

**DESIGN REVIEW BOARD
PACKET OF MATERIALS
MEETING January 28, 2016**

- Cover page with date
- Agenda
- Minutes for approval
- Applications
- Supporting Documents

**Agenda
Design Review Board
January 28, 2016
Council Chambers – Municipal Building
93 Cottage Street
4:00 P.M.**

- I. CALL TO ORDER**
- II. ADOPTION OF THE AGENDA**
- III. ELECTION OF OFFICERS** Secretary (The resignation of Martha Searchfield creates the need for election of Secretary for the Design Review Board).
- IV. APPROVAL OF MINUTES (December 10, 2015)**
- V. BUILDING PERMIT REMINDERS**
- VI. REGULAR BUSINESS**
 - a. Certificate of Appropriateness**
Application: DRB-2016-01
Applicant: Mathilde A Reznik, DMD
Project Location: 333 Main Street, 108-070-000
Proposed Project: Changes to Exterior Appearance of Nonhistoric Building (revision of previous approval)
 - b. Certificate of Appropriateness**
Application: DRB-2016-02
Applicant: Bar Harbor Savings and Loan
Project Location: 103 Main Street, 104-383-000
Proposed Project: Changes to Exterior Appearance of a Non-Historic Building
- VII. DISCUSSION ITEM**
 - a. Code Enforcement Officer Correspondence -288 Main Street – Lighting.**
- VIII. OTHER BUSINESS**
- IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**
- X. ADJOURNMENT**

The Design Review Board strives to hold meetings that are accessible to all. Please contact Bar Harbor Planning Department, 93 Cottage Street, Bar Harbor, by calling 288-3329 or emailing planner@barharbormaine.gov if you have any questions about this process or to let us know what accommodations you may require to facilitate your participation.

**Minutes
Design Review Board
Thursday, December 12, 2015
Council Chambers – Municipal Building
93 Cottage Street
4:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 4:00 P.M. Members present: Barbara Sassaman, Chair, Martha Searchfield, Secretary, Pancho Cole, Member and James Collier, Member. Also in attendance was Bob Osborne, Planning Director.

II. ADOPTION OF THE AGENDA

Member Cole moved to adopt the agenda. Mr. Collier seconded the motion. The Board voted five in favor and none against the motion.

III. APPROVAL OF MINUTES

a. November 12, 2015

Member Collier moved to approve the November 12, 2015 minutes and Member Cole seconded the motion. The Board voted three in favor and none against (with two abstentions) the motion to approve the minutes.

IV. 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.

V. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: DRB-2015-39

Applicant: Mathilde A Reznik, DMD

Project Location: 333 Main Street, 108-070-000

Proposed Project: Changes to Exterior Appearance of Nonhistoric Building (revision of previous approval)

Dr. Mathilde Reznik spoke to the Board about their project and their wish to revise the previously approved plan. She noted three changes: changes in the pitch of the roof; changes of the color scheme; and adjustments to the roof and walls. The roof was proposed to be metal in dark gray with trim in dark gray. All of the siding is now wood composite. It was noted that architect John Gordon was not involved now.

Mr. Demers expressed that the façade as proposed is 25 feet with no break and that is out of character with the neighborhood. He also noted that the profile is changed from the previously approved plan.

Ms. Early Ward suggested that the façade and profile should better relate to neighboring properties.

Chair Sassaman indicated that the dormer would be improved if it did not extend to the edge of the front wall of the building.

Mr. Cole suggested that 32 inches to 40 inches would be a typical distance from the dormer to the front of the building where the profile of the roofline would be seen.

Chair Sassaman noted that the same material was shown for the entire front façade which is evidently fiber cement siding. She asked if the water table trim could be adjusted to delineate the upper "private" space from the lower "public" space. Or could the lower section have a larger to-the-weather siding spacing and smaller spacing on the upper section. Or just a change in color with the lower section being darker than the upper section.

Chair Sassaman sketched on the plan to communicate her thoughts. She indicated that the colors are ok; the dormers would be pulled back three feet from the front wall; the water table would be retained; the northern face trim line water table to extend the full way around and no solar panels at this time.

Clapboard siding is approved.

Ms. Early Ward made a motion that the revision be approved with the following conditions: 1) Retain water table below second story windows around the building; 2) Colors approved; 3) Create a three foot setback at least at the Main Street side gable roof for the dormer setback; 4) Recommend that setback should meet the other building next door; 5) Recommendation of a TTW siding difference between or different material above and below water table.

Mr. Cole seconded the motion. The Board voted five in favor and none against the motion to approve the revisions to the certificate of appropriateness with the noted conditions.

It was discussed that a revised set of plans would be required in order for the Code Enforcement Officer to issue a building permit given the revisions approved no longer match the building construction plans.

b. Certificate of Appropriateness

Application: DRB-2015-40

Applicant: Jack Coopersmith (Jack's Jewelry)

Project Location: 23 Main Street, 104-127-000

Proposed Project: Changes to Exterior Appearance of a Historic Building

Mr. Cole indicated that he needed to be recused for this item.

Chair Sassaman made a motion to recuse Mr. Cole. Ms. Early-Ward seconded the motion which was approved four in favor and none against.

Jack Coopersmith spoke to the Board about their proposal to replace the rotted siding and trim. He indicated that they propose to use a composite material made of fibrous cement. It would be painted in an Autumn Tan color and be horizontal siding on the upper portion of the building and shake shingle type composite material on the lower siding with trim boards in the Chestnut color. He showed samples of both to the Board. He indicated that the lighting will be removed from the building in order to replace the siding.

Mr. Collier moved to approve the certificate of appropriateness with the condition that the store wide frieze board under the roof be the same color as the trim in the colors provided. The siding would be hardie siding. Ms. Early-Ward seconded the motion which was approved four in favor and none against.

c. Certificate of Appropriateness

Application: DRB-2015-41

Applicant: Strawberry Hill, Inc. (retail and office uses)

Project Location: 200 Main Street, 104-489-000

Proposed Project: Construction of New Building

Mr. Collier indicated that he needed to be recused on this item.

Mr. Cole moved to recuse Mr. Collier. Mr. Demers seconded the motion which was approved four in favor and none against.

Noel Musson and Brian Shaw spoke representing the applicant. They indicated that the project would utilize Harvard gray roofing shingles, tan shake shingles and green trim and showed examples of each to the Board. The proposed windows are egress windows and double hung. The colors are called Marvin green and the shingles in Bleaching Oil.

The Board and applicant discussed the location of the 2nd floor level frieze board trim and shingle flare as it related to the first floor windows; they suggested that the barn style (LED) lights should have a Kelvin rating between 2,700 and 3,000; a point was made that, if the spots were located below the windows at the rear, they would be more easily maintained. These spotlights should not shine onto the neighbors' properties.

The applicant asked that the stairs be flipped from the drawing presented so that the bottom was at the south rather than the north. The Board saw no problem with that change.

A multi-tenant signage plan should be provided.

After some discussion Ms. Early-Ward made a motion to approve the certificate of appropriateness with the following conditions: Relocate the two spots at or below the second story windows. Turn the stairs (bottom at the south). Enlarge the transom.

Lighting to be limited to 2,700 to 3,000K and not in direction of neighbors. Cedar shingles for siding.

Mr. Cole seconded the motion. The motion to approve the application with the conditions noted passed with four in favor and none against.

d. Certificate of Appropriateness

Application: DRB-2015-42

Applicant: Brian Moon (firewood stand)

Project Location: Next to 1552 State Highway Rt. 102, 219-007-000

Proposed Project: Installation of Outdoor Storage/Display

Brian Moon described the project as a small firewood stand and showed the Board photos of the stand and the sign.

Ms. Early Ward moved to approve the certificate of appropriateness as presented.

Mr. Cole seconded the motion. The Board voted four in favor and none against.

VI. DISCUSSION ITEM

a. Article 13 Informal Discussion.

*The Board discussed portions of the Land Use Ordinance contained in Appendix A and Appendix B. Chair Sassaman noted a few errors: **Kalebs** has the wrong address. She indicated that we should have a list of National Register buildings. Sbe mentioned Rightful Cottage which was moved from Bridge Street to West Street. McKays was moved. Old Town and Country Building.*

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

NONE

VIII. ADJOURNMENT

Mr. Cole moved to adjourn the meeting at 5:41 P.M. Mr. Demers seconded the motion and the Board voted four in favor and none against the motion.

Signed as approved:

Martha Searchfield, Secretary
Design Review Board, Town of Bar Harbor

Date



**Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness**

DRB Application Number:

DRB-16-01

Date: January 18th 2016

Map & Lot: Map 108 - Lot 070

RECEIVED

JAN 20 2016

GENERAL INFORMATION:

Project Location: 333 Main Street
street address Bar Harbor ME 04609

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

APPLICANT INFORMATION

Name: Mathilde A. Reznik DMD Address: 59 Keb. Street
City: Bar Harbor State: Maine
Email: mreznikedmd@gmail.com
Phone: (207) 801-9106

PROPERTY OWNER INFORMATION

Name: SAME AS ABOVE Address: _____
City: _____ State: _____
Email: _____
Phone: _____

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: PLYMOUTH ENGINEERING, Inc Address: P.O. Box 46 30 Lower Detroit Rd.
City: PLYMOUTH State: ME
Email: info@plymouthengineering.com
Phone: (207) 257 2130

TYPE OF PROJECT

- | | | |
|---|---|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building | <input type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building | <input type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input type="checkbox"/> Changes to Exterior of Appearance of Historic Building | <input type="checkbox"/> Installation or Changes in fences and freestanding walls | <input type="checkbox"/> Seasonal Closure |
| <input checked="" type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input type="checkbox"/> Installation or Changes in Sign or Awning | |

- The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.
- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- Applicant shall submit 10 copies of the application and \$26 for review fees.

PLEASE BE ADVISED: A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

Signature of Applicant

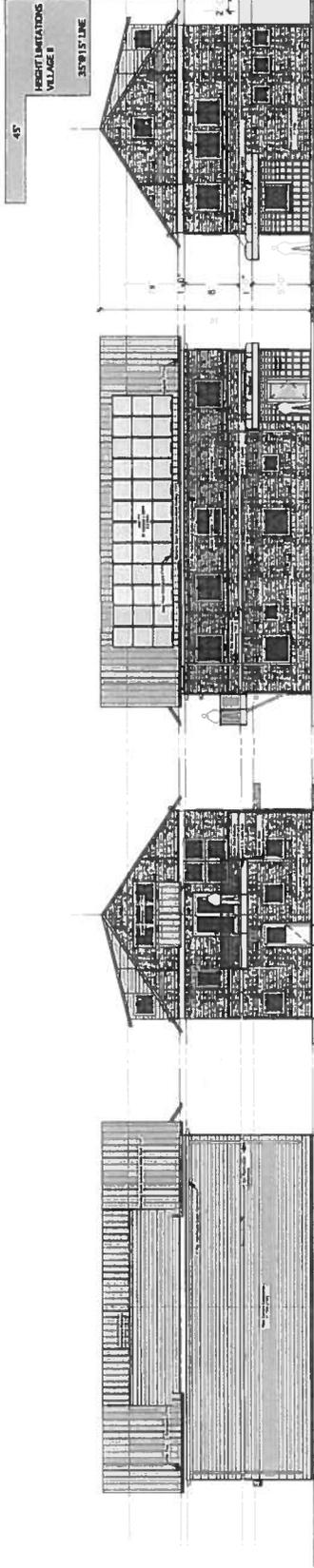
**Construction of New Building or Expansion of Nonhistoric Building
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Detailed Project Description: Present the design review board with the details of all exterior materials, including types, color, and composition.
Product samples will be brought to the meeting.

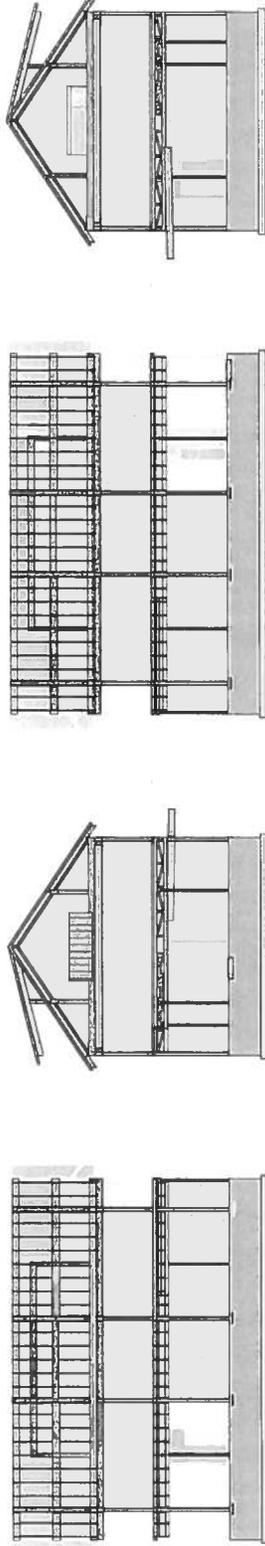
A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered as seen from a public street.	previously provided
Color photographs or photo simulations of the buildings adjacent to the subject property.	previously provided
A site plan drawn to scale and meeting the requirements of Section 125-66 and showing the location of the building on the lot all site improvements, and the relationship of the proposed building to adjacent buildings.	previously provided
Detailed building plans drawn to scale showing the exterior of any new building or addition including elevation drawings of all façades that can be seen from a public street together with plans for all portions of the exterior of any existing building seen from a public street that are proposed to be modified. The drawings shall provide information on the various building details covered in the standards, such as roofing materials, siding, windows, doorways, detailing and trim, etc.	✓
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	✓
Details on the design, color, and location of lighting fixtures together with information on proposed lighting levels shall be provided for new exterior lighting or changes in exterior lighting seen from a public street.	previously provided
A pictorial exhibit showing the neighboring buildings within the block face identifying the existing patterns and relationships, including setbacks from the street, building heights, building scales, front façade proportions, window proportions, building spacing, and materials.	previously provided
NOTE: Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.	

ISSUED FOR PERMITTING NOT FOR CONSTRUCTION



1 ELEVATIONS @ CLINIC



2 SECTIONS @ CLINIC



3 ELEVATIONS @ WORKSHOP



DENNIS RILEY, PE
 ENGINEERING
 CONSULTANT
 CONSULTING
 101 207-440-5146
 dennis_riley@pcdgroup.com
 101 Crown Hill, South, ME 04864



Date: MARCH 15, 2015
 Drawn: [Blank]
 Check: [Blank]
 Title: [Blank]

BAR HARBOR DENTAL CLINIC
 333 MAIN STREET, BAR HARBOR, MAINE
 CLIENT: BAR HARBOR DENTAL GROUP

ELEVATIONS
 Project Number: RS 15-002

Sheet of
A2.1



**Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness**

DRB Application Number: DRB-16-2

Date: 1-21-16

Map & Lot: 104-383

RECEIVED

JAN 21 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: BAR HARBOR SAVINGS & LOAN
street address 103 MAIN ST. BAR HARBOR, ME

APPLICANT INFORMATION

Name: BAR HARBOR SAVINGS & LOAN Address: 103 MAIN ST.
City: BAR HARBOR State: MAINE
Email: VENDRELL@BHSVA.COM
Phone: 207.288.3685

PROPERTY OWNER INFORMATION

Name: SEE APPLICANT Address: _____
City: _____ State: _____
Email: _____
Phone: _____

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: FRASER ASSOCIATES Address: 11 EVERARD CT, STA
City: BAR HARBOR State: MAINE
Email: GEOFF@FRASERARCHITECTS.COM
Phone: 207.801.4000

TYPE OF PROJECT

- Demolition or Relocation of Historic Building
- Changes to Exterior Appearance of Nonhistoric Building
- Installation or Changes in Outdoor Storage/Display/Vending Machines
- Changes to Exterior of Appearance of Historic Building
- Installation or Changes in fences and freestanding walls
- Seasonal Closure
- Construction of New Building or Expansion of Nonhistoric Building
- Installation or Changes in Sign or Awning

- The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.
- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- Applicant shall submit 10 copies of the application and \$26 for review fees.

PLEASE BE ADVISED: A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

Vm Vendrell
Signature of Applicant

Changes to the Exterior Appearance of Non-Historic Building
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114

Detailed Project Description:

INTER RENOVATIONS TO 3RD FLOOR APARTMENT. SELECTIVE
 WINDOW REPLACEMENT, INFILL SIDING TO MATCH
 EXISTING

A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered as seen from a public street.	✓
Color photographs or photo simulations of the buildings adjacent to the subject property.	✓
Detailed building plans drawn to scale showing the exterior of any new building or addition including elevation drawings of all façades that can be seen from a public street together with plans for all portions of the exterior of any existing building seen from a public street that are proposed to be modified. The drawings shall provide information on the various building details covered in the standards, such as roofing materials, siding, windows, doorways, detailing and trim, etc.	✓
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	N/A
Details on the design, color, and location of lighting fixtures together with information on proposed lighting levels shall be provided for new exterior lighting or changes in exterior lighting seen from a public street.	N/A
A pictorial exhibit showing the neighboring buildings within the block face identifying the existing patterns and relationships, including setbacks from the street, building heights, building scales, front façade proportions, window proportions, building spacing, and materials.	✓
NOTE: Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.	

DESIGN REVIEW BOARD SUBMISSION

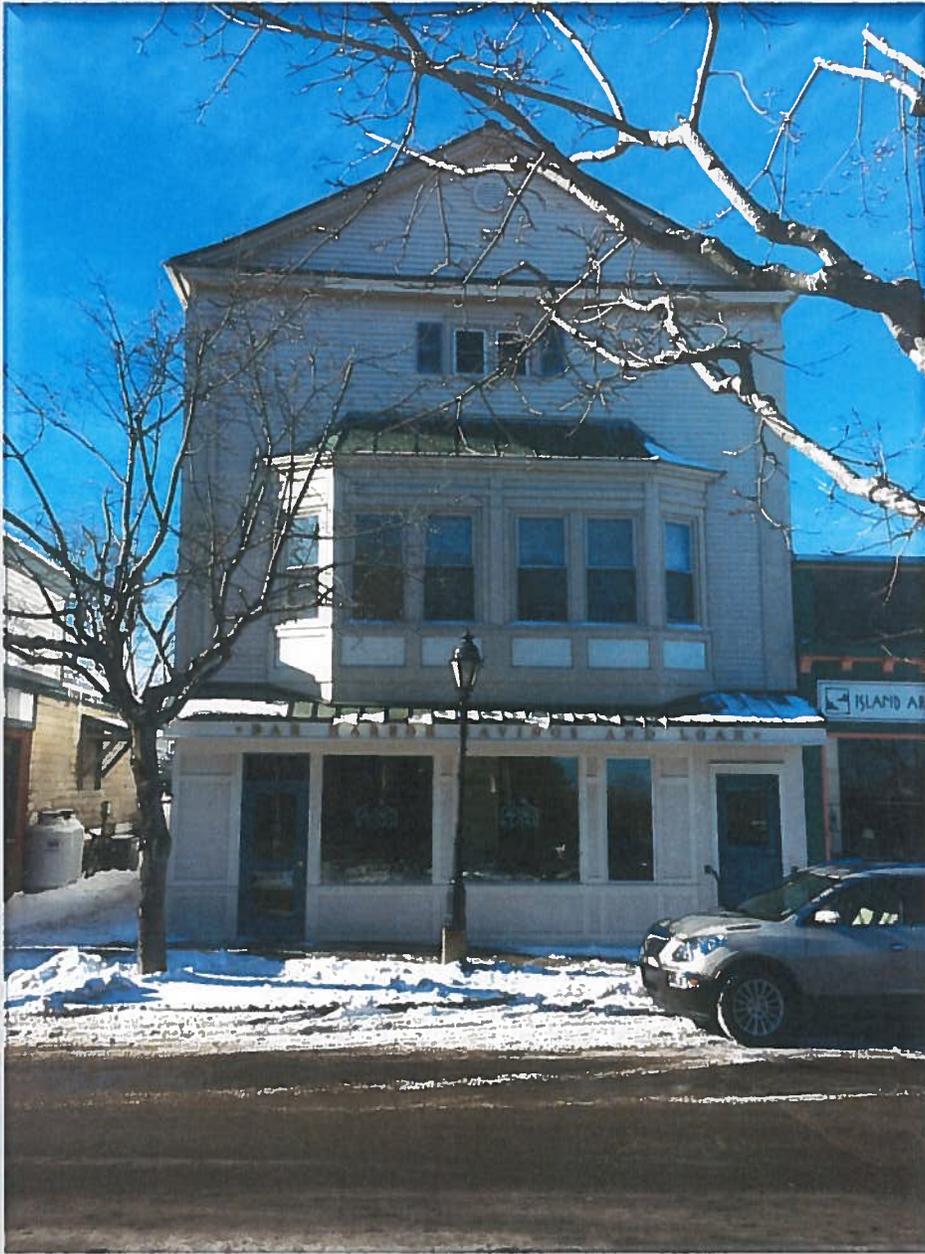
CHANGES TO THE EXTERIOR APPEARANCE OF A NON-HISTORIC BUILDING

FOR

**BAR HARBOR SAVINGS AND LOAN
103 MAIN STREET
BAR HARBOR MAINE**

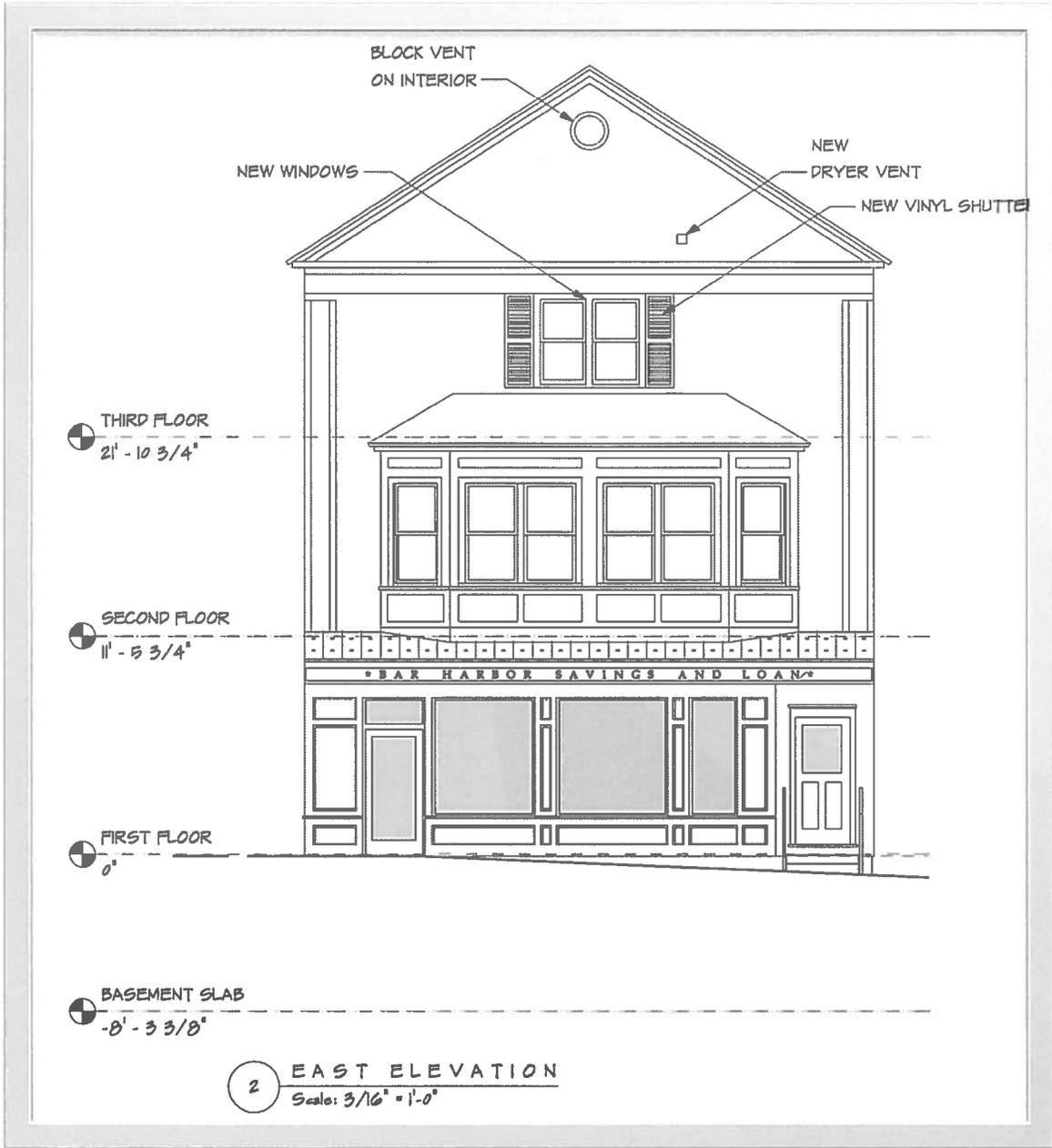
PREPARED BY:

**FRASER ASSOCIATES ARCHITECTS
11 EVERARD COURT
BAR HARBOR MAINE**



SUBJECT PROPERTY

103 MAIN STREET



PROPOSED WORK

103 MAIN STREET



DIRECT ADJACENT PROPERTY
99 MAIN STREET



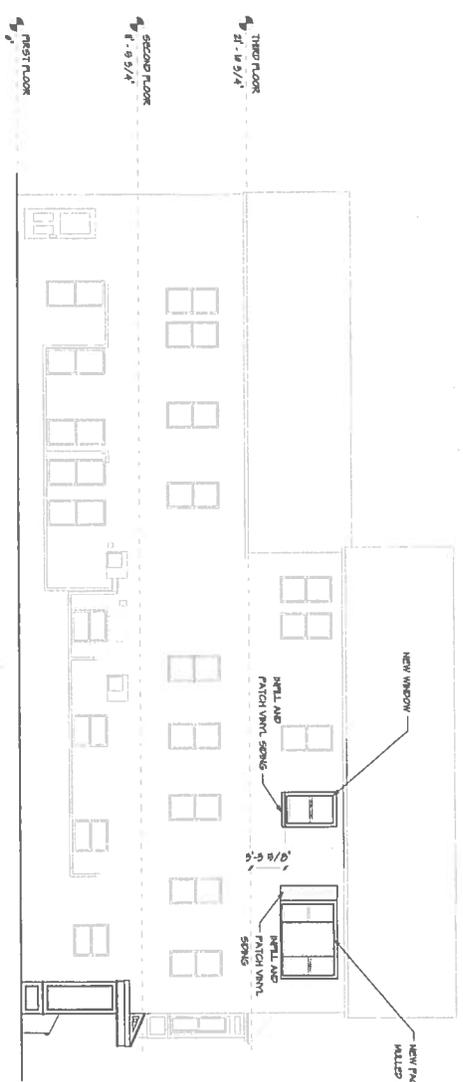
SEMI-DIRECT ADJACENT PROPERTY
89 MAIN STREET



DIRECT ADJACENT PROPERTY
105 MAIN STREET

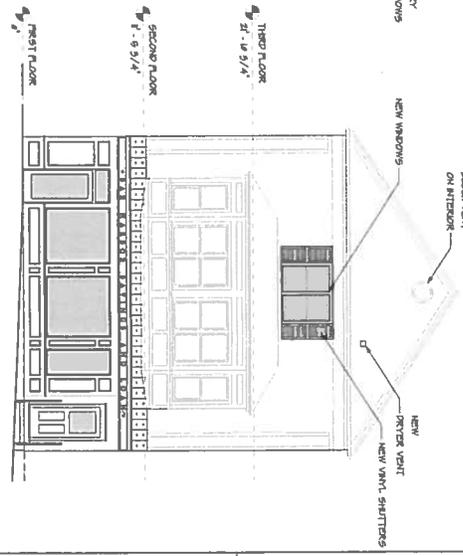


OPPOSITE ADJACENT PROPERTY
102 MAIN STREET

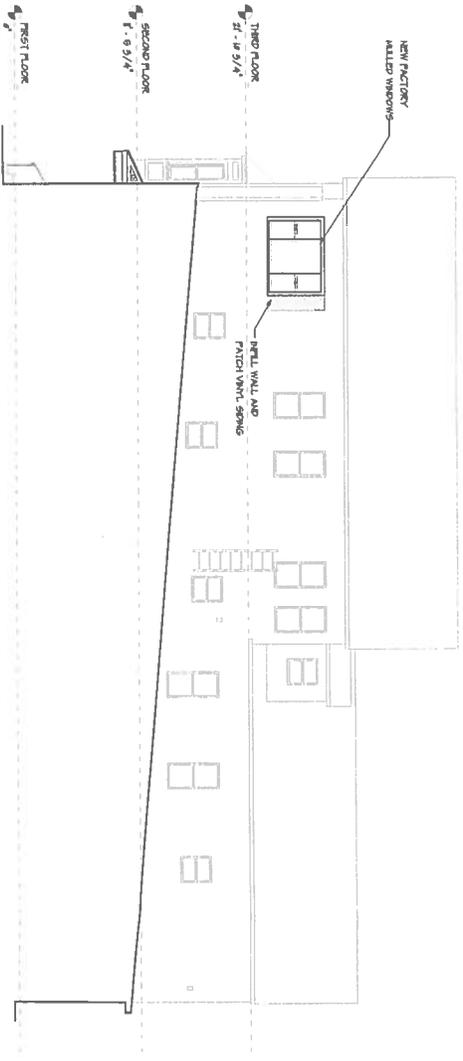


1 SOUTH ELEVATION
Scale 3/16" = 1'-0"

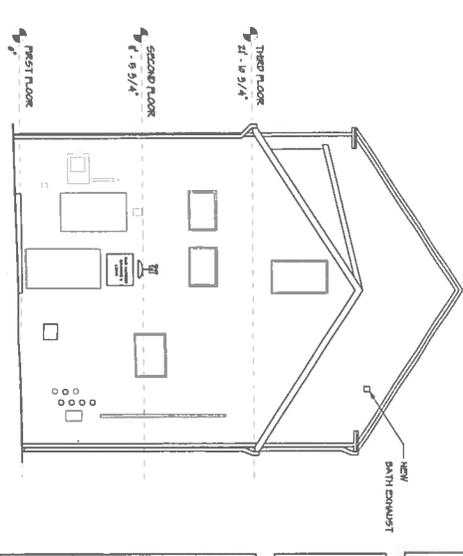
NOTE: ALL EXISTING ITEMS ARE TO REMAIN UNLESS NOTED.



2 EAST ELEVATION
Scale 3/16" = 1'-0"



3 NORTH ELEVATION
Scale 3/16" = 1'-0"



4 BUILDING LONG SECTION
Scale 3/16" = 1'-0"

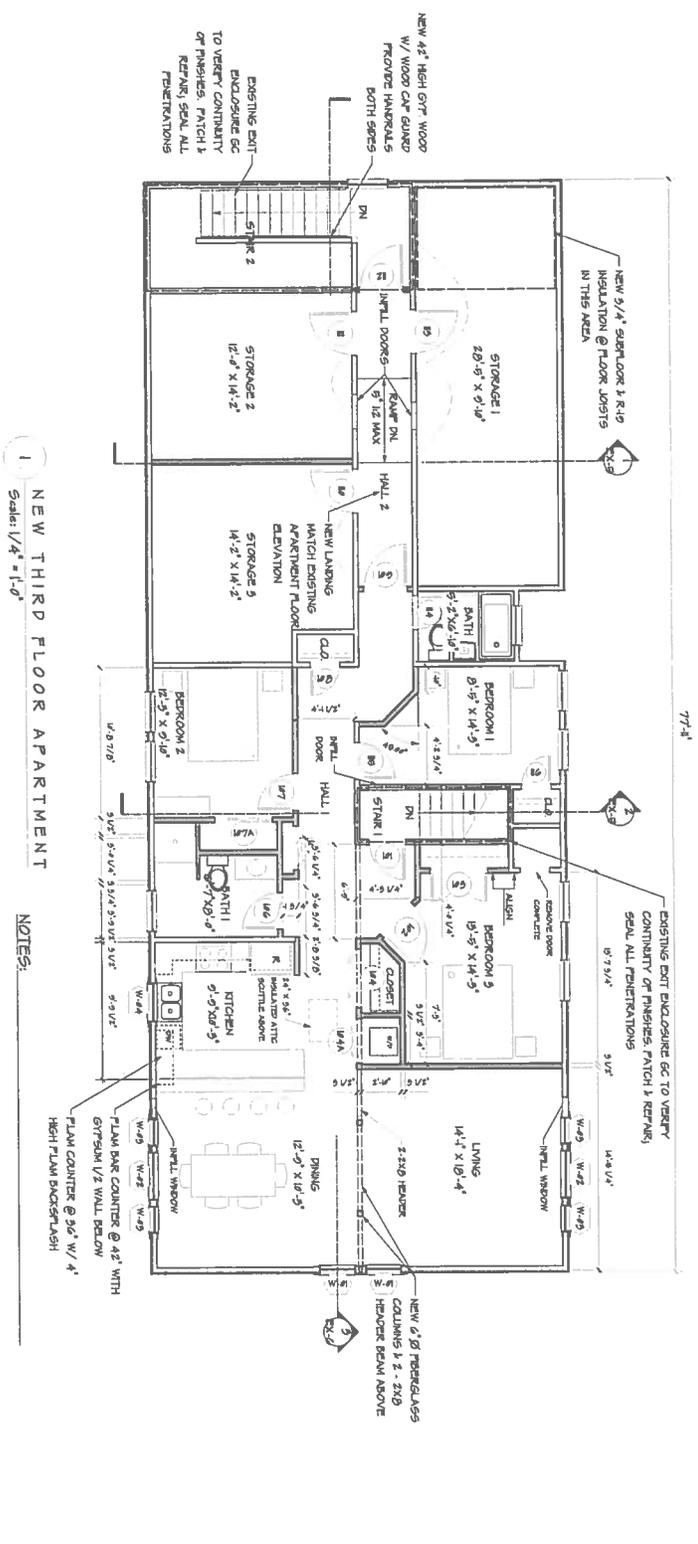
No.	Date	Author	Revised

Triser Associates Architects
 11 Emerald Court • Bar Harbor, Maine
 207 281 1400

3rd Floor Renovations to Bar Harbor Savings and Loan
 103 Main St
 Bar Harbor, ME

EXISTING ELEVATIONS

Project No.	2015003
Drawn By	ED
Checked By	AS
Date	02/28/15
Scale	AS SHOWN
Sheet No.	EX-5



1 NEW THIRD FLOOR APARTMENT
 Scale: 1/4" = 1'-0"

- NOTES:**
- 1) ALL WORK TO BE NEW & FREE OF DEFECT.
 - 2) PROVIDE NEW PAINTED DRYWALL (1/2") FINISH THROUGHOUT.
 - 3) PROVIDE FIRE RATED TYPE 'X' AS REQUIRED.
 - 4) EXISTING CEILING TO REMAIN. PATCH & REPAIR AS REQUIRED OR OVERLAY W/ NEW 5/8" GYPSUM TO ACHIEVE 'NEW LIKE' FINISH
 - 5) INSULATE ALL EXTERIOR WALLS W/ R19 RRAFT FACED MIN.

Project Name 3rd Floor Renovations to Bar Harbor Savings and Loan 103 Main St Bar Harbor, ME	Project No. 2310003
Architect Fraser Associates Architects 11 Emerald Court • Bar Harbor, Maine 207 281-1000	Date March 2003
Designer CD	Scale A-1
Project No. 5222815	Date 1/23/03



TOWN OF BAR HARBOR Code Enforcement Division

93 Cottage Street, Suite I
Bar Harbor, Maine 04609-1400
Tele. 207-288-3329 Fax 207-288-3032
E-Mail: ceo@barharbormaine.gov

Angela M Chamberlain

Code Enforcement Officer
Building Inspector
Electrical Inspector
Plumbing Inspector

December 21, 2015

Witham Family Limited Partnership
215 High Street
Ellsworth, ME 04605

**Re: Property Located at 288 Main Street, Bar Harbor, Maine
108-003-000**

To Whom It May Concern

I recently received a complaint about the exterior lighting on your building at the above noted address. The sign lighting on the front of the building is fairly bright and is positioned in a way that shines into the lanes of motorists. It looks like the lights are in the same location as they have been for some time but I wonder if new bulbs have been installed which are brighter or if the fixtures have been adjusted in some way which is now a nuisance.

Section 125-67 Z. (3) states that "All lights greater than 1,800 lumens shall be shielded to direct all light towards the ground so that the lighting elements are not exposed to normal view and do not create or constitute a hazard or nuisance to motorists, pedestrians or neighboring residents."

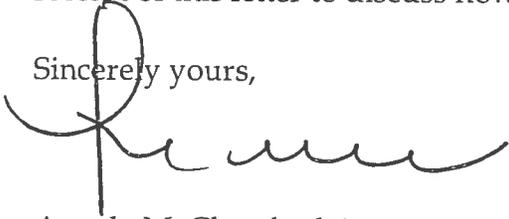
Section 125-67 Z. (3) (a) [1] states that "Fixtures shall conform with the Illuminated Engineering Society Specification for Full Cutoff to ensure lighting elements are not exposed to normal view."

Section 125-67 Z. (3) (a) [2] states that "Full cutoff fixtures shall be used so as not to create or constitute a hazard or nuisance to motorists, pedestrians or neighboring residents in the opinion of the Police Department. High-intensity discharge light sources causing disability glare shall not be directly visible to drivers.

Section 125-67 Z. (3) (b) states that "All light shall be directed away from adjacent properties. The light sources in flood and spotlights shall not be directly visible from adjacent properties.

I thank you in advance for your cooperation in this matter. Please contact me at (207) 288-3329 upon receipt of this letter to discuss how to remedy this situation.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'A. Chamberlain', written in a cursive style.

Angela M. Chamberlain
Code Enforcement Officer

Cc: Building Permit File
Robert Osborne, Planning Director
Bar Harbor Design Review Board Members
Occupant of the Premises

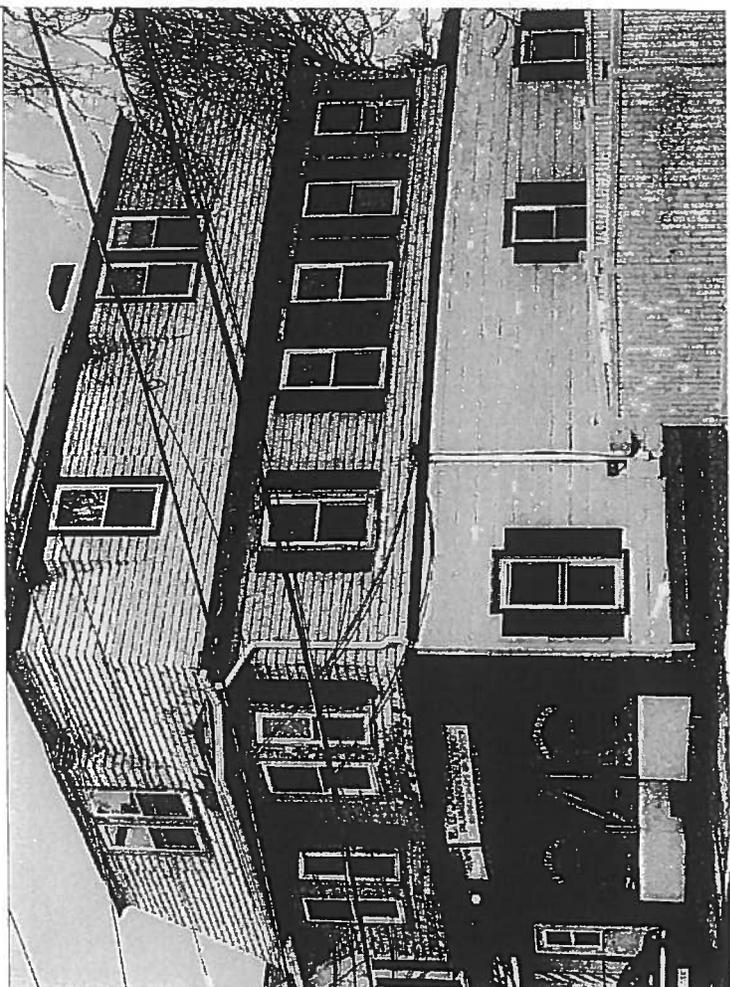
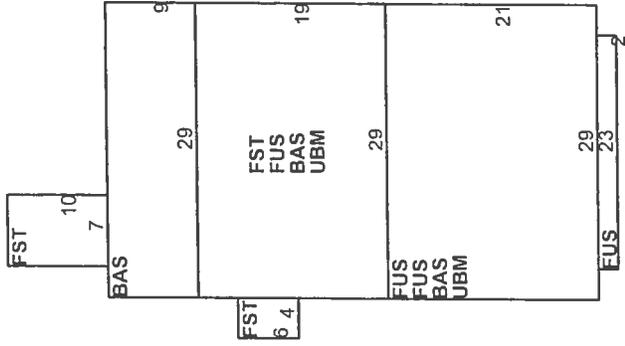
Property Location: 288 MAIN STREET Account # 108-003-000 Bldg #: 1 of 1 Card 1 of 1

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
18			Office Bldg				
94			Commercial				
04			C+10				
03							
06			Board & Batten				
14			Wood Shingle				
03			Gable/Hip				
03			Asph/F Gls/Cmp				
03			Plastered				
05			Tile				
14			Carpet				
02			Oil				
05			HVBB				
01			None				
3222			COMM BLDG MDL-94				
00			Use				
00			Rooms				
00			Bedrms				
00			Baths				
00			JAC				
02			Wood Frame				
02			Average				
06			Unsus CL/WL Fi				
02			Average				
10			Height				
00			Common Wall				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
01	SHED FRAME			L	70	8.00	1960	0	0	80	400	
01	SHED FRAME			L	24	8.00	1960	0	0	80	200	

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Gross Area	Unit Cost	Undeprc. Value
	First Floor	1,421	1,421	83.51	118,671
	Utility, Finished	645	645	33.40	21,546
	Upper Story, Finished	1,815	1,815	83.51	151,574
	Basement, Unfinished	0	1,160	16.70	19,375



CURRENT OWNER TIAM FAMILY LIMITED PARTNERSHIP HIGH STREET LSWORTH, ME 04605 Additional Owners:	TOPO. 1 Level	UTILITIES 2 Public Water 3 Public Sewer	STRT./ROAD 1 Paved	LOCATION 1 Urban	DESCRIPTION COMMERC. COM LAND COMMERC.	APPRaised Value 205,400 242,500 600	ASSESSed Value 205,400 242,500 600
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SUPPLEMENTAL DATA Other ID: 02-001-018 Prop Size Val Cls 1 Tree Growth GASB 34 ID Listed for S	SALE DATE 12/21/2011 02/14/2011 07/14/2006 06/16/2002 12/19/2001 10/21/1997	SALE PRICE 337,500	V.C. FS FS RD JT RD
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RECORD OF OWNERSHIP TIAM FAMILY LIMITED PARTNERSHIP E FIRST, NA RDAN, JAMES E RDAN, JAMES E RDAN, JAMES E JORDAN, INC.	BK-VOL/PAGE 5737/ 36 5575/ 93 4539/ 80 3343/ 271 3215/ 112 2685/ 527	SALE PRICE 337,500	V.C. FS FS RD JT RD
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EXEMPTIONS	OTHER ASSESSMENTS
Type Description Amount Code Description Number Amount Comm. Int.	

ASSESSING NEIGHBORHOOD ITE/RED JORDAN, INC.	NOTES
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ASSESSING NEIGHBORHOOD ITE/RED JORDAN, INC.	NOTES
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ASSESSING NEIGHBORHOOD ITE/RED JORDAN, INC.	NOTES
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ASSESSING NEIGHBORHOOD ITE/RED JORDAN, INC.	NOTES
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ASSESSING NEIGHBORHOOD ITE/RED JORDAN, INC.	NOTES
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ASSESSING NEIGHBORHOOD ITE/RED JORDAN, INC.	NOTES
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ASSESSING NEIGHBORHOOD ITE/RED JORDAN, INC.	NOTES
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exclusively for the purchase and development of neighborhood sites for parks, playgrounds and other recreational purposes.

- Y. Heat. No radiant heat shall be perceptible beyond the lines of the lot on which it originates.
- Z. Light and glare. All site plans shall demonstrate that the proposed development shall comply with the following requirements with respect to exterior lighting. In addition, activities located within the Design Review Overlay District that require a certificate of appropriateness pursuant to Article XIII, Design Review, are subject to additional requirements set forth in the standards of Article XIII. **[Amended 11-2-1999; 11-4-2008]**
- (1) Purpose: to establish minimum requirements for outdoor lighting that increase visibility and public safety by controlling glare and preventing intrusion into adjacent properties and the natural environment. Voluntary best practices are recommended to promote energy conservation and preserve the Town's night sky, which is a natural resource and valuable component of the Town's character.
 - (2) Exemptions (with exception to lights that cause disability glare as noted herein):
 - (a) All lighting less than 1,800 lumens.
 - (b) Lighting of places of worship and flags, emergency, as well as approved sports lighting.
 - (c) The temporary use of low-wattage or low-voltage lighting for public festivals, celebrations, and the observance of holidays is exempt from regulation, except where these lights may create a hazard or nuisance from glare. Light trespass requirements remain in effect; and, where possible, lighting should be full cutoff.
 - (d) Lighting of signs in Appendix A listed as historic.
 - (3) Requirements.
 - (a) Use of full-cutoff fixtures. All lights greater than 1,800 lumens shall be shielded to direct all light towards the ground so that the lighting elements are not exposed to normal view and do not create or constitute a hazard or nuisance to motorists, pedestrians or neighboring residents.
 - [1] Fixtures shall conform with the Illumination Engineering Society (IES) Specification for Full Cutoff to ensure lighting elements are not exposed to normal view (see the Guidelines for Lighting document provided by the Planning Department, which contains illustrations of currently available fixtures conforming with the IES specifications).
 - [2] Disability glare. Full-cutoff fixtures shall be used so as not to create or constitute a hazard or nuisance to motorists, pedestrians or neighboring residents in the opinion of the Police Department. High-intensity discharge (HID) light sources causing disability glare shall not be directly visible to drivers.

- (b) Avoidance of light trespass. All light shall be directed away from adjacent properties. The light sources in flood- and spotlights shall not be directly visible from adjacent properties. For purposes of this subsection, abutting properties shall include properties that are separated from the lot being developed by a street, road or right-of-way.
- [1] The maximum illumination of an adjacent parcel from light emitted from an artificial light source is 0.1 horizontal footcandles and 0.1 vertical footcandles when measured:
- [a] At five feet inside an adjacent residential parcel.
- [b] At 10 feet inside an adjacent commercial or industrial parcel.
- [2] No line of sight to a light source is permitted five feet or more beyond the edge of the public right-of-way or property line in a residential district by an observer viewing from a position that is level with or higher than the ground below the fixture.
- [3] Compliance is achieved with fixture shielding, directional control designed into the fixture, fixture location, fixture height, fixture aim, or a combination of these factors.
- (4) Additional requirements for commercial and multifamily applications:
- (a) Signs and advertising.
- [1] All illuminated signs shall be lighted by top-mounted lights pointed downward. No sign may be illuminated with fixtures not shielded from upward transmission of light.
- [2] Signs may be illuminated internally only by nonflashing lights that contain an opaque background, and this provision applies solely for properties with frontage on Route 3 and Route 102. No internally lit signs are allowed in the Downtown Village District. Any lights that flash, pulse, rotate, move, or simulate motion are not permitted.
[Amended 6-8-2010]
- [3] All lights shall be shielded to ensure that light sources are not directly visible to drivers or from neighboring properties.
- (b) White string mini-lights meeting the requirements of holiday lighting are allowed as part of interior window displays, in trees, bushes, and shrubs as part of the landscaping, or under canopies as part of the regular lighting if they are compatible with the building.
- (c) Lighting reviewed by the Planning Board or the Design Review Board shall ensure that the style of the light and light standard is consistent with the architectural style of the principal building.
- (d) The maximum height of freestanding lights shall be the same as the principal building or be no higher than 25 feet, whichever is less.