

**Minutes — Design Review Board**  
**Thursday, June 30, 2022 at 4:00 PM**  
**Remote Meeting (via Zoom)**

*Under the Board's Remote Participation Policy, the June 30, 2022 meeting was conducted remotely, via Zoom, due to the urgent issue of the continuing COVID-19 pandemic and the declarations of a public health emergency by both the United States and Maine departments of Health & Human Services.*

*Members of the public were able to view the proceeding by visiting <https://www.townhallstreams.com> and selecting **Bar Harbor** from the dropdown menu. Instructions on how to attend the Zoom meeting and to offer comment during the public comment portion of the June 30, 2022 meeting were posted online in advance of the meeting at: <https://www.barharbormaine.gov/271/Design-Review-Board>.*

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*Present were Chairperson Barbara Sassaman, Secretary Pete Bono and members Francis "Pancho" Cole (joining the meeting from his boat in Gilpatrick Cove in Northeast Harbor) and Maya Caines. Absent were Vice-chairperson Andrew Geel and Member Andrea Lepcio, excused. The seventh seat on the Board is currently vacant. Code Enforcement Officer Angela Chamberlain, Assistant Planner Steve Fuller and Administrative Assistant Tammy DesJardin were present for town staff members.*

**I. CALL TO ORDER**

*Chairperson Sassaman called the meeting to order at 4:00 PM.*

**II. EXCUSED ABSENCES**

*Ms. Lepcio had notified staff in advance of the meeting she would not be able to attend. It was understood that Mr. Geel's business operations prevented him from attending the meeting.*

**III. ADOPTION OF AGENDA**

*Mr. Cole moved to adopt the agenda. Ms. Caines seconded the motion, which then carried unanimously (4-0) on a roll-call vote.*

**IV. APPROVAL OF MINUTES**

- i. February 10, 2022
- ii. April 28, 2022
- iii. May 12, 2022
- iv. June 9, 2022
- v. June 23, 2022

*None of the above-listed minutes were ready for Board review/approval.*

**V. PUBLIC COMMENT**

*It was noted by Chairperson Sassaman that no emails had been received in advance of the meeting. Assistant Planner Fuller noted that no members of the public were in the Zoom meeting. He said both the Board's email address, as well as instructions on how to join the Zoom meeting, had been posted in advance of the meeting for anyone wishing to do so.*

## **VI. BUILDING PERMIT REMINDERS**

*Chairperson Sassaman reminded the applicants present they would need to get building permits for any work approved by the Design Review Board (via a certificate of appropriateness).*

## **VII. REGULAR BUSINESS**

### **i. Certificate of Appropriateness**

**Application:** DRB-2022-30 (MDI Hospital MRI sign)  
**Owner/Applicant:** Mount Desert Island Hospital (Doug Springer)  
**Project Location:** 10 Wayman Lane (108-007-000)  
**Proposed Project:** Installation of signage (lettering on exterior of MRI building)

*Mr. Cole had to leave the meeting as this agenda item was taken up (he was captaining his boat). With his departure, the voting membership was reduced to three (3) members.*

*Doug Springer was present on behalf of Mount Desert Island Hospital. Chairperson Sassaman said the application was very complete, and did not think a presentation from Mr. Springer was necessary. Secretary Bono asked a question about the size of the sign, and Chairperson Sassaman asked about lighting (it was confirmed that no lighting is proposed for the signage).*

*Chairperson Sassaman said she thought the signage added to the overall design of the building, due to the fact there aren't any windows on it due to the nature of what the building is used for.*

*Secretary Bono moved to approve the application as submitted. Ms. Caines seconded the motion, which then carried unanimously (3-0) on a roll-call vote.*

### **ii. Certificate of Appropriateness**

**Application:** DRB-2022-31 (Acadia Wellness Center)  
**Applicant:** Acadia Wellness Center LLC  
**Owner:** Pineo Properties LLC  
**Project Location:** 1344 State Highway 102 (227-015-000)  
**Proposed Project:** Construction of new building (one-story, 26'x48' medical clinic)

*Greg Johnston was present on behalf of the applicant. Chairperson Sassaman said the application for this project was also very complete, and that she did not think a presentation was necessary.*

*Secretary Bono said the building itself was keeping in character with the community. He noted that there were no shutters on the windows on the side of the building facing Route 102. He said shutters being added there would greatly enhance the building's character. Mr. Johnston noted the building is a modular, but agreed with Secretary Bono's assessment and said he thought shutters could easily be added.*

*Mr. Johnston explained the development was being laid out in a way so that while the building will be visible from the road, the parking should not be. Chairperson Sassaman asked about what type of trees would be used for landscaping, and Mr. Johnston said likely maples. He said*

*there are many coniferous trees already on and adjacent to the site, so the idea will be to use something deciduous. He said that will also help to serve to provide some shade.*

*Mr. Bono moved to approve the application with the addition that shutters be added to all windows on the left (Route 102) side of the building. Ms. Caines seconded the motion, which then carried unanimously (3-0) on a roll-call vote.*

#### **VIII. OTHER BUSINESS**

*Chairperson Sassaman noted she had recused herself from review of recent applications from the Jesup Memorial Library. She noted her only involvement with the library is helping out with the book sale, however, and that she does not receive any financial compensation for her work. Discussion ensued about when it is appropriate for Board members to recuse themselves, or be recused by the other Board members. Assistant Planner Fuller said he would provide information from the town's Ethics Ordinance for discussion at the next meeting.*

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

*Assistant Planner Fuller said Peekytoe Provisions, which had a pre-application workshop with the Board at its June 23 meeting, intends to submit an official application for review at its upcoming meeting on Thursday, July 14. He noted a site visit has been scheduled for prior to that, on Tuesday, July 12 at 5:30 PM at Peekytoe Provisions (244 Main Street).*

#### **X. ADJOURNMENT**

*At 4:18 PM, Chairperson Sassaman moved to adjourn the meeting. Ms. Caines seconded the motion, which then carried unanimously (3-0) on a roll-call vote.*

Signed as approved: (approved 7/14/2022)

*Peter Bono*

*7-22-22*

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

**Date**