

**Town of Bar Harbor
Minutes — Design Review Board
Thursday, June 26 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 Sassaman, Vice-Chair Erin Cough, Secretary Andrea Lepcio, and member Pancho Cole.

II. EXCUSED ABSENCES

Kate Macko was excused. Bo Jennings was unexcused.

III. ADOPTION OF AGENDA

Pancho Cole moved to adopt the agenda, Erin Cough seconded and the motion passed 4-0 in a roll call vote.

IV. APPROVAL OF MINUTES

a. June 12, 2025

Andrea Lepcio moved to approve the minutes. Erin Cough seconded and the motion passed 5-0 in a roll call vote.

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: 2025-18

Applicant: Michael Boland

Owner: Mark and Lynn Rampacek

Project Location: 321 Main Street, Bar Harbor, ME 04609. Map/Lot 108-073-000

Proposed Project: Deck expansion for guest seating and an awning over the deck on the side of the building.

The applicant arrived to the meeting late. The Design Review Board reviewed the applicable standards for the project.

The Board asked if the alterations to the deck would look the same as the existing deck. The applicant confirmed it would. The applicant described the proposed location of the deck expansion and the awning.

The Board discussed seasonal closures with the applicant.

Chair Sassaman suggested the addition of screening to hide the existing heat pumps.

Andrea Lepcio moved to approve DRB-2025-18 as presented, with the option to screen the north side of the building by the heat pumps. Pancho Cole seconded and the motion passed 4-0.

VIII. OTHER BUSINESS

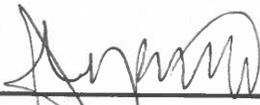
There was none.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

The Board requested to discuss Chapter 31 changes at the upcoming meeting in July.

X. ADJOURNMENT

Erin Cough moved the adjourn the meeting at 4:25 PM. Chair Sassaman seconded and the motion passed 4-0.


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

8/14/25
Date