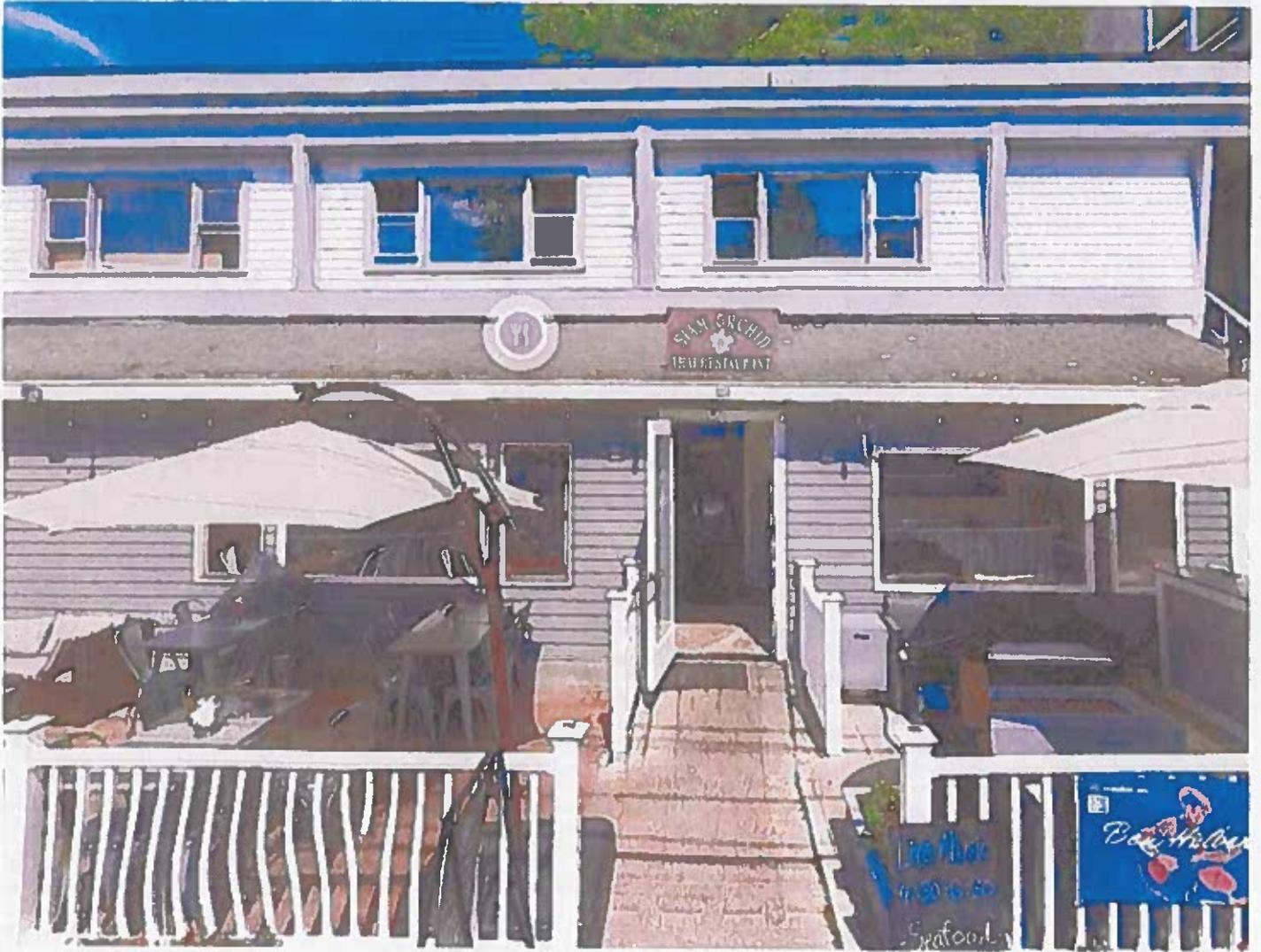
Price: \$389.00  
Dimensions Shown  
Material:  
Frame - powder coated  
Aluminum  
Canopy -  
Polyester, UV/fade  
resistant &  
water repellent.



from 2 pieces to  
one piece







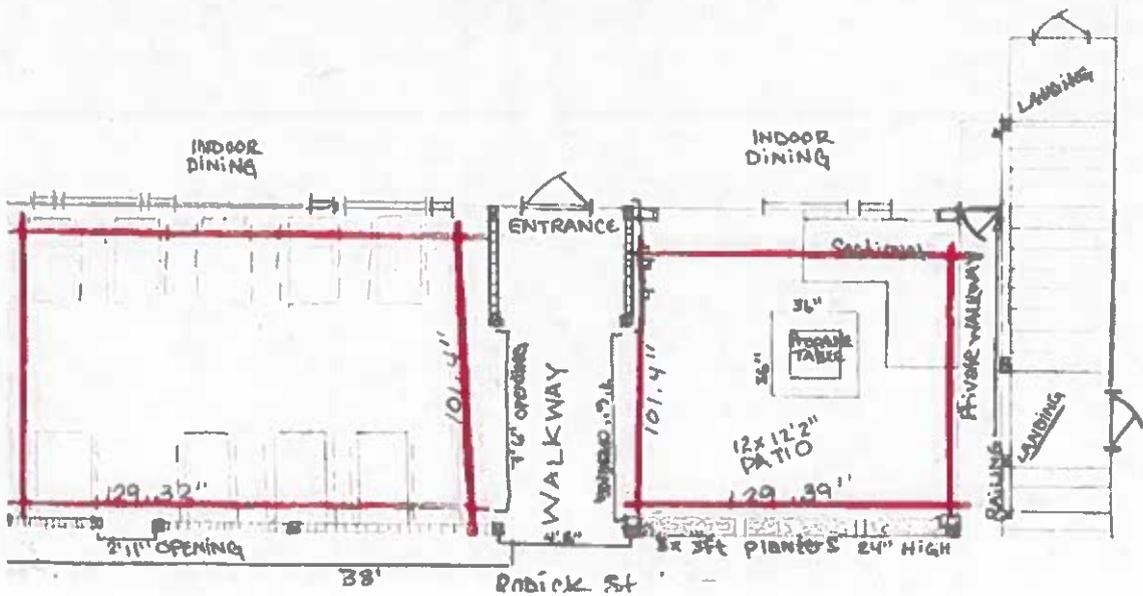
SHAM ROCK  
RESTAURANT

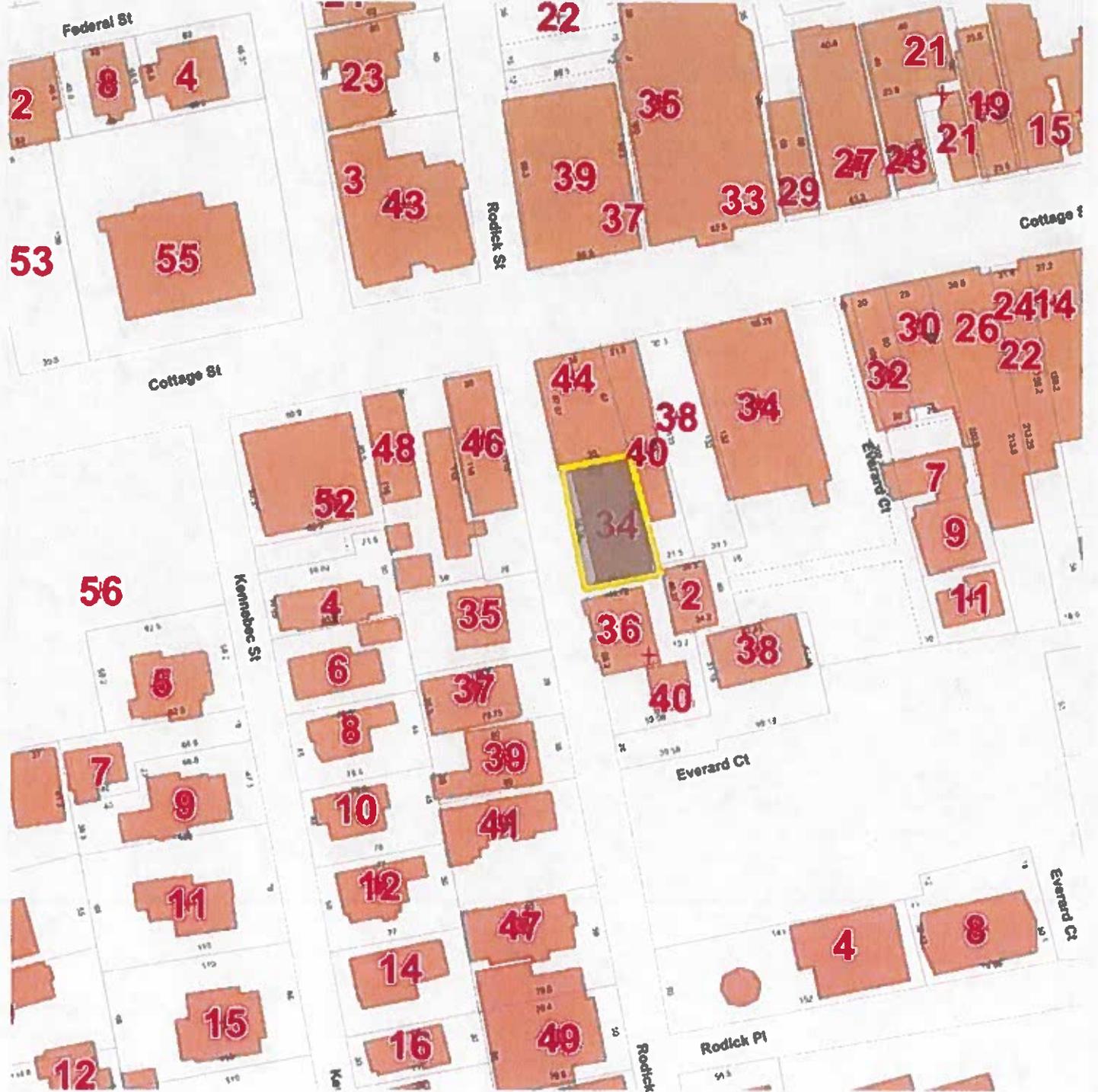


Live Music  
1930 to 60  
Spatool



Siam Orchid  
34 Rodiek St







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

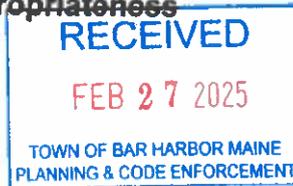
DRB Application Number:

2025-06

Date:

Map & Lot:

104-419



**Project Address:** 56 Mt. Desert Street, Bar Harbor

Applicant Name: Holy Redeemer Church

Address: 56 Mt. Desert Street

City: Bar Harbor

State: ME

Email:

Phone: (207) 288-3535

Property Owner Name: Diocese of Portland Address: 510 Ocean Street

City: Portland

State: ME

Email:

Phone: (207) 773-6471

Architect/Designer Name: LARK Studio

Address: 18 Pleasant Street

City: Bar Harbor

State: ME

Email: rkrieg@la-rk.com

Phone: (207) 801-9634

**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 type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building   | <input 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:** \$ 50,000.

\$ 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.

Robert J. Krieg, PLA

Signature of Applicant

Rev. Philip Clement, Pastor

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.

Installation of an on-site paved parking lot for improved access to the Church. The view from Shannon Way will be screened with trees and a combination of evergreen and deciduous shrubs. The plantings will be specified and located so as not to obstruct traffic or pedestrian views.

Road Frontage: 170' Mt. Desert St.

260' Ledgelawn Ave., 230' Shannon Way.

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	
<b>1 NARRATIVE</b> —Description of the building's use, location, setbacks, adjacent structures, dimensions, materials, colors, etc.	Y		✓
<b>2 PHOTOS OF EXISTING BUILDING</b> —color photographs or simulations of the existing building, structure, or site showing all facades that can be seen from the public street.	y		
<b>3 PHOTOS OF ADJACENT PROPERTIES</b> —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		
<b>4 DETAILED PLANS</b> —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		
<b>5 SCALED SITE PLAN</b> —Scaled drawing, photo, or simulation of the site showing <b>all proposed and existing structures</b> , including fences, buildings, storage areas, etc. This site plan should take required property setbacks into account.	Y		
<b>6 MATERIALS</b> —Details of all external materials, including type, color and composition. Paint chips or product samples shall be provided for each addition.	Y		
<b>7 LIGHTING</b> —Details of any new or proposed changes to lighting and lighting levels.		N	

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

No lighting is proposed at this time.

**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 <b>STATEMENT FROM DESIGN PROFESSIONAL</b> —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 <b>MSHP NOTIFICATION</b> —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.

---



---



---



---

RECEIVED FEB 28 2025



# LETTER OF AUTHORIZATION

I/WE Rw. Fr. Philip Clement

the owner(s) of property located at 56 Mt. Desert Street

and Bar Harbor Tax Map 104, Block \_\_\_\_\_, Lot 419, do hereby authorize

(print name) LARK STUDIO, LLC telephone number (207) 664-1905  
ROBERT J. KRIEGL, PLA

to act as my/our general agent in obtaining any and all permits and permissions for activities on the above referenced property relating to my/our application for

D.R.B - PROPOSED PARKING LOT + ASSOCIATED PERMITS  
HOLY REDEEMER CHURCH, MT. DESERT ST.

Rw. Fr. Philip Clement 2-28-25 207-694-4904  
Sign Name Date Telephone number

**Permit #:** 250007

**Permit Type:** Design Review Board

**Address:** 56 MOUNT DESERT STREET

**City:** Bar Harbor

**State:** ME

**Zip:** 04609

**Owner:** ROMAN CATHOLIC CHURCH REV JAMES MARTEL

**Owner Address:** 56 MOUNT DESERT ST

**Owner City:** BAR HARBOR

**Owner State:** ME

**Owner Zip:** 04609

**Owner Phone:**

**Owner Email:**

**Receipt #:** 59

**Date:** 02/27/2025

**Paid By:** LARK STUDIO

**Description:** 104-419-000

**Payment Type:** Check

**Payment Type Description:** 1922

**Accepted By:** Tammy DesJardin

**Fees Paid**

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Small Commercial	Design Review Board	Less than 1 million	0.00	31.00	31.00
				<b>Total:</b>	<b>\$31.00</b>

**Fees and Deposits Paid**

Fee Name	Fee Type	Description	Total Fee Amount	Amount Paid
Deposit Fee	Deposit Fee	Fee to record flat deposit fee	1,000.00	1,000.00
			<b>Total:</b>	

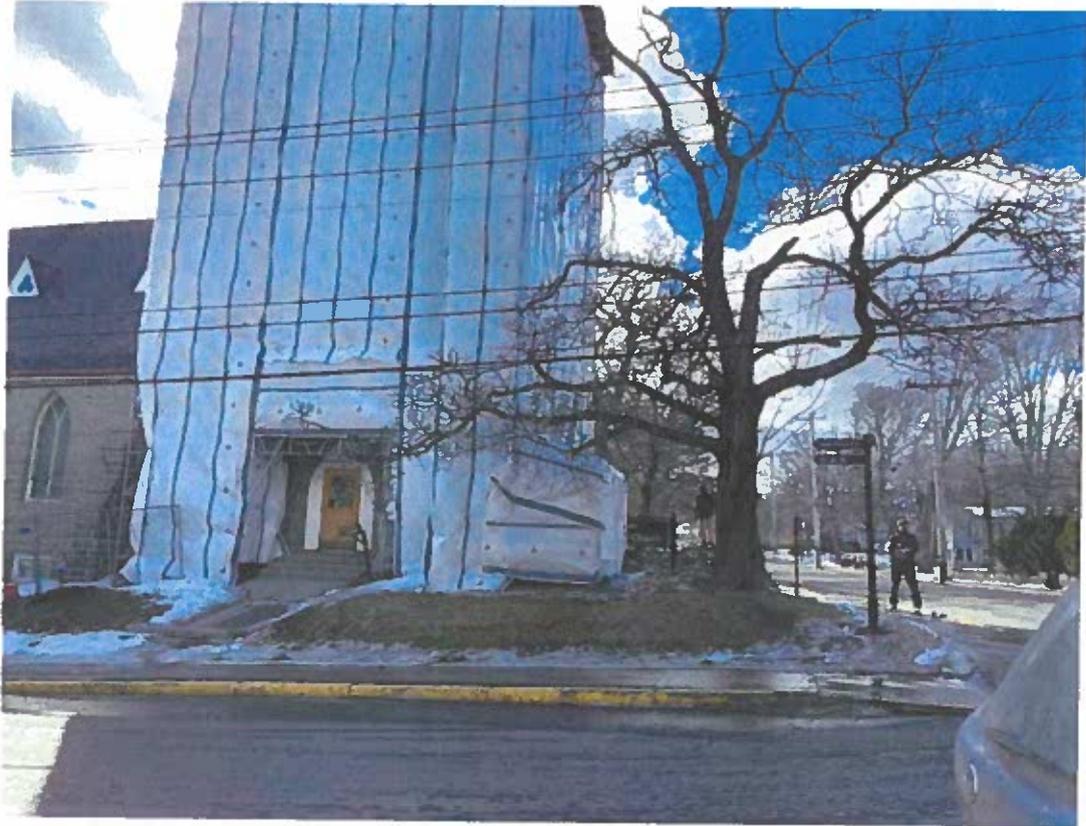


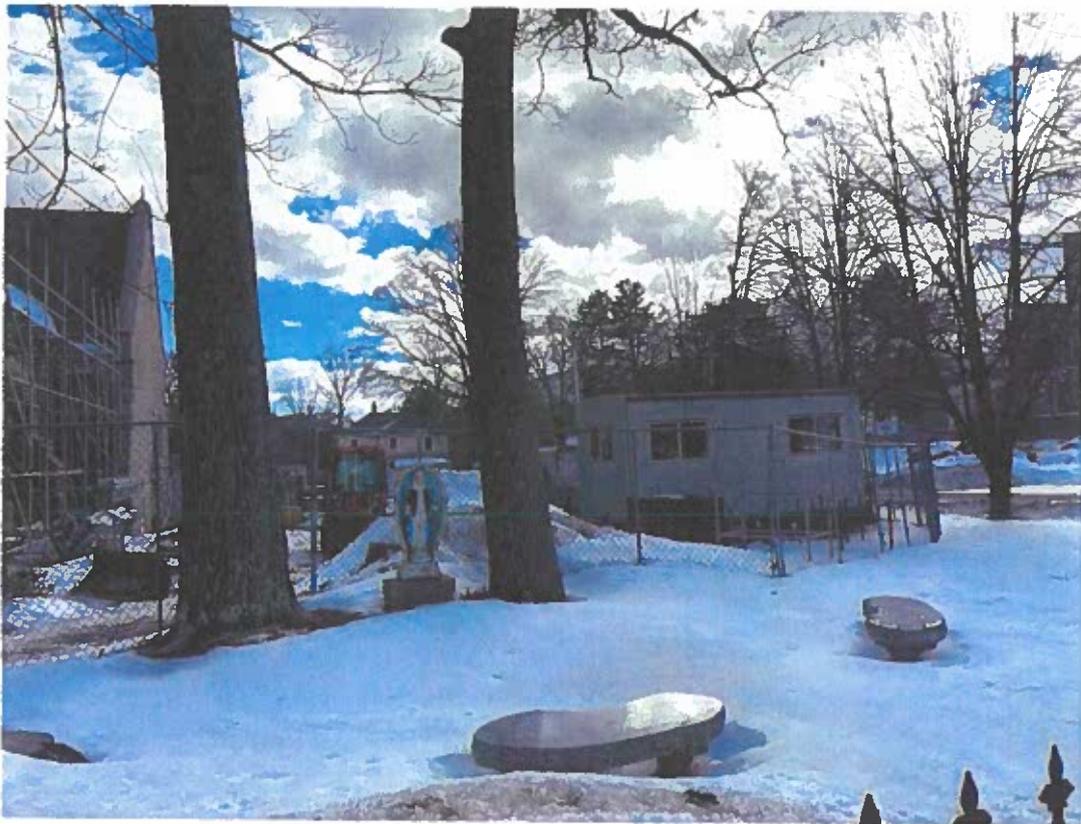
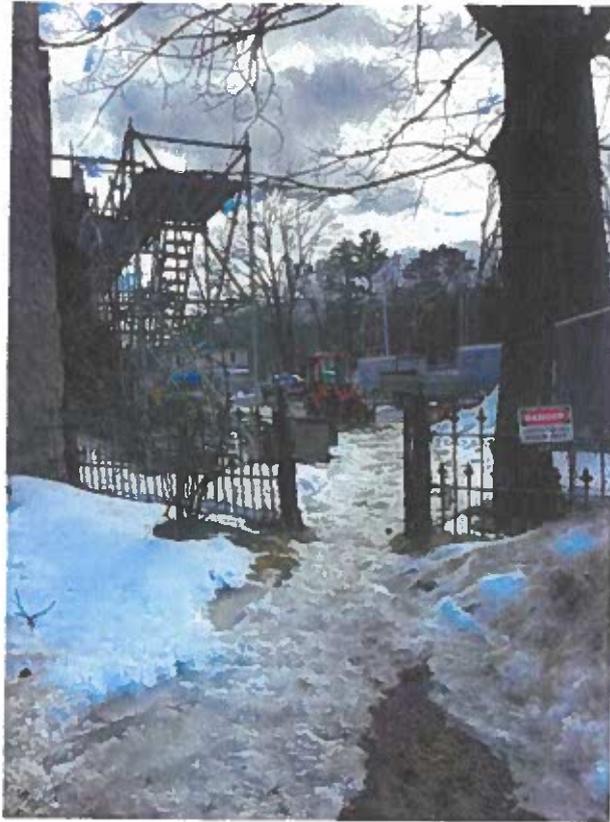
## **Design Narrative:**

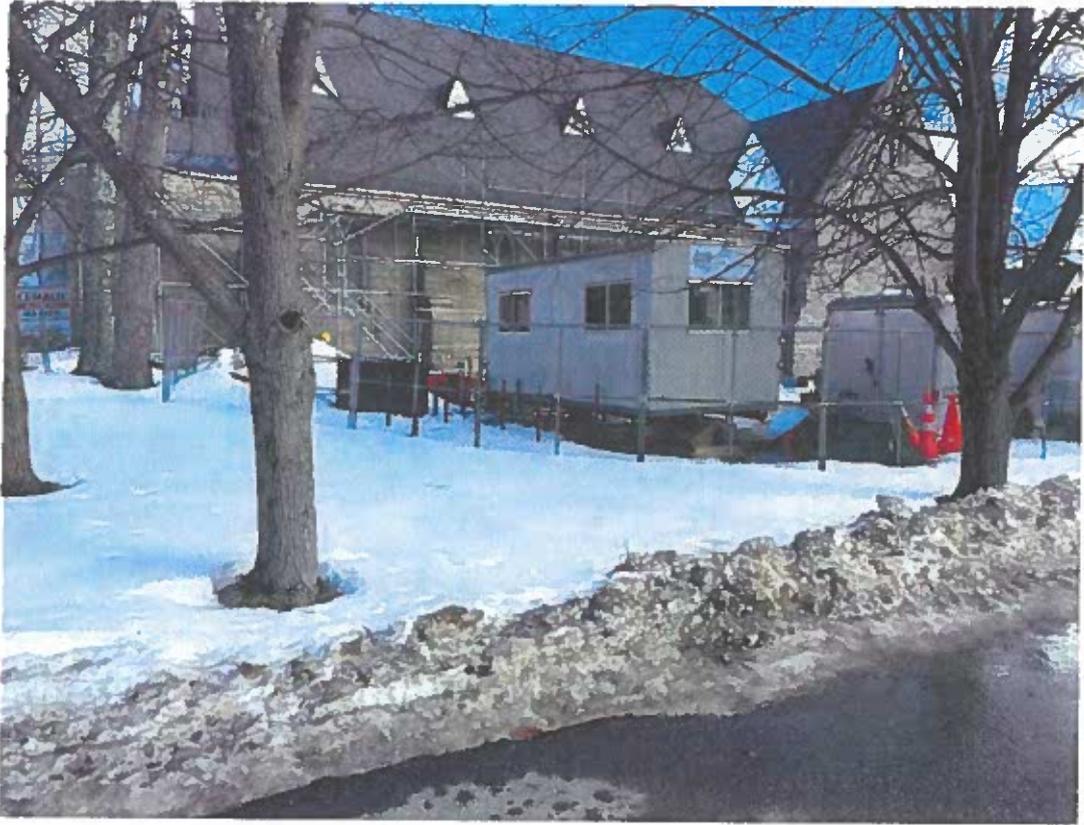
Holy Redeemer Church is proposing a parking lot on the west side of the church which borders Mt. Desert Street and Shannon Way. It is a corner lot and in the historical Mt. Desert Street Corridor which requires 25' setbacks. The proposed parking lot will be one way with access on Shannon Way and provide improved accessibility to its parishioners and guests. Currently, there is one existing curb cut to the non-conforming lot on Shannon Way. The proposed lot will utilize the existing curb cut with one additional opening all as shown on the proposed drawing. A concrete sidewalk will connect the parking lot to the existing sidewalk on Mt. Desert Street which directs pedestrians to the front door of the church. The parking lot will be paved, striped, and landscaped utilizing trees, a combination of evergreen and deciduous shrubs and perennials to help screen the parking lot from street views, especially on Shannon Way.

We believe this design conforms with §125-114.B.(8).(a-e) "Motor Vehicle Facilities and Services".











Design Review Board Application  
**HOLY REDEEMER CATHOLIC CHURCH**  
56 Mt Desert Street, Bar Harbor, ME 04609

