

**Town of Bar Harbor
Minutes — Design Review Board
Thursday, March 27 at 4:00 PM
93 Cottage Street
Bar Harbor, Maine**

I. CALL TO ORDER

The meeting was called to order at 4:04 PM. Members present in person included: Chair Barbara Sassman, Vice-Chair Erin Cough, and member Pancho Cole. Members present via zoom included Secretary Andrea Lepcio, members Mike Rogers and Bo Jennings arrived late via Zoom.

II. EXCUSED ABSENCES

Kate Macko was excused.

III. ADOPTION OF AGENDA

Chair Sassman moved to adopt the agenda. Member Cole seconded, and the motion passed 4-0.

IV. APPROVAL OF MINUTES

a. March 13, 2025

Member Cole moved to approve the minutes from March 13, 2025, with a request to add a note that the meeting was Zoom-bombed.

Vice-Chair Cough 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: 2025-07

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

Due to an emergency, the applicant was not present at the start of the meeting. Member Cole moved to postpone review of Application DRB-2025-07 until after the pre-application for the Tropic Star Development project. Chair Sassman seconded, and the motion passed 4-0.

Member Bo Jennings filed a motion to recuse himself from reviewing application DRB-2025-07 due to a conflict of interest, as he is friends with the applicant and has connections to the company renting the property. Chair Sassman seconded, and the motion passed 5-0.

After the pre-application presentation concluded, the applicant, Dan Bockman, was able to join the meeting via Zoom, and presented his application. He proposed to update the front facade of the building, located at 195 Main Street. His proposed improvements include replacing the existing single door with a new wooden double door, installing flower boxes, and updating the light fixtures. Board members discussed the placement of the flower boxes, noting they must remain under the building's roof overhang and behind the drip line of the soffit to avoid encroaching on the public sidewalk. Mr. Bockman confirmed and would comply with the guidance. There was also discussion about the lighting, with the board confirming the new fixtures appear similar in size and location to the originals, which was acceptable.

Vice-Chair Cough moved to approve the 195 Main Street project DRB-2025-07 as presented. Chair Sassman seconded, and the motion passed 5-0.

VIII. OTHER BUSINESS

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

Jim Mitchell of Tropic Star Development and Jennifer Daigle of Irving Oil presented a pre-application proposal to completely redevelop the existing gas station at 99 Cottage Street. The plan includes demolishing the current structure, removing underground tanks, and constructing a new convenience store with three pump islands, six fueling stations, defined curb cuts, new sidewalks with safe pedestrian crossings, parking spaces, and landscaping. The design incorporates pedestrian-friendly features, materials compatible with nearby buildings (like Town Hall and Machias Savings Bank), and a canopy with a clean, modern look. Board members offered suggestions on plant selection, building orientation, and visibility concerns. The proposed building was praised for its compatibility with the village character, use of quality materials and attention to Bar Harbor's design guidelines. Board members asked for material samples and lighting cut sheets when the applicant formally presents their application. The applicant expressed a commitment to long-term ownership and maintaining open communication with the Town.

b. Discussion of Land Use Ordinance amendments

The Planning Department updated the board on their progress with edits for the proposed Design Review Board amendment. The Planning Department also announced the next joint Planning Board & Design Review Board workshop will be scheduled at the April 2, 2025, Planning Board meeting.

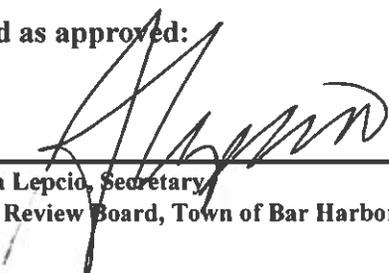
IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

There was none

X. ADJOURNMENT

Chair Sassman moved to adjourn the meeting at 5:15 PM

Signed as approved:


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

4/10/25
Date