

**Cover Page  
for Thursday June 26, 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 6/18/2025
<b>ITEMS</b>		
Cover page with date	✓	
June 26, 2025, Meeting Agenda	✓	
Minutes for approval: <ul style="list-style-type: none"> <li>• June 12, 2025</li> </ul>	✓	
Applications: <ul style="list-style-type: none"> <li>• Certificate of Appropriateness Application: DRB-2025-18</li> </ul>	✓	

**Town of Bar Harbor  
Agenda — Design Review Board  
Thursday, June 26 at 4:00 PM  
93 Cottage Street  
Bar Harbor, Maine**

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**I. CALL TO ORDER**

**II. EXCUSED ABSENCES**

**III. ADOPTION OF AGENDA**

**IV. APPROVAL OF MINUTES**

a. June 12, 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:** 2025-18

**Applicant:** Michael Boland

**Owner:** Mark and Lynn Rampacek

**Project Location:** 321 Main Street, Bar Harbor, ME 04609. Map/Lot 108-073-000

**Proposed Project:** Deck expansion for guest seating and an awning over the deck on the side of the building.

**VIII. OTHER BUSINESS**

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

**X. ADJOURNMENT**

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

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**I. CALL TO ORDER**

The meeting was called to order at 4:02 PM. Members present included Chair Barbara Sassaman, Vice-Chair Erin Cough, Secretary Andrea Lepcio, and member Pancho Cole. Member Kate Macko was present via Zoom.

**II. EXCUSED ABSENCES**

Member Bo Jennings was excused.

**III. ADOPTION OF AGENDA**

Pancho Cole moved to adopt the agenda, Andrea Lepcio seconded and the motion passed 5-0 in a roll call vote.

**IV. APPROVAL OF MINUTES**

**a. May 22, 2025**

Andrea Lepcio moved to approve the minutes. Erin Cough seconded and the motion passed 5-0 in a roll call vote.

**V. PUBLIC COMMENT**

Erin Cough requested members of the public consider applying to join the Design Review Board.

**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:** 2025-16

**Applicant/Owner:** Olivia Geandreau

**Project Location:** 35 Cottage Street, Bar Harbor, ME 04609, 104-140-000

**Proposed Project:** Move previously approved sign from 37 ½ Cottage Street to the other side of the building at 33 Cottage Street. The sign has vinyl and LED accents. Sign will extend horizontally over the middle window, as before.

The applicant, Olivia Geandreau was present. The Board alerted the applicant that they could approve the internally illuminated sign, but the applicant would need to go to the Code Enforcement Officer to approve the sign.

**Erin Cough moved to approve the application for the internally illuminated sign, as presented, Andrea Lepcio seconded and the motion passed 5-0 in a roll call vote.**

**b. Certificate of Appropriateness**

**Application:** 2025-17

**Applicant/Owner:** Bar Harbor Food Pantry

**Project Location:** 34 Kennebec Place, Bar Harbor, ME 04609, 219-029-001

**Proposed Project:** Install grass pavers, add gutters, downspouts, and install signage.

The applicant was present and briefly discussed the proposed project.

**Andrea Lepcio moved to approve DRB-2025-17, as submitted. Erin Cough seconded and the motion passed 5-0 in a roll call vote.**

**VIII. OTHER BUSINESS**

Staff Planner Hailey Bondy provided an update on progress on the proposed Design Review Board amendment.

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

Erin Cough stated the Board was looking for new members.

**X. ADJOURNMENT**

**Chair Sassaman moved to adjourn the meeting at 4:10 PM. Andrea Lepcio seconded and the motion passed 5-0 in a roll call vote.**

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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:

2025-18

Date:

RECEIVED JUN 12 2025

Map & Lot:

108 073

Project Address: 321 Main St. Bar Harbor

Applicant Name: Michael Boland Address: 318 Main St

City: Bar Harbor State: ME

Email: georgia@havanarestaurantgroup.com

Phone: 570-575-9438

Property Owner Name: Mark Rampacek Address:

City: State:

Email: markrampacek@mac.com

Phone:

Architect/Designer Name: Address:

City: State:

Email:

Phone:

TYPE OF PROJECT

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

FEE

Project Cost: \$ 5,000

- \$ 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.

[Handwritten signature]

Signature of Applicant

Signature of Owner (if different from Applicant)



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

DRB Application Number \_\_\_\_\_

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

Map & Lot: \_\_\_\_\_

Project Address: 321 Main St. Bar Harbor

Applicant Name: Michael Bland Address: 318 Main St

City: Bar Harbor State: ME

Email: georga@havanarestaurantgroup.com

Phone: 570-575-9438

Property Owner Name: Mark Rampacek Address: 39 Lady Slipper Ln

City: Bar Harbor State: ME

Email: markrampacek@mac.com

Phone: 207 760 7330

Architect/Designer Name: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

TYPE OF PROJECT

- |  |  |
|--|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building                       | <input checked="" type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building   |
| <input type="checkbox"/> 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 |  |

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\_\_\_\_\_  
Signature of Applicant

[Signature]  
Signature of Owner (if different from Applicant)

June 12, 2025

To whom it may concern,

As the owner of the property at 321 Main Street in Bar Harbor,

I authorize Michael Boland to make changes to the exterior decking as he sees fit for his needs to run his business there.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lynn Rampacek', written in a cursive style.

Lynn Rampacek

207 460 1888

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

**Brief Project Description:**

Please provide a brief description of the project.

deck expansion for guest seating and  
an ~~awning~~ awning over deck on side of building

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 <b>NARRATIVE</b> —Description of the building's use, location, setbacks, adjacent structures, dimensions, materials, colors, etc.	X		
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.	X		
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.	X		
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.	X		
5 <b>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.	X		
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.	X		
7 <b>LIGHTING</b> —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.

No lighting changes happening

**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.

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## 1. Narrative:

The building is used as a restaurant called Porcelli's, located at 318 Main Street in Bar Harbor, Maine. A Sunoco gas station is directly to the right of the property, and Havana restaurant is located across the street. The building has white vinyl siding, a wood deck at the front, white wood railings around the deck, and a black pergola over the deck. The front of the building is set 5.5 feet back from the street.

### Dimensions:

1. There are two areas where the deck will be extended. The first extension is located to the right of the front door when facing the building. This portion of the deck will extend **100 inches across the front of the building (parallel to the street)** and **158 inches to the side (away from the street)**. The deck surface will be **21 inches above ground level**, matching the height of the existing deck. A new railing will be installed around the extension to match the existing railing in both style and material, with a height of **44 inches**.
2. The second extension will fill in the grass area between the existing deck and the ADA-compliant ramp. This section will measure **183 inches in length** and **88 inches in width**, with the same **21-inch height from the ground** as the existing deck. Railing will also be installed on this section to match the existing railing in height and style.
3. The proposed awning will be installed on the building's facade facing Edgewood Street. It will measure **170 inches in length** and will be mounted at a **height of 115 inches above** the deck. The awning will extend outward from the building face to provide coverage for the entrance area. The fabric color will be **Marlboro Blue**, matching the existing restaurant sign located at the front of the building.

## **2. PHOTOS OF EXISTING BUILDING**







### **3. PHOTOS OF ADJACENT PROPERTIES**

311 Main St.



325 Main St.



318 Main St.



## **4. DETAILED PLANS**

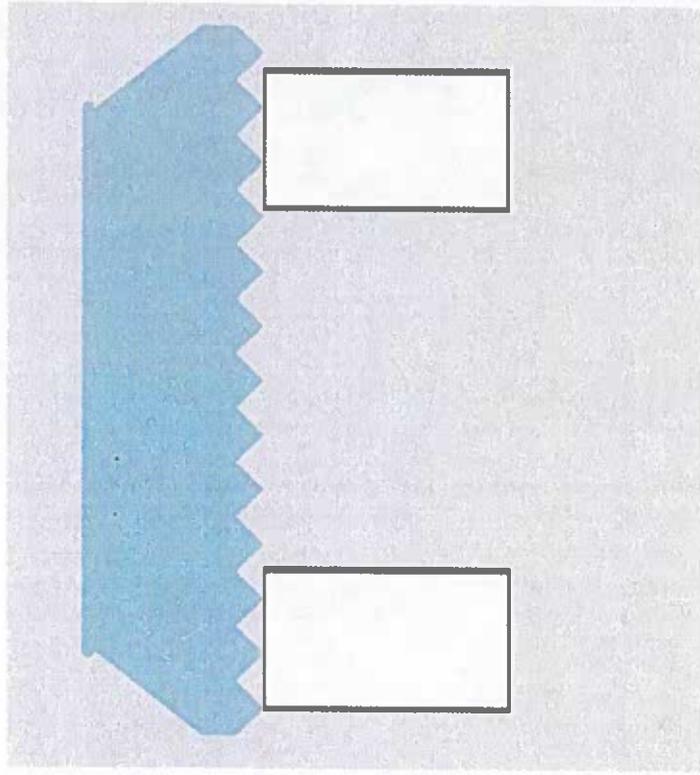
# Front of building





existing ramp + railing

Blue awning on side of  
building, facing Edgewood St.



## **5. SCALED SITE PLANS**

Sidewalk

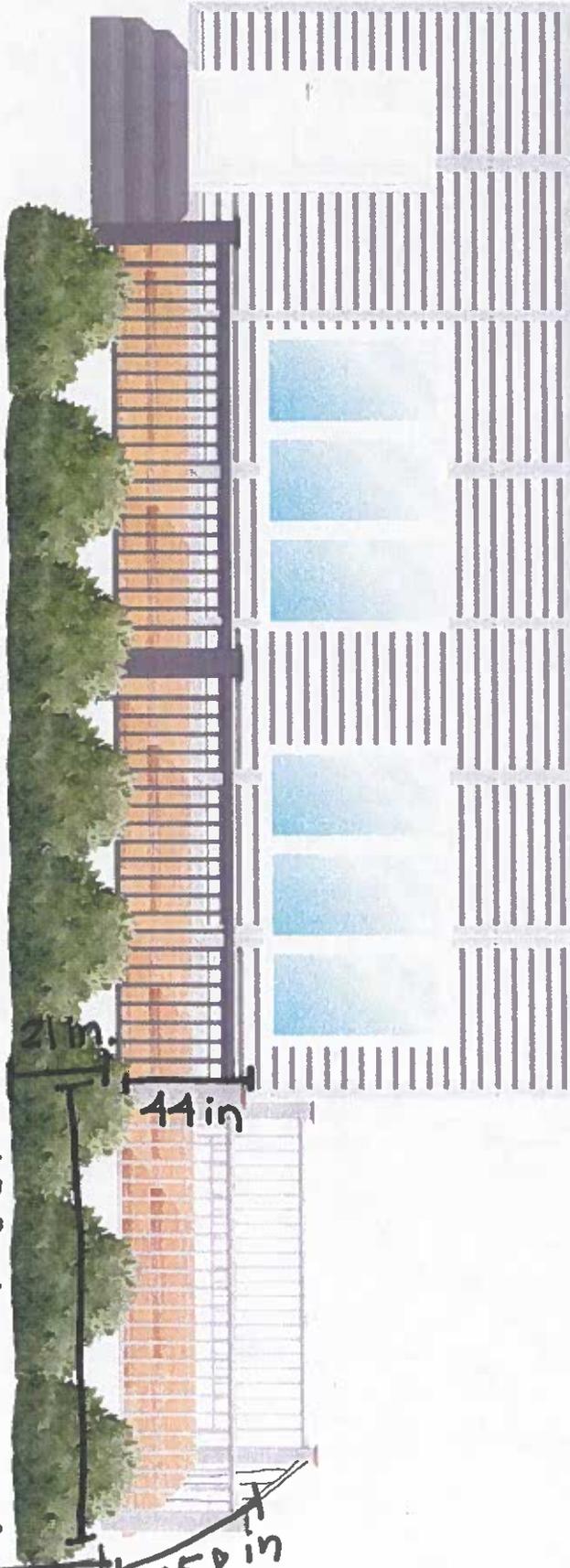
5.5ft

100 in

21 in

44 in

158 in



Sidewalk

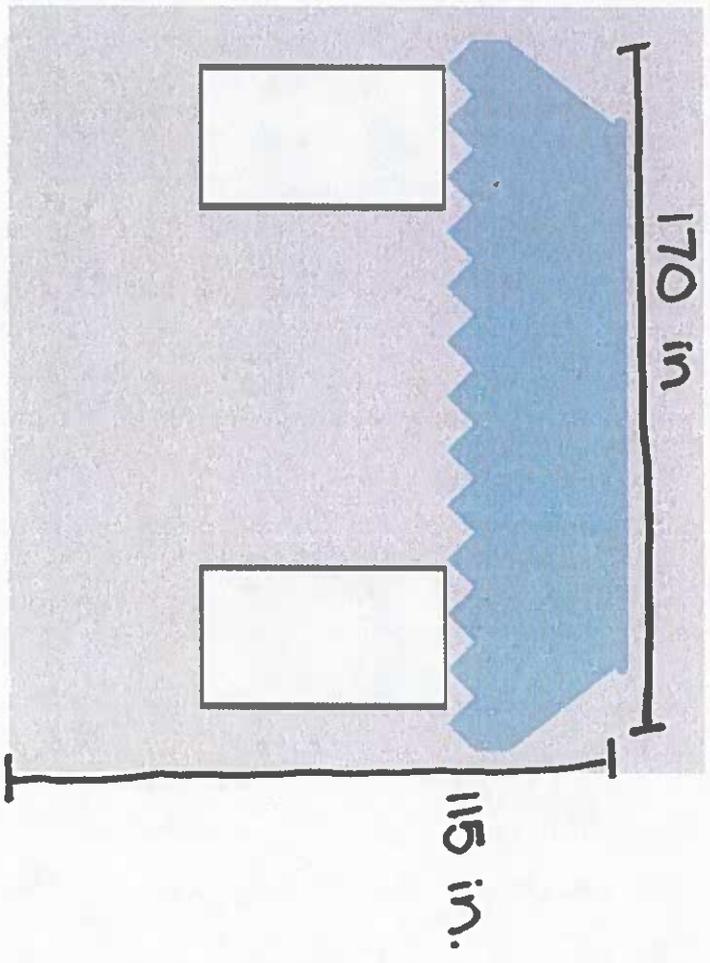
8 ft.

183 in.

88 in.

11 in.





## **6. Materials:**

The deck extension will use natural wood for the decking surface. The railing will be made of painted white wood with a black wood on top, to match the existing railing. The existing black pergola will remain unchanged and will not extend with the new portion of the deck. A new light blue (Marlboro Blue) fabric awning will be added to the side of the building, matching the color of the existing front sign.