

**Minutes**  
**Design Review Board**  
**May 28, 2020 — 6:00 PM**  
**Town Council Chambers – Municipal Building**  
**93 Cottage Street**

**Meeting was conducted remotely, via video (Zoom), due to COVID-19 (as authorized under the provisions of MRSA §403-A, approved by the Maine Legislature in March 2020 as part of LD 2167)**

**I. CALL TO ORDER**

*The meeting was called to order at 6:00 P.M. Members present: Barbara Sassaman, Chairman; Peter Bono, Secretary; Pancho Cole, Member; Andrew Geel, Member; and Steve Demers, Vice-chairman.*

*Also present: Angela Chamberlain, Code Enforcement Officer; Steve Fuller, Assistant Planner; and Patrick Lessard, Deputy Code Enforcement Officer.*

**II. EXCUSED ABSENCES**

*There were no absences.*

**III. ADOPTION OF THE AGENDA**

*Mr. Cole moved to adopt the agenda as proposed. Mr. Geel seconded the motion and the Board voted 5-0 to approve the motion.*

**IV. APPROVAL OF MINUTES**

*There were none.*

**V. PUBLIC COMMENT**

*There was 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:** DRB-2020-11 (Bar Harbor Cheesecake Co.)

**Applicant:** Bar Harbor Cheesecake Co.

**Project Location:** 1 Stanwood Place / 108-009-000

**Proposed Project:** Installation or changes in sign or awning (adding new signage)

*The applicant, Britney Gayhart, was present and representing Bar Harbor Cheesecake Co. She noted that they were only proposing new signage at this time and the rest of their project as proposed in their application (as presented previously) was on hold.*

*Chairman Sassaman asked about the sign sizes. Ms. Gayhart noted that one sign was 3' X 4' and the two oval signs were approximately the same size as the ones in place for the previous business establishment. Mr. Bono commented that he thought the cursive lettering would be difficult to read from that distance.*

*Mr. Bono asked if the applicant had signed the application and provided a letter of authorization from the owner as previously requested. Ms. Gayhart said that she had not done either. Mr. Fuller noted that if everyone was comfortable, those could be made conditions of approval. Everyone agreed with that idea.*

*Mr. Geel moved to approve the application as submitted with the condition that the applicant sign the application and provide written permission from the property owner prior to the issuance of a building permit. Mr. Cole seconded the motion and the Board voted 5-0 to approve the motion.*

**b. Certificate of Appropriateness**

**Application:** DRB-2020-21 (Coastal Computers)

**Applicant:** George Grohs and Kristina Minott (Coastal Computers)

**Project Location:** 1311 State Highway 102 / 227-090-000

**Proposed Project:** Construction of new building or expansion of historic building (build a new 2,318SF office building with a 359 SF attached garage, with a circular drive with paved parking, along with lighting and signage)

*Bill Hanley, Heli Mesiniemi, and Mike Gillis were present to explain the project. Mr. Hanley noted that the building was 2600 square feet, the long length was parallel to Route 102 with a rear wing, the roof is a hip roof with white board and batten siding, black windows, asphalt roof shingles, there would be 10 parking spaces provided, and the only signage proposed would be located in the recessed entrance of the building.*

*Mr. Bono commended the applicants on their complete and comprehensive application. He also noted that the building design was appropriate for the neighborhood. Vice-chairman Demers agreed with Mr. Bono and noted that he also appreciated the well-prepared application. He had no questions for the applicant.*

*Chairman Sassaman asked if the garage was part of the building, the applicant stated that it was. She also asked Mr. Gillis to give a brief overview of the landscaping plan. Mr. Gillis noted that it was mostly made up of trees to screen Route 102, there would be some wild grass and possibly in the future, the applicant would add some perennials or bushes around the building.*

*Mr. Geel moved to approve the application as submitted. Mr. Cole seconded the motion and the Board voted 5-0 to approve the motion.*

**c. Certificate of Appropriateness**

**Application:** DRB-2020-22 (Salt & Steel)

**Applicant:** Salt & Steel (Robert Will)

**Owner:** Mark & Lynn Rampacek

**Project Location:** 321 Main Street / 108-073-000

**Proposed Project:** Changes to exterior appearance of non-historic building (expansion of existing deck to provide for additional outdoor seating, with colors, material and design to match existing deck)

*The applicant, Robert Will, introduced himself to the Board. He explained that his proposal was to expand the existing deck out to fill an area in the front yard to increase his seating while complying with the social distancing requirements. He noted that the materials would be eastern Maine cedar to match the existing deck.*

*Mr. Geel moved to approve the application as proposed. Mr. Cole seconded the motion and the Board voted 5-0 to approve the motion.*

**VIII. OTHER BUSINESS**

*There was none.*

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

*Vice-chairman Demers asked that Board have a discussion at their next meeting to consider the possibility of requiring larger projects, specifically buildings of a particular size, to meet with the Board in a multi-meeting process.*

**X. ADJOURNMENT**

*Mr. Cole moved to adjourn the meeting at 6:35 P.M. Vice-chairman Demers seconded the motion and the Board voted 5-0 to approve the motion.*

*Signed as approved:*



6-26-20

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**Peter Bono, Secretary**  
**Design Review Board, Town of Bar Harbor**

**Date**