

**Cover Page
for Thursday July 10, 2025,
Design Review Board Meeting**

*Project Information is available at https://www.barharbormaine.gov/271/Design-Review-Board	Material Issued	Issued on 7/3/2025
ITEMS		
Cover page with date	✓	
July 10, 2025, Meeting Agenda	✓	
Minutes for approval: <ul style="list-style-type: none"> • June 26, 2025 	✓	
Applications: <ul style="list-style-type: none"> • Certificate of Appropriateness Application: DRB-2025-19 	✓	

**Town of Bar Harbor
Agenda — Design Review Board
Thursday, July 10 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. June 26, 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: 2025-19

Applicant/Owner: MDI Hospital

Project Location: 10 Wayman Lane, Bar Harbor, ME 04609. Map/Lot 108-007-000

Proposed Project: To use a portable traffic sign to direct traffic around the hospital while completing construction on the property.

VIII. OTHER BUSINESS

a. Chapter 31 Discussion

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

X. ADJOURNMENT

**Town of Bar Harbor
Minutes — Design Review Board
Thursday, June 26 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, Secretary Andrea Lepcio, member Bo Jennings and member Pancho Cole.

II. EXCUSED ABSENCES

Kate Macko was excused. Bo Jennings was unexcused.

III. ADOPTION OF AGENDA

Pancho Cole moved to adopt the agenda, Erin Cough seconded and the motion passed 4-0 in a roll call vote.

IV. APPROVAL OF MINUTES

a. June 12, 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

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: 2025-18

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.

The applicant arrived to the meeting late. The Design Review Board reviewed the applicable standards for the project.

The Board asked if the alterations to the deck would look the same as the existing deck. The applicant confirmed it would. The applicant described the proposed location of the deck expansion and the awning.

The Board discussed seasonal closures with the applicant.

Chair Sassaman suggested the addition of screening to hide the existing heat pumps.

Andrea Lepcio moved to approve DRB-2025-18 as presented, with the option to screen the north side of the building by the heat pumps. Pancho Cole seconded and the motion passed 4-0.

VIII. OTHER BUSINESS

There was none.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

The Board requested to discuss Chapter 31 changes at the upcoming meeting in July.

X. ADJOURNMENT

Erin Cough moved the adjourn the meeting at 4:25 PM. Chair Sassaman seconded and the motion passed 4-0.

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

Date



Design Review Board Application

Date: 06/30/2025

Project

Site Address:	10 Wayman Ln	Additional Type:	Outdoor storage and display
Tax:	108-7	Project Cost:	11000
Map:		Road Open:	Year Round
Project Type:	Outdoor storage and display	Road Frontage:	72
		Historic Build:	No

Project Description: During the town's paving project on Main St, they closed Wayman Ln to traffic. We borrowed the town's portable traffic sign to help direct emergency and regular patients to the most direct route to our Emergency Department. As we move forward with our campus plan, we purchased our own sign identical to the town's, in order to continue to direct Emergency and regular patients to the most direct route to our entrance and ED as they change over the duration of the project.

Applicant

Applicant Name:	MDI Hospital	City, State, Zip:	Bar Harbor, ME 04609
Address:	10 Wayman Ln	Phone:	207-288-5081
Applicant Map:	108	Email:	doug.springer@mdihospital.lorg
Applicant Lot:	007		

Owner

Owner Name:	MDI Hospital	Phone:	207-288-5081
Address:	10 Wayman Ln	Email:	doug.springer@mdihospital.org
City, State, Zip:	Bar Harbor, ME 04609	If not building owner:	

Architect / Designer

Architect Name:	N/A	Phone:	N/A
Address:	N/A	Email:	N/A
City, State, Zip:	N/A		

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.

I do hereby certify that the information contained herein is true and correct.

D W Springer
Signature of Applicant

06/30/2025
Date

Signature of Owner (if different)

06/30/2025
Date

INVOICE

Town of Bar Harbor - Planning Department

93 Cottage Street
 Bar Harbor, ME 04609-1400
 207-288-3329



Bill To.:
MOUNT DESERT ISLAND HOSPITAL 10 WAYMAN LANE BAR HARBOR, ME 04609

Application #:
Date Due: 06/30/2025 Invoice Number: Invoice Date: 06/30/2025

Item	Amount
Small Commercial	\$31.00
Total	\$31.00

Date	Paid By	Payment Type	Amount
		Total Paid	\$0.00
		Amount Due	\$31.00

To pay these fees, you can pay [online](#) or you may pay in office with Cash, Check, or Card payable to the Town of Bar Harbor.

PHI
FOOTBALL

⚠ DANGER

