

**Town of Bar Harbor
Minutes — Design Review Board
Thursday, April 10 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 Sassman, Vice Chair Erin Cough, Secretary Andrea Lepcio, and members Pancho Cole, Mike Rogers, and Bo Jennings.

II. EXCUSED ABSENCES

Kate Macko was excused.

III. ADOPTION OF AGENDA

Chair Sassman moved to adopt the agenda. Secretary Lepcio seconded, and the motion passed 6-0.

IV. APPROVAL OF MINUTES

a. March 27, 2025

Chair Sassman moved to approve the minutes from March 27, 2025. Secretary Lepcio seconded, and the motion passed 6-0.

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: 2025-08

Applicant : Brad Stager, MDI YMCA

Owner: Town of Bar Harbor, Maine

Project Location: 21 Park Street, Bar Harbor, ME 04609, 107-221-000

Proposed Project: Move one of the sheds from School St. side of building to the Edgewood side of the building next to the dumpsters.

The applicant, Brad Stager, was present. Chair Sassman described the project to the board. The board did not have any questions regarding this application.

Chair Sassman moved to approve the YMCA project- DRB-2025-08. Member Cole seconded, and the motion passed 6-0.

b. Certificate of Appropriateness

Application: 2025-09

Applicant : Jon & Heather Tierney

Owner: Jon & Heather Tierney

Project Location: 228 Main Street, Bar Harbor, ME 04609, 104-486-000

Proposed Project: Landscape front yard and add brick walkways, paint front of store new color, change 2nd floor dormers to walk out patio doors, add 2nd floor deck & extend current porch.

The applicant Heather Tierney was present. Ms. Tierney explained the proposed project, which included landscaping the front yard with a new porous hardscape and replacing the deteriorated brick walkway. They also planned to paint the front façade in a historically appropriate color similar to “Bar Harbor Green,” which the Board confirmed is within the approved color palette. Additional improvements include modifying the second-floor dormer to create walk-out doors leading to a new second-story deck and extending the existing porch. The project also included replacing two inefficient bay windows on the first floor with energy-efficient models that match existing second-floor windows.

The Board discussed seasonal closures, and the applicants confirmed that their storefront will remain visually open, with no paper coverings or significant changes to window displays during the winter months. The Board confirmed that no additional

review would be required for the proposed paint color or temporary seasonal adjustments. The applicant also clarified that the slack line previously in the yard has been relocated to the back of the property and is not part of this proposal.

**Secretary Lepcio moved to approve the 228 Main Street project DRB-2025-09.
Member Jennings seconded, and the motion passed 6-0.**

c. Certificate of Appropriateness

Application: 2025-10

Applicant : Davis Powers

Owner: College of the Atlantic

Project Location: 141 Cottage Street, Bar Harbor, ME 04609, 104-031-000

Proposed Project: Build two intersecting 10-foot-tall walls, with an attached awning for bicycle storage in the back courtyard of 141 Cottage Street

The applicant Davis Powers was present. The project involved constructing two intersecting 10-foot-tall walls with an attached awning for bicycle storage in the rear courtyard of the property, which was recently acquired by the college and operates as the Bar Harbor Bike Shop. The applicant explained that the structure would be located within a fenced-in area not visible from Cottage Street and only partially visible from Eden Street, depending on vantage point and height. The bike storage wall is intended to protect bicycles from weather and provide overnight storage, eliminating the need to carry bikes inside the building. The Board clarified that because it is a wall and not a fence, it complies with local height requirements provided there is written permission from the abutting property owner.

**Member Cole moved to approve the 141 Cottage Street project DRB-2025-10.
Member Rogers seconded, and the motion passed 6-0.**

VIII. OTHER BUSINESS

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 coordinated with the board members.

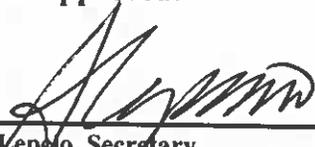
IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Member Jennings commented on the increasing use of artificial intelligence (AI) tools in planning and design review processes. He noted that while some applicants continue to submit hand-drawn materials, AI-generated visuals offer high-quality representations that could benefit both applicants and reviewers. Staff Planner Sands mentioned that they are planning to attend an AI-focused municipal conference in Augusta in May, which will cover how to integrate AI tools into local government workflows.

X. ADJOURNMENT

Chair Sassman moved to adjourn the meeting at 4:26 PM.

Signed as approved:



**Andrea Lepolo, Secretary
Design Review Board, Town of Bar Harbor**

6/12/25

Date