

**Town of Bar Harbor
Minutes — Design Review Board
Thursday, August 14 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 Barbara Sassaman, Erin Cough, Andrea Lepcio, Bo Jennings and Pancho Cole.

II. EXCUSED ABSENCES

There were none.

III. ELECTION OF OFFICERS

a. Chair

Barbara Sassaman nominated Erin Cough as chair. Pancho seconded and the motion passed 4-0-1, Erin Cough abstained.

b. Vice-Chair

Pancho Cole nominated Barbara Sassaman as Vice-Chair. Andrea Lepcio seconded and the motion passed 4-0-1, Barbara Sassaman abstained.

c. Secretary

Barbara Sassaman nominated Andrea Lepcio. Bo Jennings seconded and the motion passed 4-0-1, Andrea Lepcio abstained.

IV. ADOPTION OF AGENDA

Andrea Lepcio moved to adopt the agenda, Pancho Cole seconded and the motion passed 5-0.

V. APPROVAL OF MINUTES

a. June 26, 2025

Barbara Sassaman moved to approve the minutes. Pancho Cole seconded and the motion passed 5-0.

VI. 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: 2025-19

Applicant/Owner: MDI Hospital

Project Location: 10 Wayman Lane, Bar Harbor, ME 04609. Map/Lot 108-007-000

Proposed Project: To use a portable traffic sign to direct traffic around the hospital while completing construction on the property.

Doug Springer was present at the meeting. Mr. Springer explained that the proposed traffic sign was intended to be used to direct traffic flow during construction of the hospital expansion and alteration to the traffic flow on the property.

Pancho Cole suggested a modification to the application to allow approval of two signs in case the hospital wanted to purchase another one to guide traffic. If a second sign is purchased, the hospital would not need to come before the Design Review Board again.

Barbara Sassaman moved to approve the application as submitted with the modification to allow for the option to add an additional sign, if needed. Bo Jennings seconded and the motion passed 5-0.

b. Certificate of Appropriateness Application: 2025-20

Applicant: Selkie Sauna

Owner: Chris Marceal

Project Location: 1501 State Hwy 102, Bar Harbor, ME 04609. Map/Lot 219-033-000

Proposed Project: To set up a seasonal sauna opportunity at Salisbury/Mother's Kitchen in Town Hill. The sauna will be operated seasonally through October.

Gale, part owner of Selkie Sauna was present and presented the project. The sauna is intended to be operated one or two days per week, depending on demand. The sauna will be operated seasonally until October. The Board discussed whether the sauna was visible from the public way.

Andrea Lepcio moved to approve DRB-2025-20. Pancho Cole seconded and the motion passed 5-0.

c. Certificate of Appropriateness

Application: 2025-21

Applicant: Hannaford Bros. Co LLC

Owner: Cough Brothers, Inc.

Project Location: 86 Cottage Street, Bar Harbor, ME 04609. Map/Lot 104-242-000

Proposed Project: To add two additions to the Hannaford supermarket building in Downtown Village II.

Erin Cough declared a conflict of interest due to family ownership of the subject property.

Bo Jennings moved that Erin Cough had a conflict of interest. Barbara Sassaman seconded and the motion passed 4-0.

A representative from Haley Ward was present and explained the project was intended to expand the produce section of the building on the front and to add a mechanical room in the back of the building. The existing lighting would not be changing.

Barbara Sassaman said she was concerned that the bike rack may impede traffic. She suggested switching the location of the ice machine and bike rack.

Barbara Sassaman requested the engineers take a look at alternative parking lot configurations on the eastern portion of the property to improve traffic flow.

Bo Jennings moved to approve the application DRB-2025-21. Andrea Lepcio seconded and the motion passed 4-0.

VIII. OTHER BUSINESS

Bo Jennings requested the Board stay within its guidelines and jurisdiction and not overstep their purview.

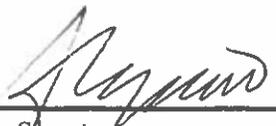
Barbara Sassaman requested the Board begin thinking about marketing for the proposed Design Review Board amendment for the fall to prepare for the June 2026 ballot.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

The Board requested a timeline for the Design Review Board amendment and requested discussion of the amendment be added to the agenda for the September meeting.

X. ADJOURNMENT

Barbara Sassaman moved to adjourn at 4:38 PM. Bo Jennings seconded and the motion passed 5-0.


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

11/26/25
Date