

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

*Project Information is available at https://www.barharbormaine.gov/271/Design-Review-Board	Material Issued	Issued on 3/21/2025
ITEMS		
Cover page with date		
March 27, 2025, Meeting Agenda		
Minutes for approval: <ul style="list-style-type: none"> • March 13, 2025 		
Applications: <ul style="list-style-type: none"> • Certificate of Appropriateness Application: DRB-2025-07 		

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

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: 2025-07

Applicant : Daniel Bockman

Owner: Jeff Young

Project Location: 195 Main Street, Bar Harbor, ME 04609, 110-052-000

Proposed Project: Removing existing awnings; Replacing existing door with new lights; Replacing existing single door with new door; Adding flower boxes

VIII. OTHER BUSINESS

a. Pre-application for Tropic Star Development on proposed Irving Oil Project (99 Cottage Street Redevelopment)

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

X. ADJOURNMENT

**Town of Bar Harbor
Minutes — Design Review Board
Thursday, March 13 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, Vice-Chair Erin Cough, Mike Rogers, and Pancho Cole. Members present via zoom included Kate Macko

II. EXCUSED ABSENCES

Secretary Andrea Lepcio and Bo Jennings are excused.

III. ADOPTION OF AGENDA

Mr. Cole moved to adopt the agenda. Vice-Chair Cough seconded, and the motion passed 5-0.

IV. APPROVAL OF MINUTES

a. February 27, 2025

Vice-Chair Cough moved to approve the minutes from February 27, 2025. Mr. Cole seconded, and the motion passed 5-0.

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: 2025-04

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

MDI High School Director of Maintenance Scott Watson was present. The Board discussed allowable illumination. Regulations currently limit illuminated areas to 30% of sign areas. The sign will feature digital LED lettering displaying non-flashing, stationary text. The existing sign's base from the 1980s is intended to be retained, with improvements to enhance visibility and provide easy message updates without manual letter changes. The Board required assurance that illumination would comply with the 30% standard.

Chair Sassman moved to grant conditional approval to the Mount Desert Island High School (MDIHS) project- DRB-2025-04 contingent upon confirmed compliance with the illumination limit of 30% of the sign. Member Cole seconded, and the motion passed 5-0.

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.

The applicant was present. Chair Sassman asked the applicant to describe the project to the board. The applicant explained that they originally planned two separate pergolas but now propose one continuous pergola extending along the street, due to a change in circumstances involving the adjacent "Vacationland" property. The pergola is planned to use the same materials and color previously approved and will include signage at the front entrance. The board did not have further questions.

Member Cole moved to approve the 30 Rodick Street project- DRB-2025-05 with the pergola to be white, black or grey. Vice-Chair Cough seconded and the motion passed 5-0.

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

Member Mike Rogers filed a motion to recuse himself from application 2025-06 since his firm prepared the applicant's submission. Staff Planner Sands called a roll call, and the motion passed 4-0.

The applicant Rob Krieg and owner Father Phillip Clement were present. Rob Krieg explained the proposed project to the board. The current site is an open lawn space. The applicant explained to the board that the project would help alleviate parking congestion and include a landscape buffer to help screen the parking lot from the street. Chair Sassman asked if any street parking would be removed, but the applicant had not thought of this. The board had no further questions.

Member Cole moved to approve the Holy Redeemer project-2025-06 as presented. Vice-Chair Cough seconded, and the motion passed 4-0.

VIII. OTHER BUSINESS

The Planning Department updated the board on their progress with edits for the proposed Design Review Board amendment.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

There was none

X. ADJOURNMENT

Chair Sassman moved to adjourn the meeting at 4:29 PM.

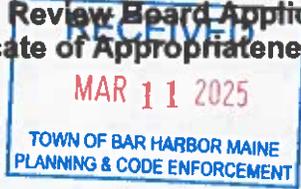
Signed as approved:

**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:

2025-07

Date:

March 11, 2025

Map & Lot:

104-462-001

Project Address: 195 Main Street, Bar Harbor, ME 04609

Applicant Name: Daniel Bockman

Address: 17 Strawberry Hill Rd

City: Bar Harbor

State: Maine

Email: daniel@tablesaltbh.com

Phone: 815.501.9163

Property Owner Name: Jeff Young

Address:

City:

State:

Email: youngsbc@gmail.com

Phone: 207.664.8657

Architect/Designer Name:

Address:

City:

State:

Email:

Phone:

TYPE OF PROJECT

- Demolition or Relocation of Historic Building
Changes to Exterior of Appearance of Historic Building
Construction of New Building or Expansion of Nonhistoric Building
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: \$ 31

- \$ 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.

[Handwritten Signature]

Signature of Applicant

Jeff Young

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.

Removing existing awnings; Replacing existing lights with new lights;
Replacing existing single door with new double door; Adding flower boxes

Road Frontage: 34' 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.	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		
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		
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		
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		
6 MATERIALS —Details of all external materials, including type, color and composition. Paint chips or product samples shall be provided for each addition.	x		
7 LIGHTING —Details of any new or proposed changes to lighting and lighting levels.	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.

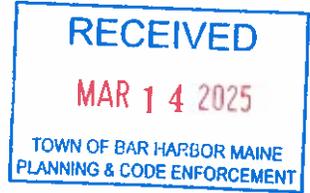
Required Submittals for Demolition or Relocation of a Historic Building ONLY:
In addition to the table on page 2, please provide materials in the order listed below and check the "provided?" column

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.



LETTER OF AUTHORIZATION



WIFE Jeffery Young

the owner(s) of property located at 195 M. Street

and Bar Harbor Tax Map 104-462-001, Block _____, Lot _____, do hereby authorize

(print name) Daniel Bockman telephone number 815 501 9163

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

DRB

Signed, [Signature]
Jeffery Young

Print name

Date

3/14/25

Telephone number

207-664-8657

Payment Receipt

Thank you for making your payment to the **Town of Bar Harbor** store through the Maine PayPort service. Your payment has been successfully processed and the details of your transaction(s) are provided below.

Payment Confirmation

- Order ID: **49212145**
- Transaction Date: **2025-03-12 15:05:51**
- Name on Credit Card: **ANGELICA BOCKMAN**
- Card Number: ****** * 3385**



Order Details

- Town / Store: **Town of Bar Harbor**
- Item: **Review Board**
- Quantity: **1** | Price: **\$31.00**
- Status: **Charged**
 - Sub-Total: **\$31.00**
 - Maine PayPort Price: **\$32.00**

Your account has been charged the following amount: **\$32.00**

Signature: Angelica Bockman

The disclosure statement has been read and agreed to by the customer.

The customer has been informed that PayPort is a service offered by a third party working in partnership with the State of Maine and this municipality. As part of our service to you, we will remit the designated portion of your payment to the municipality on your behalf. The balance funds the operation of this and other Maine.gov online services. Conducting business through Maine PayPort is voluntary and the final cost may be higher than using other forms of payment. This service is provided by the Information Resource of Maine (InforME) as designated in statute of (M.R.S.A. Title 1, Ch. 14).

Questions or refunds? Contact the Town of Bar Harbor store at 2072883329 or tdesjardin@barharbormaine.gov.

Narrative – Table Salt – 195 Main Street

The building in which we are applying for change will be used as a restaurant, called Table Salt. It is located at 195 Main Street and it is the ground floor of the 3 story building. It is located one building north of the Bar Harbor Villager motel and one building south of the soon to be new location, Salsa Verde restaurant. The front linear footage of the restaurant covers a span of 34 ft. The building currently exists as mostly white with vinyl siding. There is no color or material change of the building being proposed. Our objective is to clean up the appearance with some new fixtures to create a welcoming feeling for our guests.

Existing Front Image 1

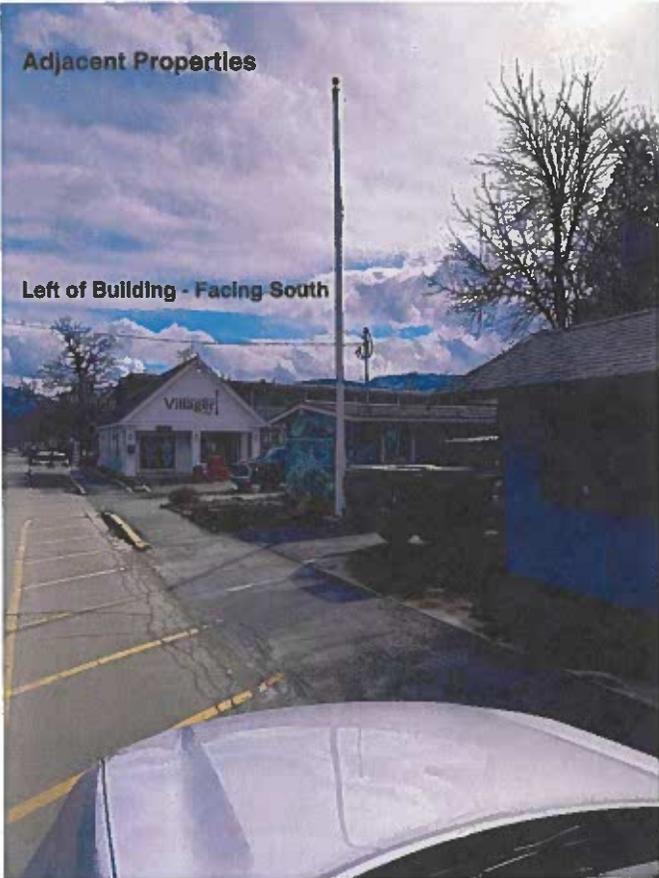


Existing Front Image 2

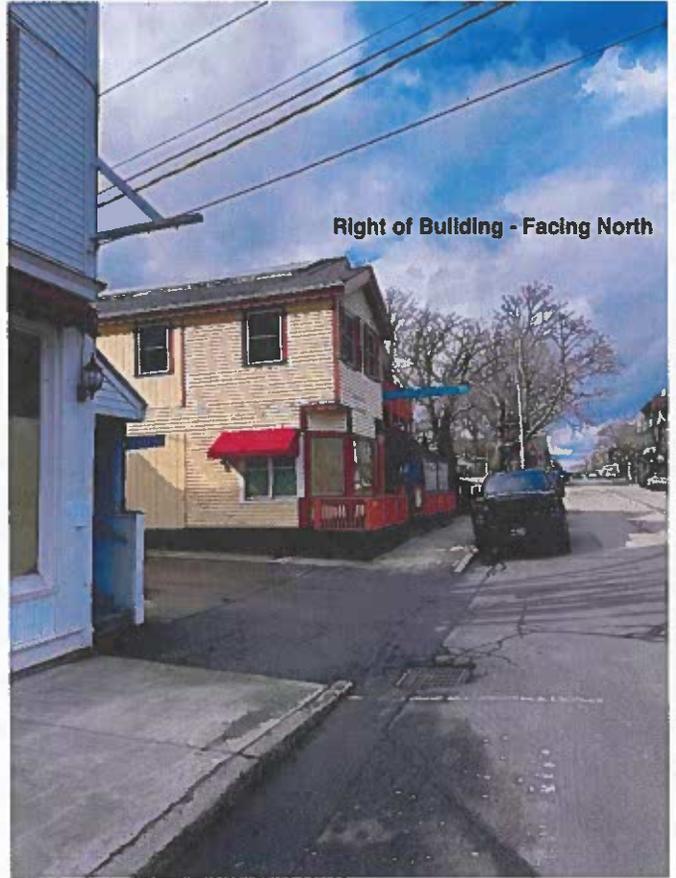


Adjacent Properties

Left of Building - Facing South



Right of Building - Facing North



Detailed Plans - Rendering of update



Door Description

Create a warm and inviting atmosphere full of natural light with the Modern Farmhouse Knotty Alder Half Lite Clear Glass Front Double Door from Krosswood Doors. This stunning solid wood door showcases superior craftsmanship and features natural wood grain, unique knotting, and large glass windows to allow sunlight into your entryway. Customize your perfect door today with our vibrant stain selection - expertly applied for your convenience in the United States - or order your door unfinished, ready to paint or stain in your color preference.

- Engineered Knotty Alder stiles and rails ensure durability
- Full thickness solid wood panel measures 1-3/4 in.
- Sturdy, doweled construction
- Insulated and tempered double paned glass with low-E coating for energy efficiency
- Glass thickness measures 5/8" thick
- Deep knots are artfully filled with black epoxy resin to enhance the unique character of each door
- Center floating panels allow movement for expansion and contraction during environmental changes
- Compatible with most smart lock and smart Wifi doorbell devices
- Stained doors come with your choice of Minwax stain and a clear Helmsman Spar Urethane topcoat
- Doors are delivered to your home curbside via LTL Freight Shipping
- [1-Year Limited Warranty](#)
- Requires a stain or finish on all 6 sides to seal properly
- Must have adequate overhang over door (see warranty for details)
- Brickmold and interior trim not included

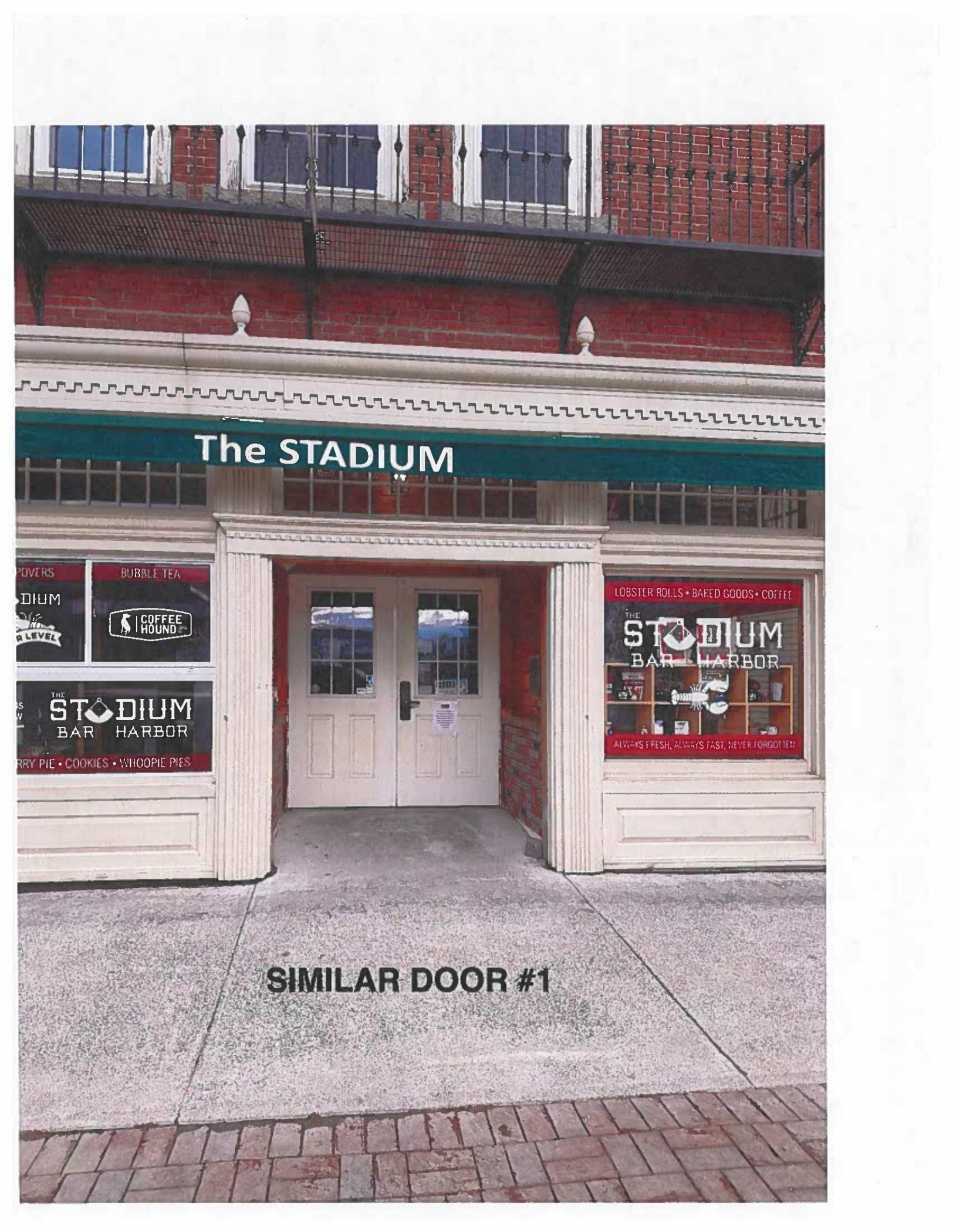
Door



Door Description

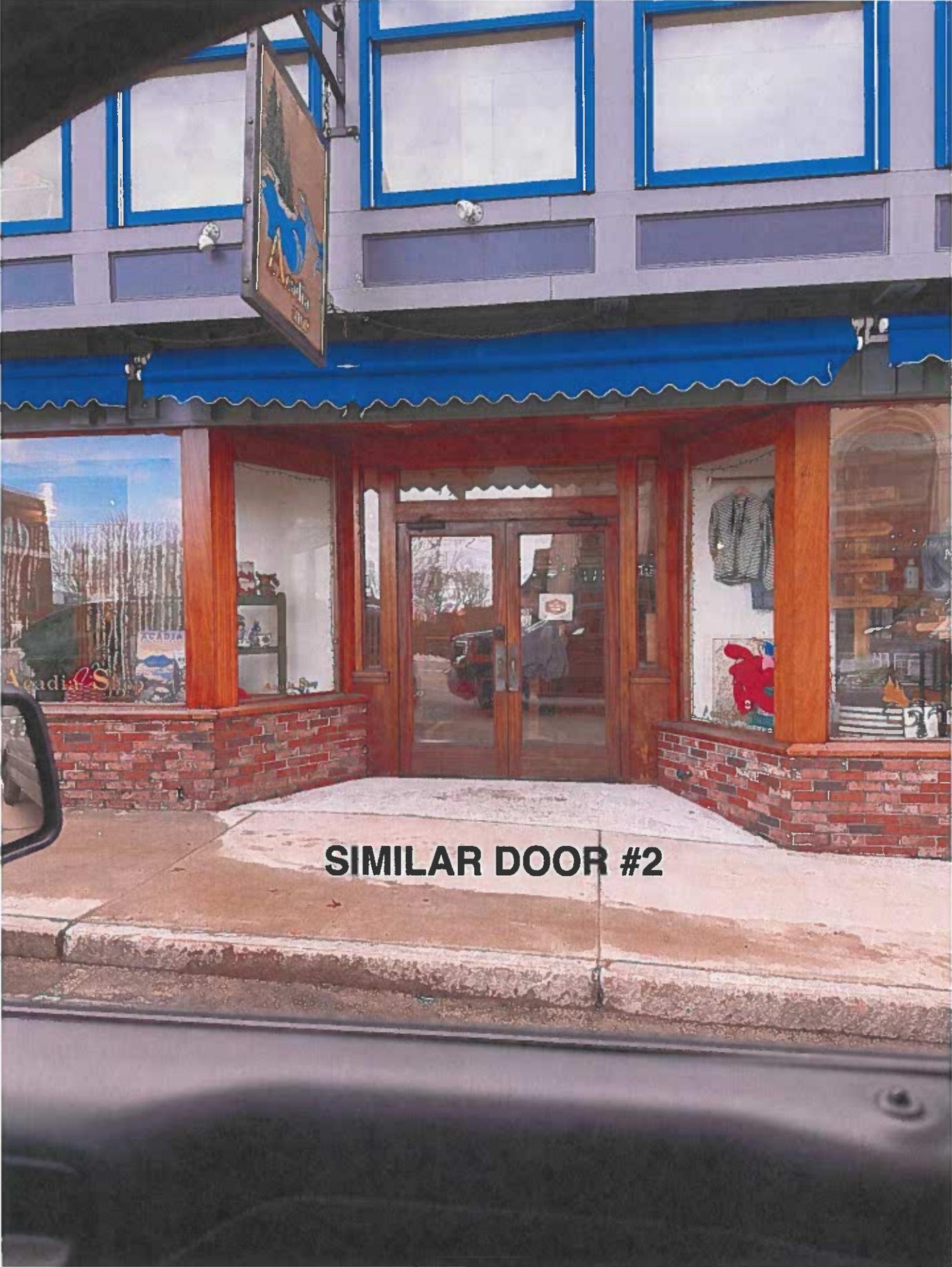
Create a warm and inviting atmosphere full of natural light with the Modern Farmhouse Knotty Alder Half Lite Clear Glass Front Double Door from Krosswood Doors. This stunning solid wood door showcases superior craftsmanship and features natural wood grain, unique knotting, and large glass windows to allow sunlight into your entryway. Customize your perfect door today with our vibrant stain selection - expertly applied for your convenience in the United States - or order your door unfinished, ready to paint or stain in your color preference.

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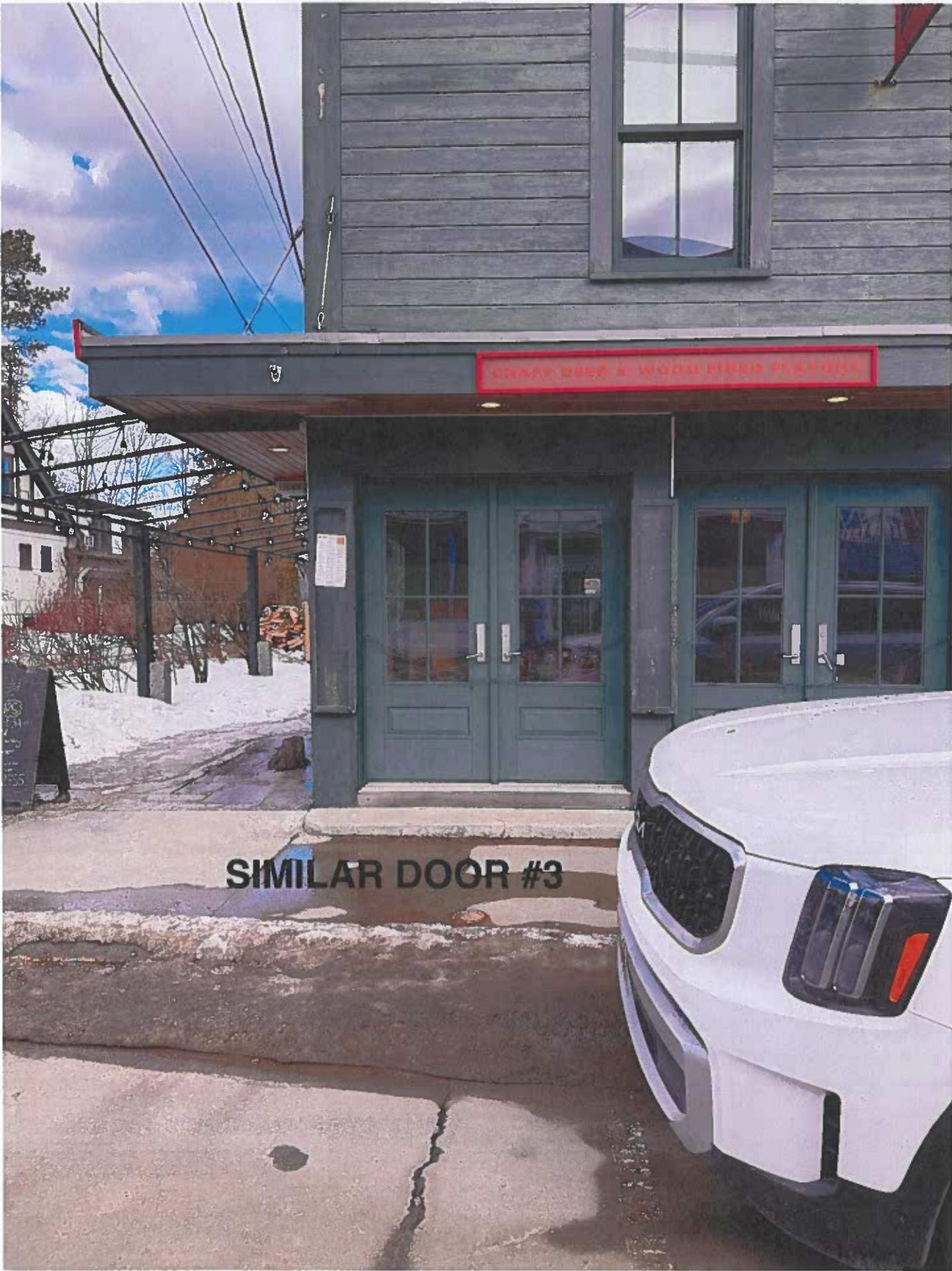
The image shows the exterior of a building with a red brick facade. A green awning with the text "The STADIUM" in white is mounted above the entrance. The entrance features a white double door with glass panes, flanked by white columns. To the left and right of the door are large windows with advertisements for "THE STADIUM BAR HARBOR" and "COFFEE HOUND". The ground in front is a concrete sidewalk, and the bottom of the image shows a brick-paved area.

The STADIUM

SIMILAR DOOR #1



SIMILAR DOOR #2



SIMILAR DOOR #3

Window Box



Nantucket

Model # 4831

Nantucket 4ft Window Box



DESCRIPTION

The Mayne Nantucket Window Box Collection features a bowed front, raised panel design, pronounced crown molding detail and built-in overflow drains.

- Made from 100% high-grade polyethylene
- Features a double wall design creating a water reservoir
- Includes 3 wall mount brackets with a black powder coated finish
- Warranty: 15-Yr Residential Use / 5-Yr Commercial Use



PRODUCT DIMENSIONS

Outside Dimensions: 48in L x 11.7in W x 10.2in H (121.9cm x 29.6cm x 25.8cm)

Inside Dimensions: 44in L x 8.2in W x 7.6in D (111.7cm x 20.9cm x 19.4cm)

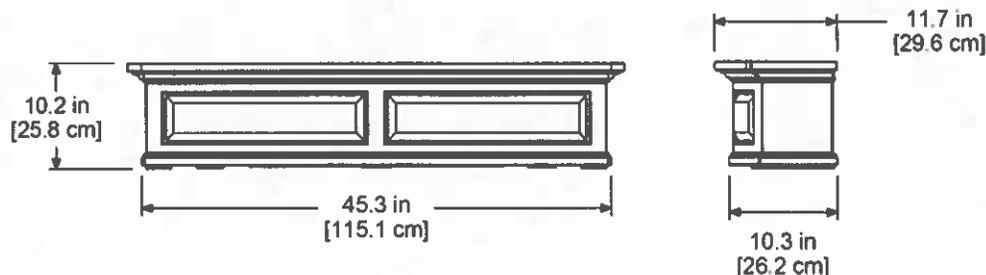
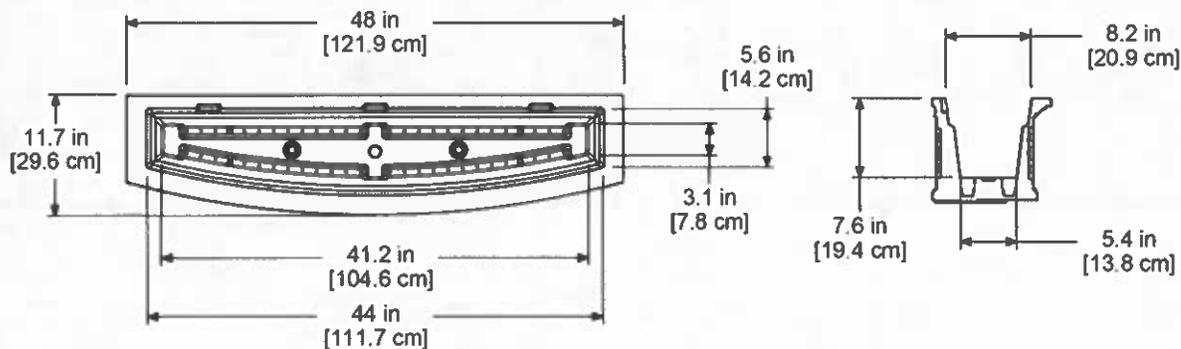
Soil Capacity: 5 Gallons (19 Liters)

Water Reservoir Capacity: 3.4 Gallons (12.8 Liters)

Wall Thickness: 0.125in (3.17mm)

Part Weight: 17lbs (7.7kg)

Material: Polyethylene



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Outdoor Products of Distinction

7024 Kilbourne Rd - Unit A London, ON N6P 1K6
Tel: 866-363-8834 | www.gomayne.com
customerservice@gomayne.com

**Light Fixture -
To Use Soft White LED Bulbs**





General

Status	Active
Finish	Textured Black
Style	Transitional
Number of Lamps	3
Height (in.)	22.75
Width (in.)	7.38
Extension (in.)	11.50
Indoor or Outdoor Fixture	Outdoor

Specifications

Base	Candelabra
Bulb Type	Incandescent
Max Wattage	60
Voltage	120V
Bulb Included	No
Glass Description	Clear Beveled Glass
Weight (lb.)	8.70
Fixture Type	Wall Lantern
Fixture Material	Die Cast Aluminum

Dimensions

Back Plate or Canopy Length (in.)	13.39
Back Plate or Canopy Width (in.)	4.25
Back Plate or Canopy Height (in.)	0.79
Top to Outlet	15.00

Compliance

Safety Listing	cULus
Location Rating	Wet
UL Application	Wall
Energy Star	No
ADA Compliant	No
California Prop 65	Lead
RoHS Compliant	Yes

Additional Information

Warranty	1 Year Limited - Fixtures
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