DESIGN REVIEW BOARD

PACKET OF MATERIALS

MEETING June 9, 2016

__X__ Cover page with date

__X__ Agenda

__X__ Minutes for approval

__X__ Applications

_____ Supporting Documents

Agenda
Design Review Board
May 26, 2016
Council Chambers – Municipal Building
93 Cottage Street
4:00 P.M.

I. CALL TO ORDER
II. EXCUSED ABSENCES
III. ADOPTION OF THE AGENDA
IV. APPROVAL OF MINUTES (May 26, 2016)
V. BUILDING PERMIT REMINDERS
VI. REGULAR BUSINESS

a. **Certificate of Appropriateness (Previously Tabled)**
Application: DRB-2016-32
Applicant: Cynthia Bridges (Peekytoe)
Project Location: 244 Main Street, Tax Map & Lot 104-484-000
Proposed Project: Landscaping, Lighting and Changes to exterior of Non-Historic Building.

VII. OTHER BUSINESS

a. **Handbook Discussion**
b. **Submission Process discussion.**

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA
IX. 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, May 26, 2016
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; Steve Demers, Vice Chair; Erin Early Ward, Secretary; Emily Dwyer, Member and Pancho Cole, Member. Also in attendance was Bob Osborne, Planning Director.

II. EXCUSED ABSENCES *(James Collier)*

III. ADOPTION OF THE AGENDA

Mr. Cole moved to adopt the agenda. Mr. Demers seconded the motion which passed five in favor and none against.

IV. APPROVAL OF MINUTES (May 12, 2016 and May 19, 2016)

Ms. Early-Ward moved to approve the May 12, 2016 minutes with the note that item d was heard last. Ms. Early-Ward seconded the motion which passed unanimously.

V. 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.

VI. REGULAR BUSINESS

a. Certificate of Appropriateness
Application: DRB-2016-28
Applicant: Jeff Young
Project Location: 47 and 49 Rodick Street, Tax Map & Lot 104-361 and Lot 360
Proposed Project: Trellis and Canopy.

Emily Dwyer requested to be recused on this item.

Ms. Early-Ward made a motion to recuse Member Dwyer and Mr. Cole seconded the motion which was passed four in favor and none against.

Jeff Young spoke to the Board on the proposal. They have deleted the awning and replaced it with a pergola with a corrugated, galvanized metal roof. The roof itself will not be very visible from Rodick Street. The structure of the pergola but not the roof itself. They proposed a solid wood sound wall but it is not accurate on the plan. The wall is constructed of 2"x10" vertical boards with a cap which will look the same from both sides.

There were two walls previously approved and the Board talked about their orientation. The lower wall would extend up to the height of the deck.

There was some discussion about the metal roof material and how it might appear. It was noted that the galvanized metal will quickly loose its sheen. Mr. Young noted that the lower wall (on the ground) is actually a fence.

Mr. Demers moved to approve the application for the pergola as submitted similar to the one next door with the inclusion of a galvanized metal roof, a 6' fence below extending north-south and ten feet from the building with solid vertical boards. Mr. Cole seconded the motion and the motion passed four in favor and none against.

b. Certificate of Appropriateness
Application: DRB-2016-30
Applicant: Leon Debbah (The Black Moose)
Project Location: 14 Cottage Street, Tax Map & Lot 104-372-000
Proposed Project: Installation of Sign

Leon Debbah spoke in favor of the application. He indicated that they wish to install a projecting, two-sided sign on an existing bracket. He proposes no other changes.

The Board discussed the amount of sign area allowed being 14.6 sq. ft. it was determined that the sign would be compliant with the ordinance. It was noted that the sign will be removed in the winter.

Ms. Early-Ward moved to approve the application as presented. Chair Sassaman noted the wintertime removal of the sign and Ms. Early-Ward amended her motion to include that. Mr. Cole seconded the motion which was approved five in favor and none against.

c. Certificate of Appropriateness
Application: DRB-2016-31
Applicant: Darrin A. Stavnesli (Acadia Image Arts)
Project Location: 16 Mount Desert Street, Tax Map & Lot 104-452-000
Proposed Project: Installation of Sign

Darrin Stavnesli discussed the application with the Board. He indicated that the application is for installation of a sign on the same bracket as another sign.

There was some discussion about the allowable sign area and it was determined that each tenant can have up to 45 sq. ft. of signage and applicant proposes a total of 34 sq. ft. of signage.

Mr. Staynesli indicated that they propose to remove the door signage and to utilize the existing lighting on the upper side which is dark sky friendly. He noted that they will close this fall.

Ms. Dwyer made a motion to approve the application as submitted. Mr, Cole seconded the motion which was approved five in favor and none against.

d. Certificate of Appropriateness
Application: DRB-2016-32
Applicant: Cynthia Bridges (Peekytoe)
Project Location: 244 Main Street, Tax Map & Lot 104-484-000
Proposed Project: Landscaping, Lighting and Changes to exterior of Non-Historic Building.

Cynthia Bridges and Ellen Dohmen spoke in favor of the application. Ms. Bridges said that they propose to put planter boxes on the top of the wall and pink stone dust in the area next to the sidewalk. The sod in this area has already been removed. She proposes to widen the bottom two steps but not to extend them on to the sidewalk. She proposes to move the hand rail up by one step and also to make an opening in the hand railing.

The Board had a number of questions. Would the changes to the steps meet ADA or building code? Is the stone dust area considered a structure that must meet setback?

Ms. Early-Ward indicated that the green area in front of these properties are important and questioned their removal.

There was some concern expressed that the 3 foot tall boxes would be a visual barrier from the street that may not be appropriate. The positioning of the boxes was discussed as the boxes would be partially on the wall and partially on the soil behind the wall.

The Board indicated that the replacement of the sign base was all right.

The Board discussed the sign lighting and noted the color is not appropriate at 6,000K or 7,000K and that a warmer 2,700K to 3,000K is much more appropriate.

Ms. Bridges indicated that it is the solar package that has the 6,000K lighting and that she would propose a hard wired fixture with the appropriate light intensity and color.

The Board noted that the areas that are proposed for pink stone dust have already had the sod stripped.

Ms. Dwyer asked for a clarification on the height of the boxes.

Ms. Bridges indicated that the boxes are being custom built and could be any height the Board feels is appropriate.

Mr. Demers questioned the stability of the boxes partially on the concrete wall and partially on the earth behind the wall. He questioned using the wall as the base for the boxes. He also questioned the details of how the railing would change and if it meets codes.

Ms. Early-Ward questioned how the stone dust areas were to be drained and how it was to be graded. She indicated that the Board needs a drawing to see what the boxes would look like on the wall. She also questioned the setback.

Mr. Cole questioned the appearance of the boxes. Will it look tall and how much visual mass will it appear to have?

Ms. Dwyer asked if it might be possible to embed the boxes behind the wall to enjoy the plantings and reduce the visual bulk?

Mr. Cole indicated that this is a Downtown Village II district and that the setback is not at issue. (The lot is Downtown Village II district and requires a 10 foot setback for buildings. It is silent about structures).

Chair Sassaman suggested that as an alternative perhaps plantings could go into the ground behind the wall and spread over the wall.

After some more discussion Member Cole moved to table the item to the next meeting and Member Demers seconded the motion which was approved unanimously.

Secretary Early-Ward left the meeting after this item.

e. Certificate of Appropriateness
Application: DRB-2016-33
Applicant: Witham Family Limited Partnership
Project Location: 207 Main Street, Tax Map & Lot 104-464-000
Proposed Project: Installation of pool shed.

No one represented the applicant but Chair Sassaman indicated that the Board would consider the application nevertheless because a direct replacement of a pool shed is proposed.

The Board noted that no lighting is proposed for the pool shed. The application is a direct replacement and the plan and application had sufficient details. The Board also noted that the building was not really visible from the street.

Mr. Cole moved to approve the application as submitted with no lights. Mr, Demers seconded the motion which was approved five in four and none against.

f. Certificate of Appropriateness
Application: DRB-2016-34
Applicant: Jefferson DeLima
Project Location: 119 Main Street, Tax Map & Lot 104-402-000
Proposed Project: Installation of sign.

Jefferson DeLima spoke to the Board about their application for installation of a sign.

Mr. Demers indicated that the colors of the sign seemed appropriate and confirmed that no new lighting is proposed. The sign would be removed seasonally.

Ms. Dwyer moved to approve the application as submitted with seasonal removal of the sign. Mr. Cole seconded the motion which was approved four in favor and none against.

g. Certificate of Appropriateness
Application: DRB-2016-35
Applicant: Cody Gordon
Project Location: 16 Mount Desert Street, Tax Map & Lot 104-452-000
Proposed Project: Changes to exterior Appearance of Non-historic Building.

Cody Gordon spoke to the Board about their application. He indicated that they will pull out three windows and replace with new polycarbonate windows. He indicated that the original windows are 100" by 60" and are unstable. The replacement windows are two 60" by 75" and one 48" by 75" window.

The Board had some discussion about the framing of the windows to understand how it was to be done.

Mr. Demers moved to approve the application as submitted with the option to paint the lower panels green to match. Mr. Cole seconded the motion which was approved four in favor and none against.

VII. OTHER BUSINESS

None noted.

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

None noted.

IX. ADJOURNMENT

Mr. Cole moved to adjourn the meeting at 5:43 pm. Ms. Dwyer seconded the motion which was approved four in favor and none against.

Signed as approved:

Erin Early Ward, Secretary **Date**
Design Review Board, Town of Bar Harbor

Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number: DRB-16-32

Date: 5-18-2016

Map & Lot: 104-484

RECEIVED
MAY 18 2016
TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location:
street address
244 Main Street

APPLICANT INFORMATION

Name: Cynthia Bridges Address: 244 Main Street
City: Bar Harbor State: ME
Email: peekytoeprovisions@gmail.com
Phone: 207 801 9161

PROPERTY OWNER INFORMATION

Name: Cynthia Bridges Address:
City: State: (SAME)
Email:
Phone:

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Address:
City: State:
Email:
Phone:

TYPE OF PROJECT

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

- 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

CBridges
Signature of Applicant

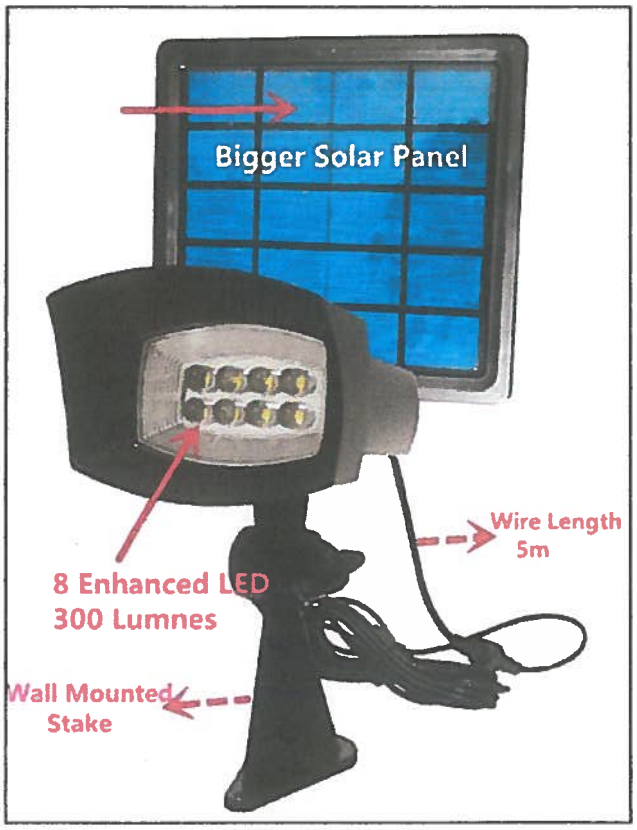
Signage Review
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-67(BB)

Detailed Project Description: Level the existing lawn and fill with gravel. Attach removeable planters to existing cement wall. Rebuild planter under sign. Replace sign lighting with downward facing solar lighting. Replace ~~sd~~ deteriorating stairs and railing on existing stairway.

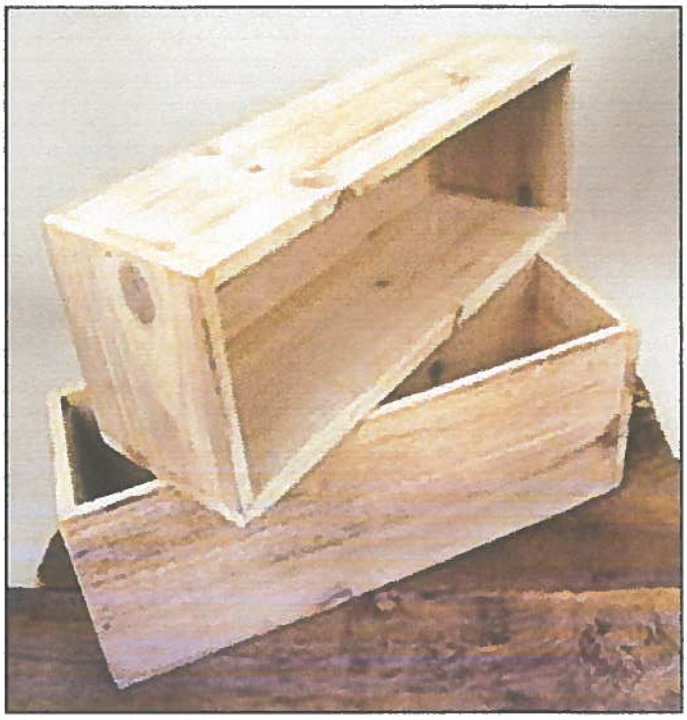
CLOSURE: [ ] SEASONAL **[✓] OPEN YEAR ROUND**

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

Submittals Required	Provided
Road Frontage Calculation – Length of Road in Front of Property in Linear feet.	same
Signage Plan – Measurements of all existing signage and total square feet of signage	same
A scaled drawing of each face of the sign showing the size, color, material, and design of the lettering. If the drawing is not in color, color samples for each principal color must be provided.	same
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	
Details of all sign and mounting materials, including type, color, and composition. If a colored rendition of a sign is not submitted, paint chips or product samples must be provided for each proposed sign.	
A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	
Cut sheets with a photometric chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	*SEE ATTACHED
Letter of Authorization if applicant is different than the building owner.	
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan.	
Details of all seasonal closures for signs and buildings.	
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.**	



solar sign lights



4' long x 3' high x 1' deep

planter boxes

pink granite crushed stone

Product Description

Color: **8 LED-300 Lumen**

Features:
1.2016 newest upgrade version separable spotlight. Big solar panel. big lamp base and 8 enhanced led.
2.Using solar power supply and LED lighting, the perfect combination, energy-saving, environmental.
3.The light charge during the daytime and automatically turn on at night.
4.The light has a life span of 50,000 hours. With an IP44 waterproof rating, it can be exposed safely outdoors to withstand years of rain, snow, wind, ice and all sorts of weather conditions.

Specifications:
Solar Panel11:44 Polycrystalline silicon 4V-3W.
Battery:3.2V/3000mAh.
Light Source:8Pcs*0.5W /PCS.
Lumen:300LM.
Function: without photoresistor; auto turn on at night,and auto turn off in daytime.
Color Temperature:6000K/7000K.
Working Time:8-10h.
Charging Time:5.5h.
IP Grade:IP 44.
Main Material:ABS.
Size: 15*11.5*33CM.
Others:on/off switch.
Package conten:1 spotlight and a solar panel.

Note: 1.Install the solar product in an area where it can get direct sunlight.
2.Turn the switch to ON position.
3.Select an outdoor location away from other light source at night,such as street lights.It may cause the product not to turn on automatically at night.

Product Information

Color:**8 LED-300 Lumen**

Item Weight	10.6 ounces
Shipping Weight	10.6 ounces (View shipping rates and policies)
Manufacturer	YINGHAO
ASIN	B01DLUM9YK
Item model number	YINGHAO0504
Customer Reviews	20 customer reviews 4 out of 5 stars

Warranty & Support

Product Warranty: For warranty information about this product, please click here

Feedback

Would you like to update product info or give feedback on images?
Would you like to tell us about a lower price?

Customers Viewing This Page May Be Interested In These Sponsored Links (What's this?)

1. Solar LED Sign Lights - We Did The Math, These Will Get You More Customers And Save Money — www.diybillboardlights.com/Lightin
2. Brightest Solar Light - **Brightest Solar** Light Discover More Options & Savings. — **solar**lights.hayneedle.com/

Ad feedback

Customer Questions & Answers

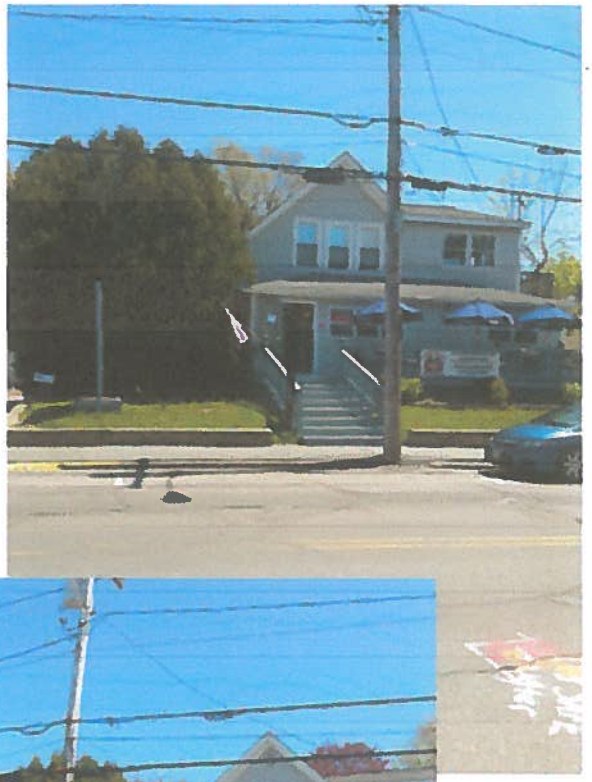
Have a question? Search for answers

0 votes

Question: How many lumins are these lights?

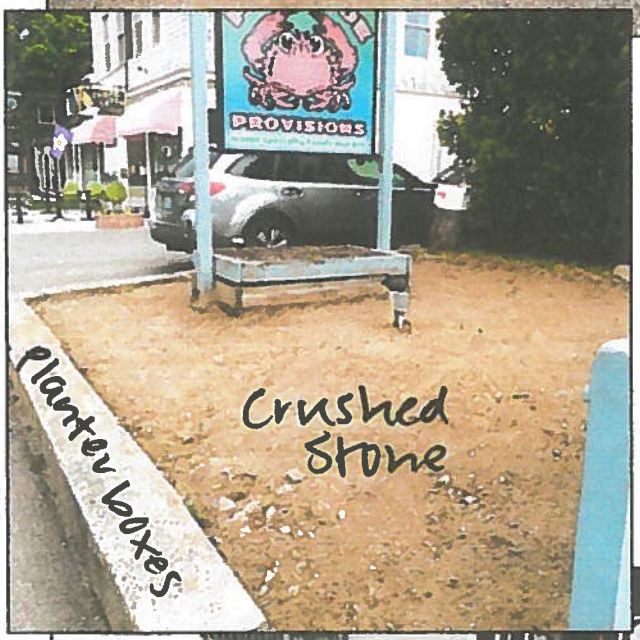
Answer: The lights have frankly 150LM but are comparable to most other solar lights sold on Amazon of this kind in terms of brightness which all mark or boast phony unachievable over high Lumins, I believe you'll tell the truth after buying and comparing all those lights if you're concerned with the brightness of each light.
By YINGHAO Solar on August 24, 2015

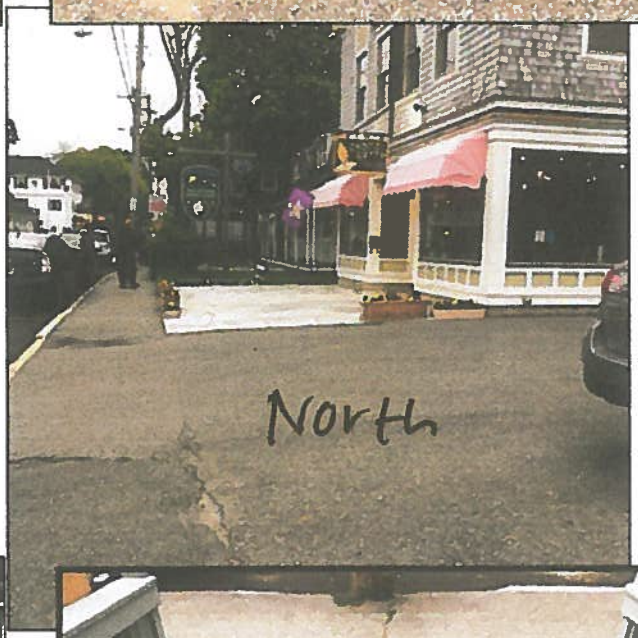
Customer Reviews

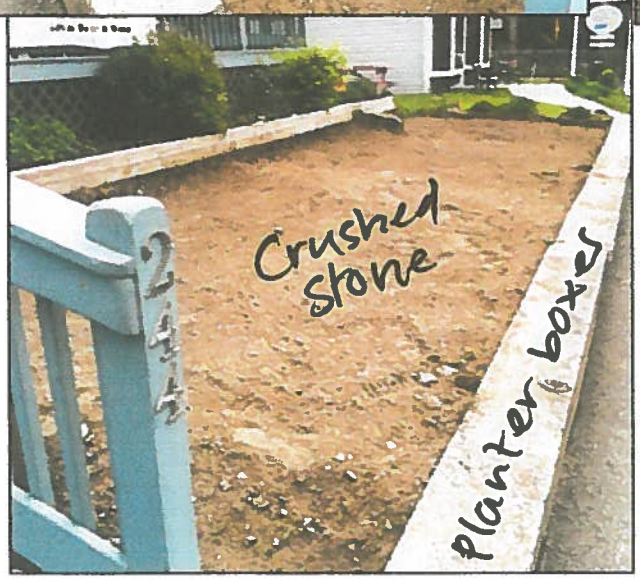


244 Main Street

- Rebuild planter for sign - exactly as is (rotting wood)
- Replace sign lights to face down as solar LED lights
- Level north & south lawns, fill with stone dust.
- Install natural wood planters along cement walls
- Place natural wood picnic tables on leveled surface
- Replace and extend several steps to fill gaps and replace rotting wood







replacing rotted steps w/
same color new boards

South lawn
abutting Slice of Eden