

**Cover Page
for Thursday September 11,
2025, Design Review Board
Meeting**

*Project Information is available at https://www.barharbormaine.gov/271/Design-Review-Board	Material Issued	Issued on 9/5/2025
ITEMS		
Cover page with date	✓	
September 11, 2025, Meeting Agenda	✓	
Minutes for approval: <ul style="list-style-type: none"> • August 14, 2025 	✓	
Applications: <ul style="list-style-type: none"> • Certificate of Appropriateness Application: DRB-2025-22 	✓	

Town of Bar Harbor
Agenda — Design Review Board
Thursday, September 11 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. August 14, 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: 2025-22

Applicant/Owner: Rick and Gail Leiser

Project Location: 65 Kebo Street, Bar Harbor, ME 04609. Map/Lot 104-400-000

Proposed Project: Renovation of existing building, including new windows and siding.

VIII. OTHER BUSINESS

a. DRB Amendment Update

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

X. ADJOURNMENT

Town of Bar Harbor
Minutes — Design Review Board
Thursday, August 14 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 Barbara Sassaman, Erin Cough, Andrea Lepcio, Bo Jennings and Pancho Cole.

II. EXCUSED ABSENCES

There were none.

III. ELECTION OF OFFICERS

a. Chair

Barbara Sassaman nominated Erin Cough as chair. Poncho seconded and the motion passed 4-0-1, Erin Cough abstained.

b. Vice-Chair

Poncho Cole nominated Barbara Sassaman as Vice-Chair. Andrea Lepcio seconded and the motion passed 4-0-1, Barbara Sassaman abstained.

c. Secretary

Barbara Sassaman nominated Andrea Lepcio. Bo Jennings seconded and the motion passed 4-0-1, Andrea Lepcio abstained.

IV. ADOPTION OF AGENDA

Andrea Lepcio moved to adopt the agenda, Pancho Cole seconded and the motion passed 5-0.

V. APPROVAL OF MINUTES

a. June 26, 2025

Barbara Sassaman moved to approve the minutes. Pancho Cole seconded and the motion passed 5-0.

VI. 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: 2025-19

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.

Doug Springer was present at the meeting. Mr. Springer explained that the proposed traffic sign was intended to be used to direct traffic flow during construction of the hospital expansion and alteration to the traffic flow on the property.

Poncho Cole suggested a modification to the application to allow approval of two signs in case the hospital wanted to purchase another one to guide traffic. If a second sign is purchased, the hospital would not need to come before the Design Review Board again.

Barbara Sassaman moved to approve the application as submitted with the modification to allow for the option to add an additional sign, if needed. Bo Jennings seconded and the motion passed 5-0.

b. Certificate of Appropriateness Application: 2025-20

Applicant: Selkie Sauna

Owner: Chris Marceal

Project Location: 1501 State Hwy 102, Bar Harbor, ME 04609. Map/Lot 219-033-000

Proposed Project: To set up a seasonal sauna opportunity at Salisbury/Mother's Kitchen in Town Hill. The sauna will be operated seasonally through October.

Gale, part owner of Selkie Sauna was present and presented the project. The sauna is intended to be operated one or two days per week, depending on demand. The sauna will be operated seasonally until October. The Board discussed whether the sauna was visible from the public way.

Andrea Lepcio moved to approve DRB-2025-20. Poncho Cole seconded and the motion passed 5-0.

c. Certificate of Appropriateness

Application: 2025-21

Applicant: Hannaford Bros. Co LLC

Owner: Cough Brothers, Inc.

Project Location: 86 Cottage Street, Bar Harbor, ME 04609. Map/Lot 104-242-000

Proposed Project: To add two additions to the Hannaford supermarket building in Downtown Village II.

Erin Cough declared a conflict of interest due to family ownership of the subject property.

Bo Jennings moved that Erin Cough had a conflict of interest. Barbara Sassaman seconded and the motion passed 4-0.

A representative from Haley Ward was present and explained the project was intended to expand the produce section of the building on the front and to add a mechanical room in the back of the building. The existing lighting would not be changing.

Barbara Sassaman said she was concerned that the bike rack may impede traffic. She suggested switching the location of the ice machine and bike rack.

Barbara Sassaman requested the engineers take a look at alternative parking lot configurations on the eastern portion of the property to improve traffic flow.

Bo Jennings moved to approve the application DRB-2025-21. Andrea Lepcio seconded and the motion passed 4-0.

VIII. OTHER BUSINESS

Bo Jennings requested the Board stay within its guidelines and jurisdiction and not overstep their purview.

Barbara Sassaman requested the Board begin thinking about marketing for the proposed Design Review Board amendment for the fall to prepare for the June 2026 ballot.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

The Board requested a timeline for the Design Review Board amendment and requested discussion of the amendment be added to the agenda for the September meeting.

X. ADJOURNMENT

Barbara Sassaman moved to adjourn at 4:38 PM. Bo Jennings seconded and the motion passed 5-0.



Design Review Board Application

Date: 08/26/2025

Project

Site Address:	36 Kennebec Place	Additional Type:	
Tax:	104-400-000	Project Cost:	500000
Map:		Road Open:	Year Round
Project Type:	Changes to Exterior Appearance of Nonhistoric Building	Road Frontage:	71' on Kennebec Place, 117' on Rodick
		Historic Build:	No

Project Description: Renovation of existing building to include relocation and replacement of most windows (as enumerated on provided elevations). New siding on all facades to be wood clapboards stained Cabot Deep Forest Green as currently installed on small portion of South facade per approved DRP application of 11/20/24. The West facade and portions of the South and Est will also have an approx. 40" tall accent strip in light grey cedar shingles with trim at top and bottom. All trim to be white.

Applicant

Applicant Name:	Gail Leiser	City, State, Zip:	Bar Harbor, ME 04662
Address:	65 Kebo Street	Phone:	207-669-2542
Applicant Map:	110	Email:	gail.leiser@gmail.com
Applicant Lot:	002		

Owner

Owner Name:	Rick & Gail Leiser DBA Village Green Rentals LLC	Phone:	207-669-2542
Address:	65 Kebo Street	Email:	gail.leister@gmail.com
City, State, Zip:	Bar Harbor, ME 04662	If not building owner:	

Architect / Designer

Architect Name:	WMH Architects	Phone:	207-276-2100
Address:	10 Neighborhood Road / PO Box 399	Email:	sls@wmharchitects.com
City, State, Zip:	Northeast Harbor, ME 04662		

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.

Gail Leiser
Signature of Applicant

08/26/2025
Date

Signature of Owner (if different)

08/26/2025
Date

Town of Bar Harbor Design Review Board
93 Cottage Street
Bar Harbor, ME 04609

August 25, 2025

Re: 36 Kennebec Place Design Review Board Application

Dear Members of the Board,

We respectfully submit to the Design Review Board an application for renovation of 36 Kennebec Place.

Tax Map: 104 Lot: 400
Lot Location: 36 Kennebec Place

NARRATIVE

Location and Adjacent Structures: 36 Kennebec Place is located on the corner of Rodick Street and Kennebec Place. It is directly adjacent to the Bar Harbor Fire Department on the East. Other adjacent structures include Dog & Pony Tavern across Rodick Place to the North, the former Mama DiMatteo's (now Bar Harbor Food Pantry) across Rodick Street to the West, and Reel Pizza across Kennebec Place to the South.

Building Use: The building is two story with a walkout basement storage area for the owners. The majority of the main and second floor are apartments for employees of Galyn's Restaurant. Most of these are occupied seasonally, with one on the second floor occupied year-round. A portion of the main floor is also currently home Serendipity, the retail thrift store operated by the Bar Harbor Food Pantry.

Dimensions: The building measures approximately 70' - 6" x 53' - 9".

Setbacks: A survey is enclosed with supporting documentation. The West side of the building encroaches on Rodick Street ROW and abuts the sidewalk. The North side sets back approximately 20' from Rodick Place, the East side approximately 5' from the lot line, which is encroached upon by the Fire Department fencing. The South side has parking for the retail area and is set back approximately 22' from Kennebec Place.

Materials: The building is currently sided with various materials in varying shades of green, with the main floor primarily a "fishscale" pattern of lighter green wall shingles and the second floor a horizontal clapboard in slightly darker green. Portions of the South facade are a vertical boarding in green, and the main floor of the East facade is grey vertical boarding.

Proposed Changes: The phase of renovation covered by this DRB application involves replacing and relocating windows throughout the structure except for the East side of the main floor and a small portion of the South side.. Windows to be replaced are enumerated on the included elevation drawings. The windows will be Marvin Ultimate series double hung with white exterior finish and trim. This will require removal of all existing siding except the East side of the main floor and the

small portion of the South side which was previously installed per approved DRB application of 11/20/24. The new siding will be 4" horizontal wood clapboards stained in Cabot Deep Forest Green to match that previous renovation. The West faced and portions of the South & East facade will also have an approx. 40" tall accent band in light grey cedar shingles with trim at the top & bottom. All exterior trim will be we white.

The new siding will provide a more cohesive look for the entire building while the color will carry forward the original character. The nearby Thrive juice bar is also green, and the Bar Harbor Food Pantry at 34 Kennebec Place is also grey.

SUPPORTING DOCUMENTATION

Accompanying this DRB application, please find

- survey completed by Pligsa & Day
- scaled site plan L-01 dated 10.30.24
- sheets A-04,A-05, A-06 dated 08.25.25 showing building elevations
- A-07 dated 08.25.25 showing a rendered view of the South side of the building reflecting the proposed new siding on the garage portion of the facade
- photos of the existing building and adjacent structures

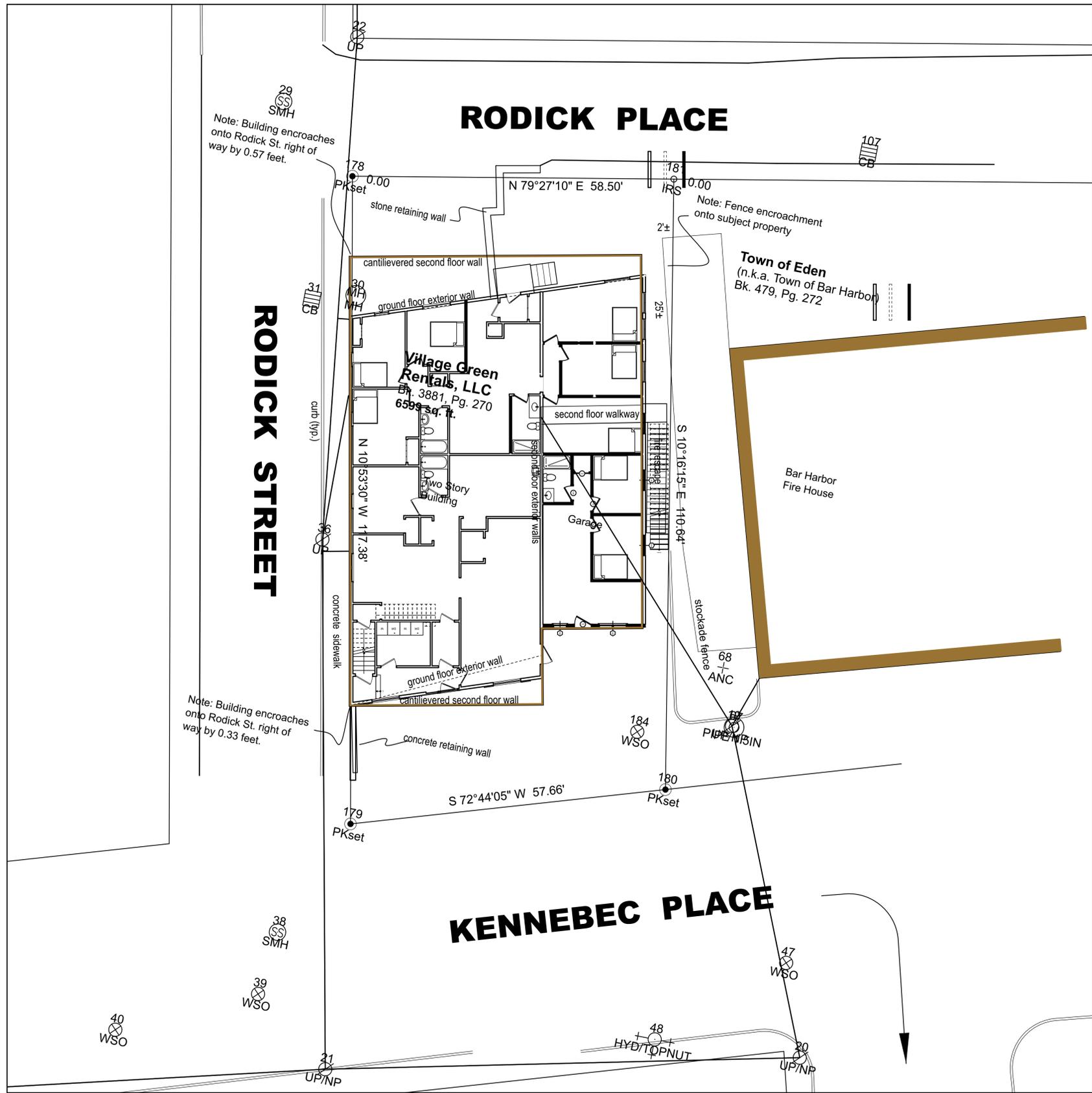
LIGHTING

There will be no new exterior lighting.

We look forward to further discussing this application with the Design Review Board at the September 11 hearing.

Sincerely,

Suzanne L. Spoelhof, Assoc. AIA
WMH Architects



1 SITE PLAN
SCALE: 1" = 10'

ISSUED FOR PERMITTING



CONTACT INFORMATION:

USE OF DOCUMENTS:

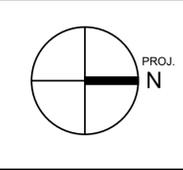
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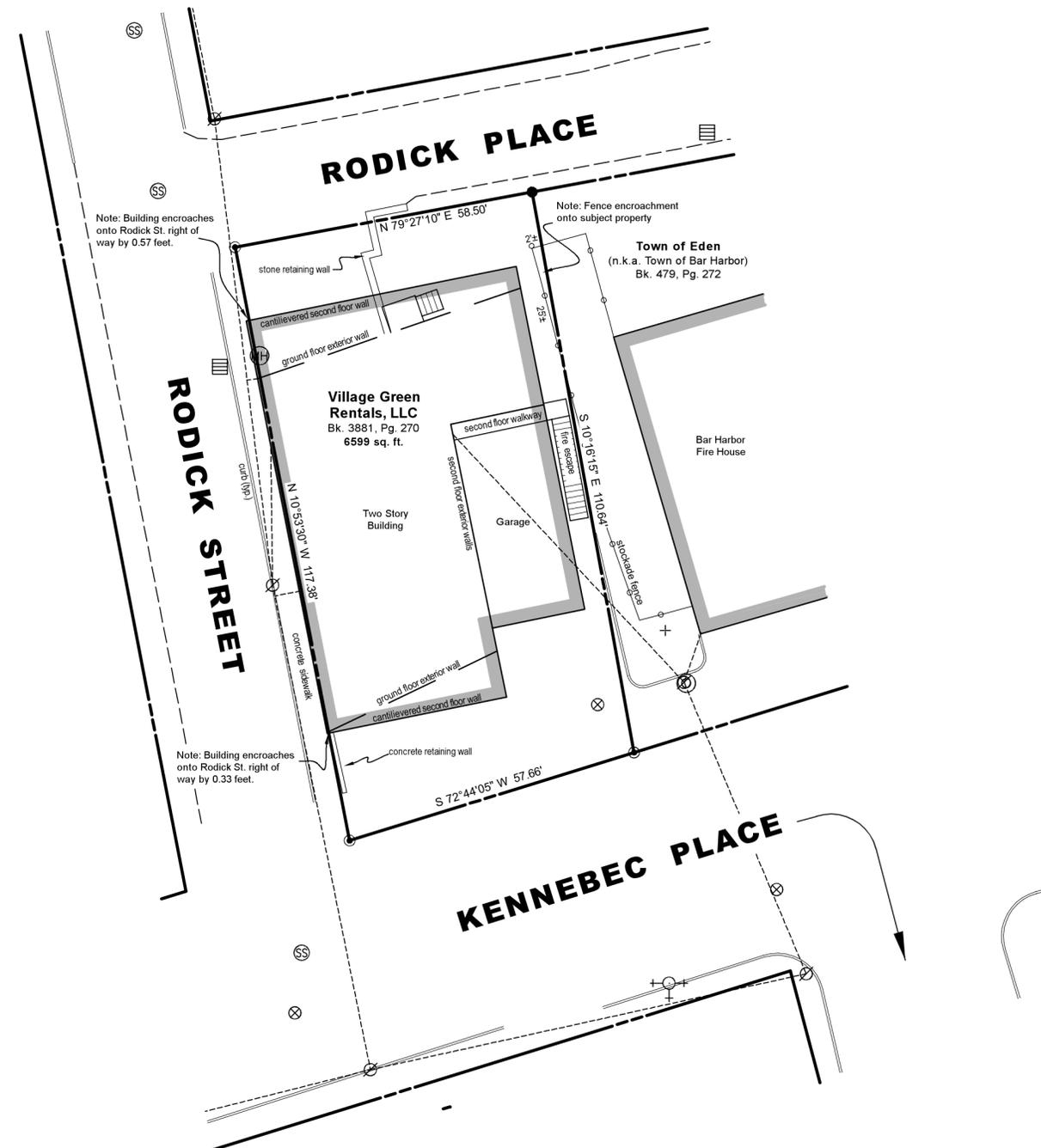


DATE: 10/30/24
SCALE: 1/4" = 1'-0"
DRAWN BY: HTM/SLS

PROJECT NAME AND LOCATION:
36 KENNEBEC PLACE
BAR HARBOR, ME

SHEET NUMBER:
L-01

GRID NORTH
 Maine East Zone - NAD 1983



NOTES:

- 1) DOCUMENTS REFERENCE HEREON ARE RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
- 2) REFERENCE IS MADE TO A DEED FROM BREWER REALTY, INC. TO VILLAGE GREEN RENTALS, LLC DATED 01 APRIL 2004, RECORDED IN BOOK 3881, PAGE 270.

LEGEND

- 3/4" REBAR SET WITH IDENTIFICATION CAP MARKED "PLISGA & DAY - PLS 2319"
- ⊙ IRON PIPE FOUND
- IRON ROD FOUND
- ⊗ MAGNETIC "PK" NAIL SET IN PAVEMENT WITH A WASHER MARKED "PLISGA & DAY - PLS 2319"
- ∅ UTILITY POLE
- + GUY/ANCHOR
- ⊕ HYDRANT
- ⊗ WATER GATE/VALVE
- ▭ CATCH BASIN
- ⊗ SEWER SYSTEM MANHOLE
- ⊗ MISCELLANEOUS MANHOLE

BOUNDARY SURVEY
 OF THE
VILLAGE GREEN RENTALS, LLC
PROPERTY

BOOK 3881, PAGE 270, H.C.R.D.
 36 KENNEBEC PLACE, BAR HARBOR, MAINE

1" = 20'



SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.



Patrick J. Donovan
 PATRICK J. DONOVAN, MAINE LICENSED
 PROFESSIONAL LAND SURVEYOR No. 2319

PLISGA & DAY
LAND SURVEYORS
 72 MAIN STREET
 BANGOR, MAINE
 DATE: 18 MAY 2022
 PROJ. NO. 22006
 Email: info@WeMapIt.com
 Phone: (207) 947-0019
 Toll-Free: 1-800-734-0019
 DRAWING FILE: 22006S.DWG
www.WeMapIt.com



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



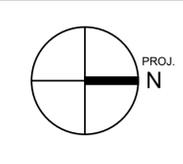
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CONTACT INFORMATION:
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DATE: 8/25/25
SCALE: 1/4" = 1'-0"
DRAWN BY: HTM/SLS

PROJECT NAME AND LOCATION:
36 KENNEBEC PLACE
BAR HARBOR, ME

SHEET NUMBER:
A-06



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED FOR PERMITTING

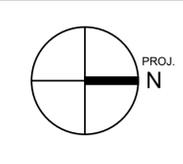


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DRAWN BY: HTM/SLS

PROJECT NAME AND LOCATION:
36 KENNEBEC PLACE
BAR HARBOR, ME

SHEET NUMBER:
A-04



1 EXTERIOR VIEW #1
NOT TO SCALE



2 EXTERIOR VIEW #2
NOT TO SCALE



3 EXTERIOR VIEW #3
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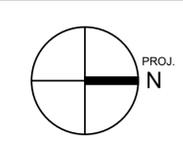
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DATE: 8/25/25
SCALE: NOT TO SCALE
DRAWN BY: HTM/SLS

PROJECT NAME AND LOCATION:
36 KENNEBEC PLACE
BAR HARBOR, ME

SHEET NUMBER:
A-07

PIZZA & BEER GARDEN OPEN 4-9
THE BAD GUYS 2
4:30 6:45
CAT VIDEO FEST 5:00 7:00

PIZZA MENU
BEER MENU

WELCOME TO THE
BEER, PIZZA & BEER GARDEN
*NO SMOKING
*BEER, PIZZA FOOD & BEV
ONLY PLEASE
*PET FRIENDLY AREA
*PLEASE RES YOUR TABLE
WHEN FINISHED
THANK YOU AND ENJOY!





Village Green

SERENDIP
Resale clothing buy

RESERVED PARKING ONLY

RESERVED PARKING ONLY





to Cottage Street

Village Green

to Cottage Street

Village Green

NO PARKING
UNDER ANY
OR OTHER

370

TRD SPORT
EPENNNTY



Village Green

RESIDENT PARKING ONLY

NO PARKING

RESIDENT PARKING ONLY

RESIDENT PARKING ONLY

RESIDENT PARKING ONLY

MCMXXI

BAR HARBOR FIRE DEPT.







SERENDIPITY
resale clothing boutique

DO NOT STAND
ON CURBS