

DESIGN REVIEW BOARD

PACKET OF MATERIALS

MEETING August 11, 2016

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda
Design Review Board
August 11, 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 (August 4, 2016)**
- V. BUILDING PERMIT REMINDERS**
- VI. REGULAR BUSINESS**

- a. Certificate of Appropriateness (Previously Tabled)**

- Application:** DRB-2016-43

- Applicant:** Mount Desert Street, LLC (Cathy and Stephen Coston)

- Project Location:** 68 Mount Desert Street, Tax Map & Lot 104-414-000

- Proposed Project:** Construction of New Building.

- b. Certificate of Appropriateness**

- Application:** DRB-2016-45

- Applicant:** Eden Builders (Todd Hardy)

- Project Location:** 134 Main Street, Tax Map & Lot 104-504-000

- Proposed Project:** Demolition of Historic Building, Construction of New Building and Installation of Signs.

- c. Certificate of Appropriateness**

- Application:** DRB-2016-46

- Applicant:** Robert Rechholtz (RDR Realty, BH, LLC)

- Project Location:** 59 Cottage Street, Tax Map & Lot 104-085-000

- Proposed Project:** Installation of Fence and Sign.

- VII. OTHER BUSINESS**

- 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, August 4, 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; James Collier, Member and Pancho Cole, Member. Also in attendance was Bob Osborne, Planning Director.

II. EXCUSED ABSENCES (None)

III. ADOPTION OF THE AGENDA

Mr. Cole moved to adopt the agenda without item d. Mr. Collier seconded the motion which passed six in favor and none against.

IV. APPROVAL OF MINUTES (July 14, 2016)

Mr. Cole moved to approve the July 14, 2016 minutes as presented. Mr. Collier seconded the motion which passed six in favor and none against. (The July 28, 2016 DRB meeting was postponed because there was not a quorum).

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

As the first applicant was not present Chair Sassaman moved this item up on the agenda.

b. Certificate of Appropriateness

Application: DRB-2016-43

Applicant: Mount Desert Street, LLC (Cathy and Stephen Coston)

Project Location: 68 Mount Desert Street, Tax Map & Lot 104-414-000

Proposed Project: Construction of New Building.

Todd Hardy and Greg Johnston spoke in support of the application. They described the project. They discussed that the proposed lot coverage was 37%. It was noted that the proposed project is not in a historic district. It is located in the Mount Desert Street Corridor district. The design is a three and four story building with very dark gray vinyl siding, white trim and stonework which has not yet been selected. The proposed windows are white frame with grillwork. The stonework could be granite.

Stephen Coston noted that he had checked with the Historical Society and that there was no significant historical noteworthiness to the project site.

Member Cole noted that the scale of the building calls for wider trim boards and shutters to break up the significant large and flat surfaces.

Member Early-Ward noted that the east and west elevations of the building are monolithic and some of the front design elements have not been carried around the sides.

Member Dwyer asked about the materials for the proposed columns and Mr. Hardy indicated they are white but the materials have not been determined.

Member Demers indicated that the style seems emblematic of newer hotel style. The low pitch of the roof and the maximum floor area with small bump outs. He indicated that he wants to see more undulating with the massing and cited the Primrose as an example.

Member Collier agreed that the visual interest of the building is important.

Member Demers encouraged breaking up the massing and bringing the roofline down.

Member Early-Ward questioned why this building height is proposed when none of the other buildings in the area have this height and bulk.

Mr. Hardy indicated that the district lot coverage limitation at 35% was an issue. It was noted that the favorite building in the neighborhood could not be built today because of the dimensional standards of the district.

Mr. Johnston agreed that setbacks and lot coverage presented issues as well as parking which cannot be located in setback areas.

There were comments made that the modern building code standards such as elevators and stairs increase the bulk of the building.

It was discussed that all of the neighboring buildings are locally significant and identified in Article A of the Land Use Ordinance.

Chair Sassaman noted that all of the buildings surrounding the project have architectural details that have been preserved.

Member Collier asked if the Board expects the applicant to reduce the floor area of the building to make it more stylish?

Member Demers stated that he wants to see a lower room count and parking count to allow the building to move into the changes that the Chair had indicated.

Chair Sassaman indicated that a full three stories on Mount Desert Street is too much.

Mr. Hardy indicated that there must be a balance. Primrose is at 71% lot coverage and we cannot build that. They can make changes to their application however.

Chair Sassaman encouraged the designers to break up the massing and to make the building a floor shorter.

Member Early-Ward noted that the long roof line of the building was an issue as well as the roof pitch. She noted that the small details are lacking and the design should draw more character from the neighborhood.

Pat Samuel urged the design to be more respectful to the historic buildings in the neighborhood. She noted that the overall count of 36 rooms was not appropriate.

Robert Barr spoke as his family has interests in a number of the surrounding bed and breakfasts including Thornhedge, Cleftstone Manor and the Columns. He questioned if the application meets the test of being a dwelling unit, a private home? Hotels are not a permitted use at this location. He urged the Board that the application must fit the character of the neighborhood. Ledgelawn is the largest of the neighborhood facilities with 36 or 37 rooms in two buildings (house and carriage house). The Manor House has 18 rooms, Miro Monte has 12 rooms, Cleftstone has 17 rooms. He urged reducing the number of rooms. They have fought to preserve the character of the Mount Desert Street corridor and support the efforts of the Design Review Board.

As no one else wished to speak Chair Sassaman indicated that she would take a motion to table the item. After some discussion Member Cole moved to table the item to the next meeting and Member Demers seconded the motion which was approved 4 in favor and 2 against.

c. Certificate of Appropriateness

Application: DRB-2016-44

Applicant: First National Bank

Project Location: 102 Main Street, Tax Map & Lot 104-512-000

Proposed Project: Installation and Changes of Signs.

David Hansen was present from Bangor Neon to address any question the Board might have. The project is to rebrand the bank with all new signs in a comprehensive statewide effort.

The Board discussed the wall signage and window signage and found that the overall signage was within the amount allowed by ordinance. The window signage was also less than the amount allowed by ordinance.

Mr. Collier moved to approve the application as submitted with no window signage approved on the sidelights at the front door area. Mr. Cole seconded the motion. The Board voted unanimously in favor of the motion.

a. Certificate of Appropriateness

Application: DRB-2016-42

Applicant: Judith Stanley (Ivy Manor)

Project Location: 194 Main Street, Tax Map & Lot 104-492-000

Proposed Project: Installation of Fence and Changes to Exterior Appearance of Non-historic Building.

Mr. Collier asked to be recused on this item.

Chair Sassaman made a motion to recuse Mr. Collier and Member Dwyer seconded the motion which was approved five in favor and none against.

Mr. Stanley was present to answer questions. He indicated that this is an after the fact application and the fence is already in place. It is a 3 ft. high metal decorative fence. It encloses the dining area. It is mounted on driven iron stakes in the ground. There is no new

lighting proposed with the application.

Mr. Cole moved to approve the application as submitted. Mr. Demers seconded the motion which was approved five in favor and none against.

VII. OTHER BUSINESS

a. Handbook Discussion

The Board discussed delay of the discussion. Member Early-Ward moved to postpone the item until October 6, 2016 (likely meant October 13, 2016) and Mr. Cole seconded the motion which passed unanimously.

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

none

IX. ADJOURNMENT

Chair Sassaman moved to adjourn the meeting at 5:41 pm. Mr. Cole seconded the motion which was approved five in favor and none against.

Signed as approved:

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

Date



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

DRB Application Number:
DRB-16-45

Date: 8-4-2016

Map & Lot: 104-504

RECEIVED

AUG 04 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: 134 Main Street
street address

APPLICANT INFORMATION

Name: Eden Builders Address: 17 Pleasant St, suite C
City: Bar Harbor State: ME
Email: todd@edenbuilders.com
Phone: 207-801-2576

PROPERTY OWNER INFORMATION

Name: Acadia Corporation Address: 14 W. Eden Ave
City: Bar Harbor State: ME
Email: dwoodside@theacadia.com
Phone: 207 288-1204

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Eden Builders Address: _____
City: _____ State: _____
Email: _____
Phone: _____

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 checked="" 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: [Handwritten Signature]

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

Detailed Project Description:

NEW SIGNAGE AS ATTACHED FOR NEW
2 - STORY MIXED USE RETAIL / APARTMENT
BUILDING.

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.	✓
Signage Plan – Measurements of all existing signage and total square feet of signage	✓
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.	
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).	N/A 8-5 lights are all < 1800 when
Letter of Authorization if applicant is different than the building owner.	N/A previous
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan.	N/A
Details of all seasonal closures for signs and buildings.	N/A
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.	

**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:

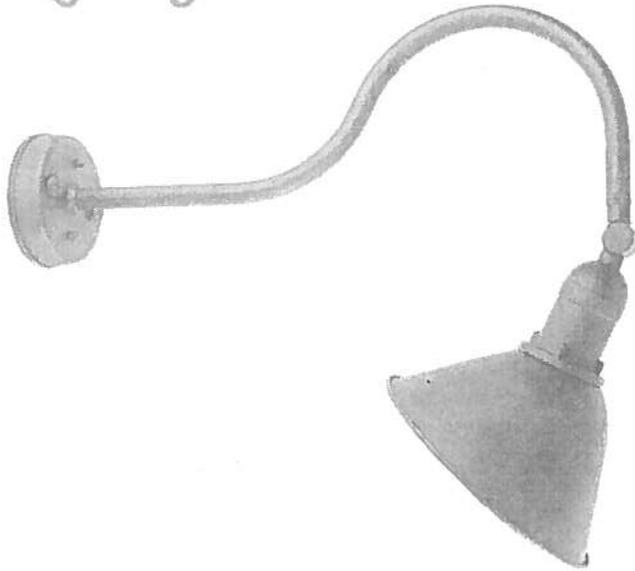
CONSTRUCT NEW 2-STORY MIXED USE
SMA RETAIL / APARTMENT BUILDING

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.	✓
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.	✓
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.	✓
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.	✓
<p>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.</p>	



A Q L I G H T I N G



120V Outdoor Gooseneck Sign Light

SKU:ADLXSV930

Voltage: 12V / 120V

Material: Solid Cast Metal

Socket: E26 Medium Base

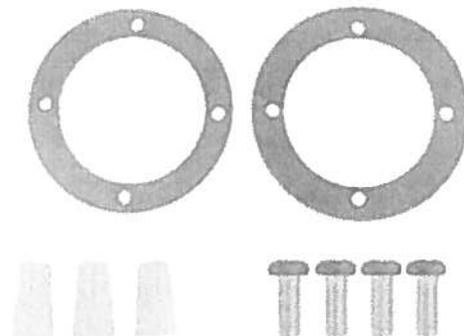
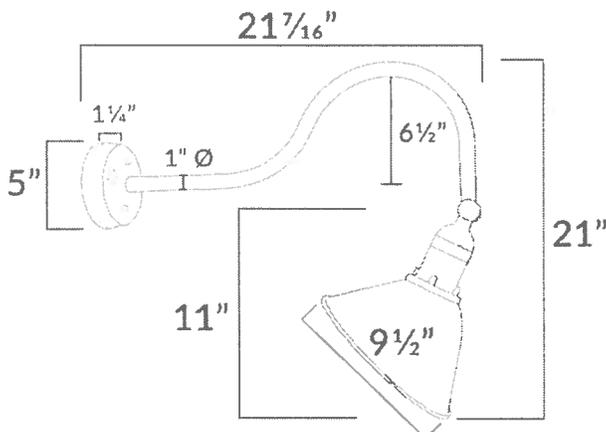
Bulb Type: PAR / BR / A19

Power Rating: 120w Max

Mounting: Wall / Surface

Weight: 4.69 lbs

The original LED outdoor warehouse gooseneck sign light is our best selling signage product. Often used on restaurants, warehouses, retailers and industrial complexes during the early 20th century, the black gooseneck sign light is now used for outdoor lighting of signs, business banner advertisements lighting, commercial lighting and restaurant sign lighting. Our black barn gooseneck sign light offers a classic and retro design for all your signage lighting needs adding personality and uniqueness to your storefront or office building. Our redesigned RLM gooseneck sign light offers great features such as a Cast Swivel enabling light to be shined where you need it on your signs and banners, two 1/2" threaded knock-outs for photocell or motion detector and it can be equipped with LED bulbs for energy savings and promotion of Eco-friendly businesses.





SCALE	TITLE	ISSUED	01 SHEET 1 OF
CUSTOMER	PROJECT	DATE	
Acadia Corporation	Acadia Park Company 134 Main Street, Bar Harbor, 04609	08.04.18 DWG	

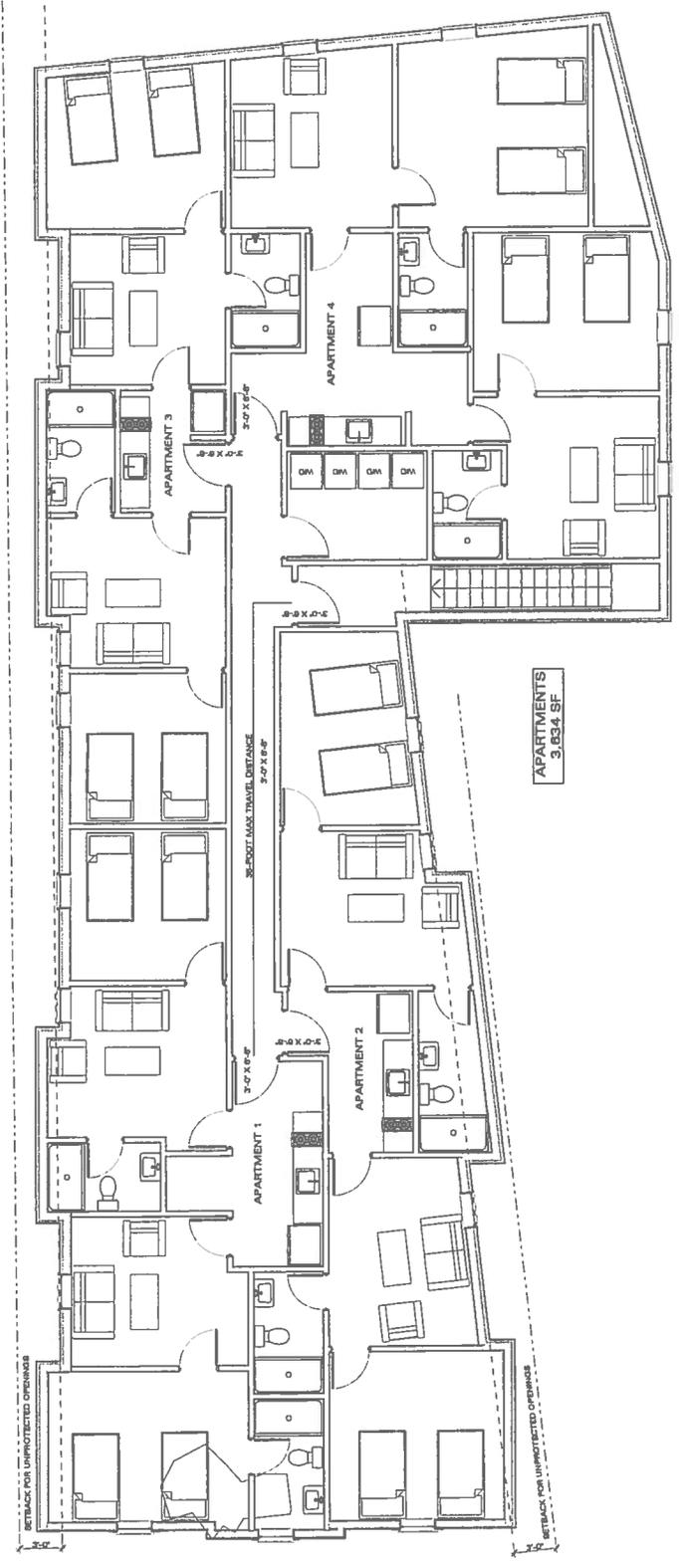


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SCALE	TITLE	ISSUED	02
CLIENT	PROJECT	08.04.19 DRG	
Acadia Corporation	Acadia Park Company 134 Main Street, Bar Harbor, 04609		SHEET 1 OF





	SCALE	1/4" = 1'-0"	CURWT	Acadia Corporation
	TITLE	2ND FLOOR PLAN		
PROJECT		Acadia Park Company 134 Main Street, Bar Harbor, 04609		
REVISIONS		ISSUED 08.04.18 ARCHITECT 08.14.18 CURWT 08.04.19 DWS 08.04.19 DWS		
SHEET 5 OF		05		



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

DRB Application Number:
DRB-2014-44

Date: 8/5/14

Map & Lot: 104-85

RECEIVED

AUG 05 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: 59 Cottage ST
street address Bar Harbor ME 04609

APPLICANT INFORMATION

Name: Robert Reehult Address: _____
City: 59 Cottage ST State: ME
Email: _____
Phone: 207-664-3207

PROPERTY OWNER INFORMATION

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

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

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

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 checked="" type="checkbox"/> Installation or Changes in fences and freestanding walls | <input type="checkbox"/> Seasonal Closure |
| <input type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input checked="" 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: [Handwritten Signature]

Fencing and Walls
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114

Detailed Project Description:

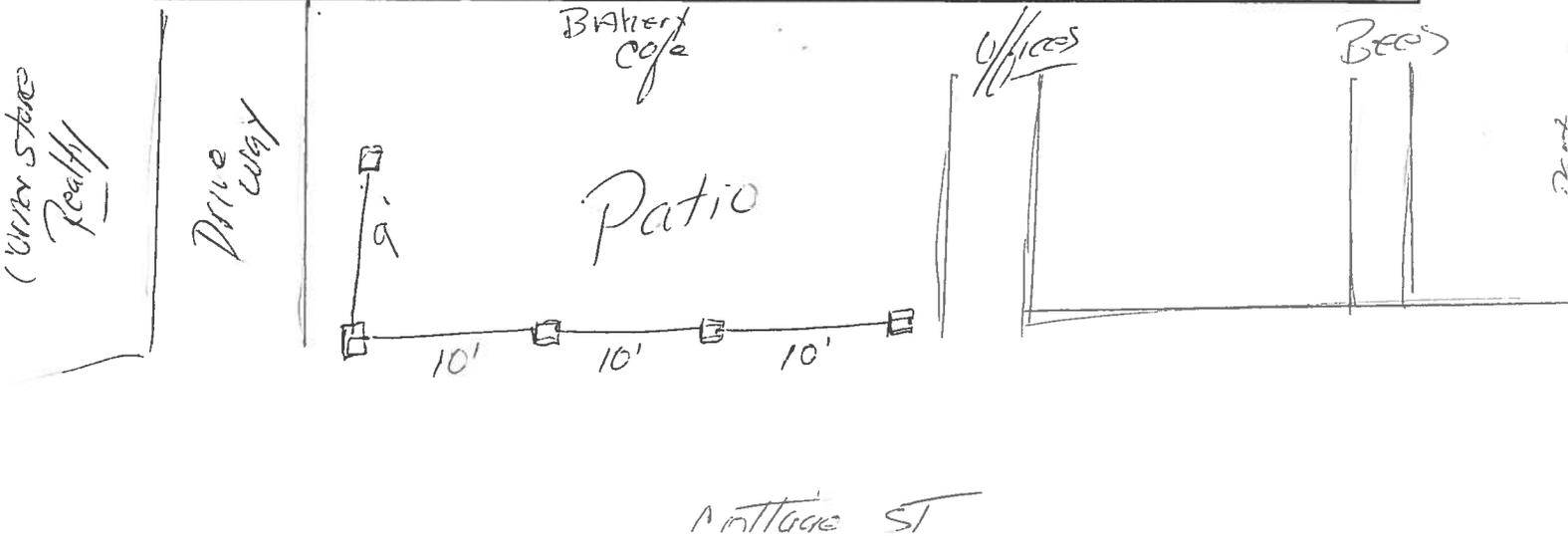
4 Sections of Split Rail Fence
Replacing pink Granite stone 39 Feet

CLOSURE: SEASONAL

OPEN YEAR ROUND

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 and seen from a public street.	✓
Color photographs or photo simulations of the buildings adjacent to the subject property.	✓
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	✓
A sketch plan drawn to scale showing the location of all proposed or existing fences or freestanding walls adjacent to a public street, the location of existing or proposed buildings on the site, and the relationship of adjacent buildings unless shown on a site plan submitted with the application..	
Photos or photo simulations of all existing fences or walls	✓
Drawings or photos of the proposed wall or fence and/or a photo simulation of the wall or fence in place on the site.	✓
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.	



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

Detailed Project Description:

A Sign For Olive Park Cafe

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.	100'
Signage Plan – Measurements of all existing signage and total square feet of signage	55'
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.	✓
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).	N/A
Letter of Authorization if applicant is different than the building owner.	N/A
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.	✓
<p>NOTE: Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting.</p> <p>Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</p>	

Signage Plans 59 Cottage R.D.R Reality

Dillon Real-estate	1 sign	81 inch x 14 inches	1,134 sq. inches
Dillon Real-estate	1 sign	36 inch x 24 inches	864 sq. inches
New Image	1 sign	81 inch x 14 inches	1,134 sq. inches
Bees	1 sign	81 inch x 18 inches	1,458 sq. inches
B.H.V.H.	1 sign	81 inch x 14 inches	1,134 sq. inches
B.H. Festival	1 sign	78 inch x 18 inches	1,404 sq. inches
Cottage St.	Sign 1	81inch x 36 inches	2,916 sq. inches
Bakery	sign 2	81 inch x 18 inches	1,458 sq. inches
Todd Hardy	1 sign	81 inch x 14 inches	1,134 sq. inches *
Total square inches			12,636 sq. inches

* Is applying for

100sq.ft. =14,400sq. Inches

S.P. Cottage

Driveway

Fence

Awning

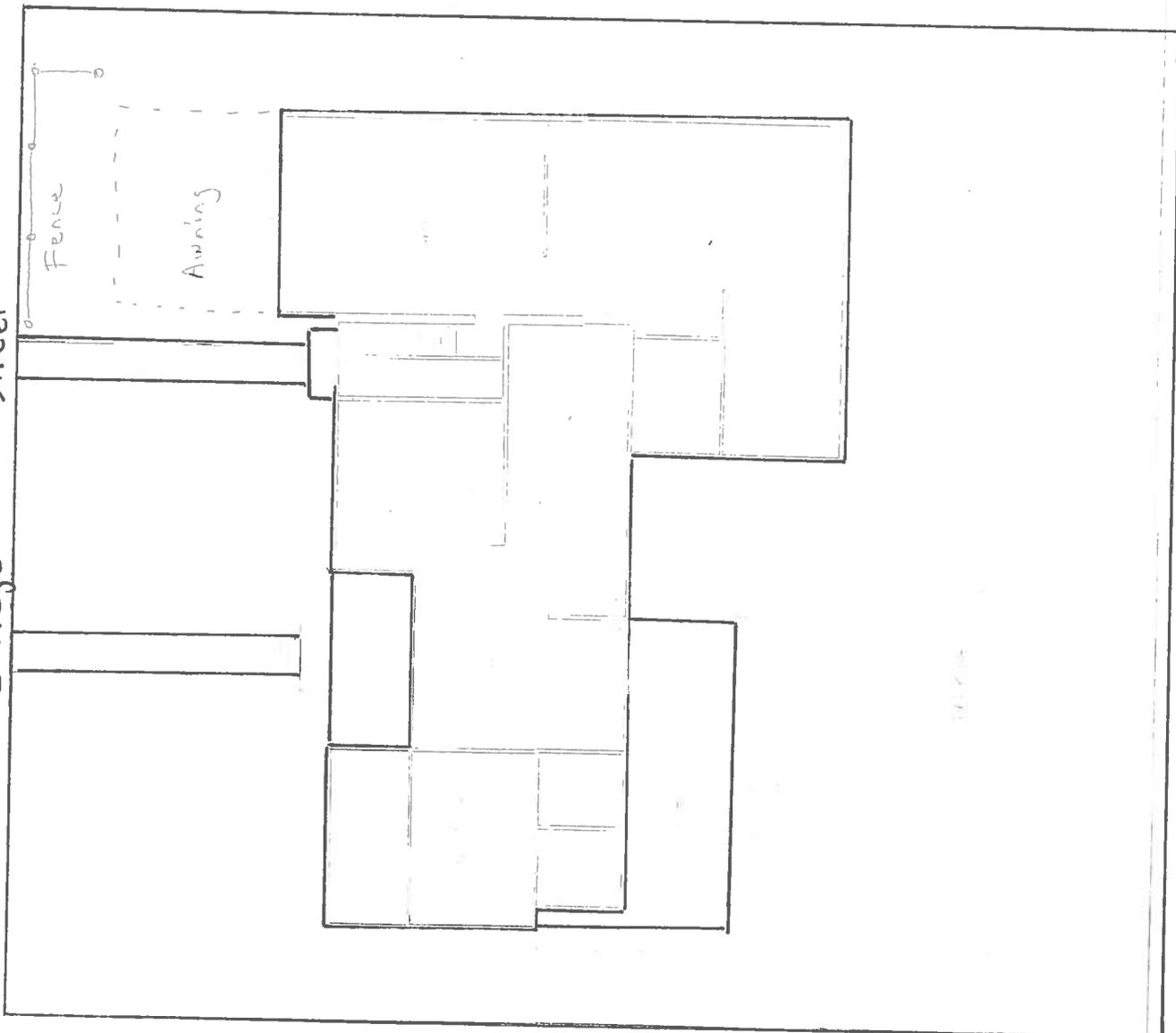
Street

Cottage

Federal

Street

NTS



Froostanding
Sign.

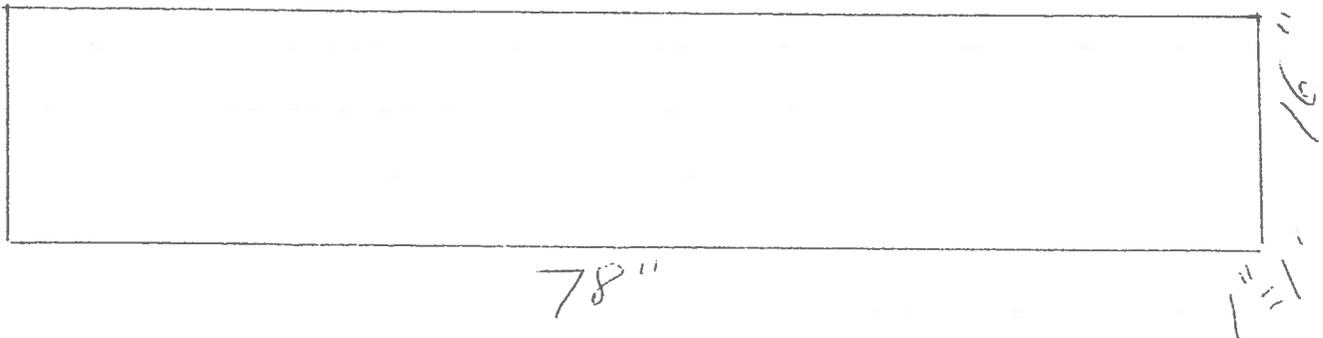
1) Olive Park Cafe

Size 16" x 78"

White Back ground

Green Lettering

Wood Sign



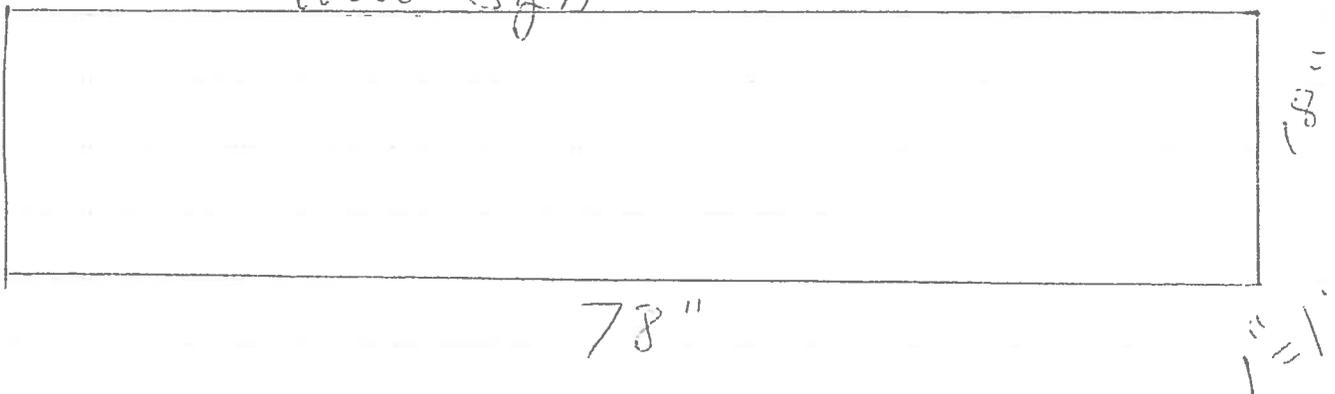
2) Bar Harbor Festival

Size: 18 x 78

White back ground

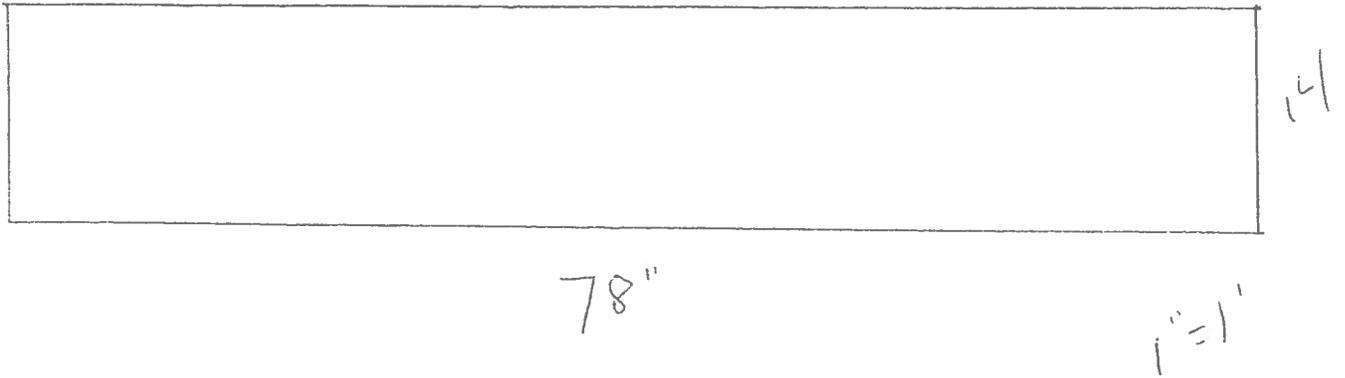
Blue Vinyl Lettering

Wood Sign



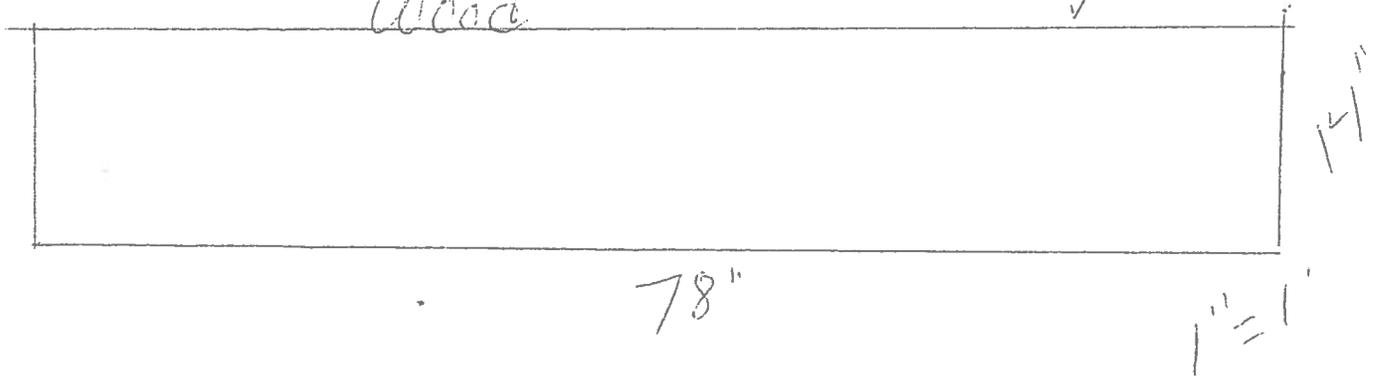
3) Bee's

Size 14x78
White back ground
Black Lettering
Wood Sign



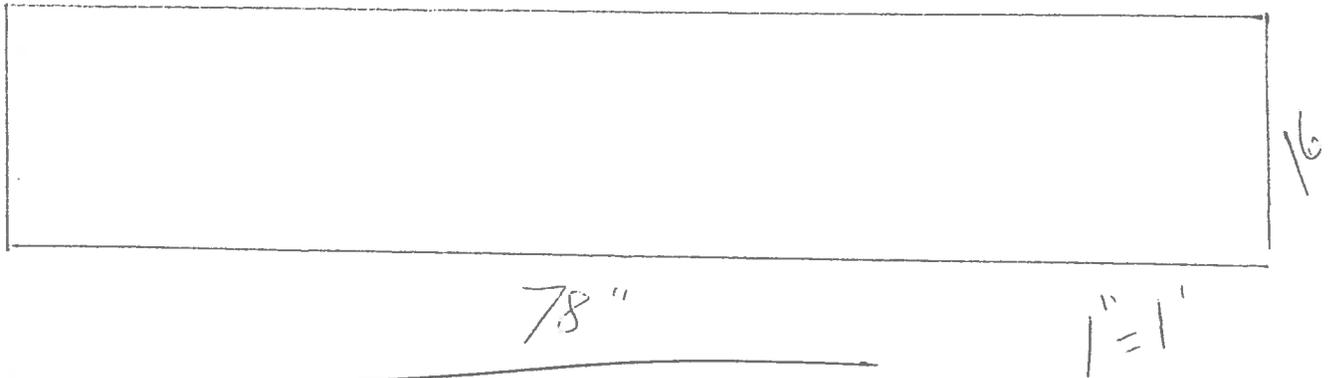
4) Echo Salon

Size 14x78
Green Back ground
White and Black Lettering
Wood



171DI message

Size 16 x 78
Blue Background
White Lettering
Wood



Wall Signs

office sign over door
Size 1 Foot x 6"



wood

Bee's oval sign near door



White
Black Lettering
Wood

Sign Board Display Near Sidewalk

Size 2x3 2sided = 12th

White

Menu posted inside

Made of wood



Proposed Fence



Signage



signage



Adjacent Prop.



Adjacent prop.



Adjacent prop.