

**Town of Bar Harbor  
Minutes — Design Review Board  
Thursday, January 9 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 4:05 PM. Members present included: Chair Barbara Sassaman, Vice-Chair Erin Cough, Kate Macko and Andrea Lepcio, who arrived late.

**II. EXCUSED ABSENCES**

Mike Rogers and Bo Jennings are excused.

**III. ADOPTION OF AGENDA**

**Mr. Cole moved to adopt the agenda. Vice-Chair Cough seconded and the motion passed 4-0.**

**IV. APPROVAL OF MINUTES**

**a. December 12, 2024**

Chair Sassaman requested the wording under Appendix A discussion be changed to reflect there were no changes to Appendix A, as the existing language was in reference to the topic of the workshop.

**Chair Sassaman moved to approve the minutes from December 12, 2024. Mr. Cole seconded and the motion passed 4-0.**

**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:** 2025-01

**Applicant:** Mt Desert Island Hospital

**Owner:** Mt Desert Island Hospital

**Project Location:** 10 Wayman Lane, 108-007-000

**Proposed Project:** Hospital expansion and exterior redesign.

Chrissi Maguire from the Hospital, Derek Veilleux, Jessica Johnson, Phillip Chaney, and Emily Sprecher from SMRT were present. They provided an overview of the

application, explaining the hospital would be redesigning their campus to make the hospital more visible from Main Street and improve general flow.

Ms. Cough asked if the historic cottage in the area would be preserved, moved to another location, or simply torn down. Ms. Maguire shared it would be torn down. The hospital had offered multiple homes on the lot to various non-profits and charities, but no one wanted to move them. If anyone in the community would like them, she explained they could reach out.

Chair Sassaman inquired about lighting. Mr. Veilleux explained that all lights over 1,600 lumens meet full cutoff requirements, as shown in their submissions. They discussed the warmth of lighting, which will be around 3,000 kelvins and dark sky compliant.

Ms. Johnson had a question about the signage for the hospital. She explained the signage had not been fully designed yet, however, they were anticipating an internally lit sign for the emergency department. Discussion occurred and the Board determined they would like the applicant to return once they have final specifications for signage.

Bo Jennings had previously submitted a question about the Trespa, which is a paneled system to act as an accent to the exterior of the building. Mr. Jennings was worried it may not align with the character of Bar Harbor. The rest of the Board disagreed, stating something similar was happening with the library.

There was brief discussion of landscaping.

**Ms. Lepcio moved to approve the Mount Desert Island Main Campus Expansion Project – DRB-2025-01 with the exception of the internally illuminated signs. Mr. Cole seconded and the motion passed 5-0.**

**b. Certificate of Appropriateness**

**Application:** 2025-02

**Applicant:** Coastal Maine General Contractor

**Owner:** Gurney Investment Properties

**Project Location:** 1311 State Highway 102, 217-090-000

**Proposed Project:** Installation of a new fence, parking lot, and temporary Lobster Storage.

Marc Jaffrey was present on behalf of the owner. He gave an overview of the project, intended use, etc.

The applicant plans to put up a six-foot stockade fence on the property to block the existing garage, parking lot, and storage boxes. They do not plan to finish the fence and allow it to age naturally.

The Board discussed where the fence would be located on the property and whether there needed to be added plantings to further screen the property. It was determined the parking spaces are property hidden from Route 102.

There is one existing light which is a 1,600-lumen solar security light on the existing structure. It is dark sky compliant and not visible from the road.

**Ms. Cough moved to approve the submission as presented. Mr. Cole seconded and the motion passed 5-0.**

**VIII. OTHER BUSINESS**

- a. The Planning Director mentioned that a joint meeting was scheduled on February 19, 2025 with the Planning Board.

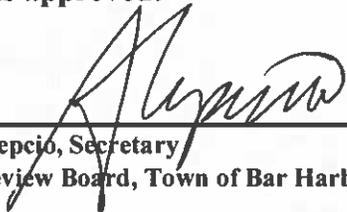
**IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

- a. Chair Sassaman requested the Board review the Design Review standards to reflect the changes made in their proposed amendment.
- b. If the proposed amendment passes, the Board would also like to update the Design Review Board handbook.

**X. ADJOURNMENT**

**Chair Sassaman moved to adjourn the meeting at 5:00 PM.**

**Signed as approved:**



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

4/10/25  
Date