DESIGN REVIEW BOARD

PACKET OF MATERIALS

MEETING SEPTEMBER 8, 2016

__X__ Cover page with date

__X__ Agenda

__X__ Minutes for approval

__X__ Applications

_____ Supporting Documents

Agenda
Design Review Board
September 8, 2016
Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.

I. CALL TO ORDER
II. EXCUSED ABSENCES
III. ADOPTION OF THE AGENDA
IV. APPROVAL OF MINUTES (August 25, 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 (Previously Tabled)**
Application: DRB-2016-45
Applicant: Eden Builders (Todd Hardy)
Project Location: 134 Main Street, Tax Map & Lot 104-504-000
Proposed Project: Construction of New Building and Installation of Signs.

c. **Certificate of Appropriateness**
Application: DRB-2016-49
Applicant: Llangolan Inn & Cottages (Peter St. Germain)
Project Location: 865 State Highway 3, Tax Map & Lot 202-046-000
Proposed Project: Relocation of 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 25, 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 and Pancho Cole, Member. Also in attendance was Bob Osborne, Planning Director.

II. EXCUSED ABSENCES *Emily Dwyer*

III. ADOPTION OF THE AGENDA

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

IV. APPROVAL OF MINUTES (August 11, 2016)

Mr. Cole moved to approve the August 11, 2016 minutes as presented. Ms. Early-Ward seconded the motion which passed four in favor and none against.

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 (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.

Greg Johnston, Todd Hardy and Steve Coston spoke to the Board about the application and the changes that are contained in the revised submission.

Mr. Coston stated that significant changes to the project have been made to address concerns stated by the Board and the community. He described the changes including the front porch, lowered roofline and other features. They want to be a good neighbor as a lifelong resident.

Mr. Hardy stated that the intent of the design changes is to make the building look like a large house or mansion. The plan eliminates five units. The roofline is dropped about 2 feet and the added dormers give the appearance of a lower eave line. The dormers are typical in this neighborhood. They have worked on sizing and proportions. There is a large variety of window sizing and created elements to the side and rear to make the building look like it has grown out over the years. It is a more interesting variety of architectural elements. The lot coverage of the building is out by 10%. They are looking for feedback.

Mr. Cole asked about the roofline and stairs.

Greg Johnston stated that the staircases were brought under the roof. The porch has been brought around the rear of the building. He also indicated that the reduced parking footprint (reduction for the six units) was absorbed by the expanded footprint of the building.

Mr. Cole asked about the trees on the Spring Street side of the site.

Ms. Early-Ward questioned the window size in the dormers. She also asked if the roofline could come down more?

Mr. Hardy indicated that the roofline was down two feet and that the gable ends were also adjusted to reduce the visual mass of the roof. He also discussed the color of the siding as dark gray in a vinyl clapboard.

Mr. Demers suggested he would like to see the roofline dropped more but not the pitch. He would also like to see the eaves dropped as well. He asked if the details of the building would be traditional or modern?

Mr. Hardy stated that question is not totally known and must be worked out.

Mr. Cole suggested that the stair tower on the western side would be nice if it were more detailed.

Chair Sassaman thanked the group for making many improvements to the drawings as was suggested by the Board and neighbors. She noted that the neighboring buildings have great horizontal lines. The horizontal lines on this building are broken with vertical lines that tend to make the building appear taller. She cited examples of elements of neighboring buildings that lower the appearance of those buildings.

Mr. Johnston noted that the retained old trees on the front of the site will tend to mitigate the height of the building by visually lowering the height.

Chair Sassaman stated that the Spring Street façade of the building has great height and that is troubling because the dramatic size may not be appropriate.

Ms. Early-Ward moved to table the item to the next meeting. Mr. Cole seconded the motion which was approved 4 votes in favor and none against.

Mr. Coston thanked the Board and indicated that they have noted the comments

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.

Todd Hardy spoke representing the application. He indicated that there are two considerations here to demolish the existing building at 134 Main Street and to construct a new building. Both elements would require Certificate of Appropriateness.

Todd Hardy explained that they have explored the options and verified the historical elements of the building. They propose to preserve the front façade. They propose to integrate the historic front façade with a compatible but different building.

There was a clarification that the Pine and Palm façade would in fact be preserved.

Ms. Early-Ward indicated that there are tax credits available for preservation of the façade.

The Board had Mr. Hardy discuss the color pallet of the project.

Mr. Hardy noted that the element at the front of the building was wood carving not plaster.

Mr. Demers indicated that the proposed dark colors help the historic gable stand out.

Mr. Hardy noted that signs and lighting would be taken up at a later time.

Chair Sassaman asked if they wanted to pursue the demolition approval now and continue working toward the new building subject to final approval.

Mr. Cole moved that the Board approve the demolition subject to saving the façade to be integrated into the new building as shown on the plan. Mr. Demers seconded the motion. The Board voted four in favor and none against the motion.

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 Sandwich Sign (and Multi-tenant sign plan over 100 sq. ft.).

Robert Rechholtz spoke to the Board about his application. He indicated that they have provided the updated multi-tenant sign plan and they are seeking 120 sq. ft. of total signage.

Chair Sassaman indicated that the request is for 120 square feet of signage combined on the freestanding signs, wall signs and sandwich board signs. She noted that the applicant is moving toward individual sign panels of 14 inches in height and 78 inches in width.

Ms. Early-Ward moved to approve the multi-tenant sign plan as submitted. Mr. Cole seconded the motion. The Board voted four in favor and none against the motion.

Ms. Early-Ward moved to approve the two sandwich board signs. Mr. Cole seconded the motion. The Board voted four in favor and none against the motion.

d. Certificate of Appropriateness
Application: DRB-2016-47
Applicant: Garret FitzGerald
Project Location: 297 Main Street, Tax Map & Lot 107-190-000
Proposed Project: Installation of Sign, Fencing and Awning

Garret FitzGerald spoke representing the application. He indicated that the signs were re-faced in vinyl and that the awning color had been changed and the fence was replaced. They had not intended to work outside the process.

After some discussion Mr. Cole moved to approve the application as submitted adding the canvas panels for the deck fencing be painted red and installed. Ms. Early-Ward seconded the motion which was approved four in favor and none against.

e. Certificate of Appropriateness
Application: DRB-2016-48
Applicant: Olomana, LLC)
Project Location: 1334 State Highway 102, Tax Map & Lot 227-015-000
Proposed Project: Installation of Sign

Dan Granholm spoke representing the application. He indicated that they propose a temporary sign which will be needed for no more than a year and a half.

The Board discussed that the sign base was granite blocks and the posts are aluminum. They noted that these element could be incorporated into a permanent sign if the applicant so wished.

Mr. Cole moved to approve the application with the understanding that the temporary sign would be removed in 18 months from installation but the frame and posts are a permanent installation. Mr. Demers seconded the motion which was approved four in favor and none against.

f. Discussion Item
Applicant: Sinclair Builders, Inc. (Randy Sinclair)
Project Location: 27 Cottage Street, Tax Map & Lot 104-138-000
Proposed Project: Construction of New Building.

Randy Sinclair spoke about the proposed building. We propose a 1-story, 40 ft. by 100 ft building for retail use. They propose a second level at some point in the future. The height of the front façade is about 18 feet in total. This includes the actual building height of 12 feet plus the 6 foot tall cornice of the building. All vegetation in front will go away.

Mr. Demers indicated that the design appears formulaic and needs more character. Quirky would be better. Asymmetry might be better. The parapet would be improved with more details and trim details.

It was discussed that the building would have a full basement. The store would be about 3,300 sq. ft.

Chair Sassaman stated that the fenestration is residential in character as proposed. She inquired why not propose glass wall to wall? She suggested that the doorway could be opened up to both ramp up from the sidewalk and to open up the windows for more visible stock in trade. She noted that the rear of the building is visible from neighboring properties and that the design should consider how it is fenestrated as well. She noted that the alcove of the entrance to the building should be lighted because it invites people in.

The Board discussed the colors that are proposed for the building. They noted that the submission should make those colors and materials available for review.

The Board thanked Mr. Sinclair for the preview of their project.

VII. OTHER BUSINESS

The Board discussed moving the meeting time to 6:00 pm to accommodate both Emily Dwyer and potential other members who have indicated that the midday time of 4:00 pm does not work with their schedule.

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. ADJOURNMENT

Member Cole moved to adjourn the meeting at 5:40 pm. Ms. Early-Ward 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-16-43

Date: 7-21-16

Map & Lot: 104-414

RECEIVED

JUL 21 2016

TOWN PLANNING

GENERAL INFORMATION:

Project Location: 68 MT. DESERT ST.
street address

APPLICANT INFORMATION

Name: TODD HARDY, EDEN BUILDERS | Address: 17 PLEASANT ST, SUITE C

City: BAR HARBOR | State: ME

Email: todd@edenbuilders.com

Phone: 401-2576

PROPERTY OWNER INFORMATION

Name: Mount Desert St. LLC | Address: 68 Mt. Desert St.

City: Bar Harbor | State: ME

Email:

Phone:

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Eden Builders | 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

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: MOUNT DESERT STREET INN

TEAR DOWN EXISTING 1-STORY 12 ROOM MOTEL AND BUILD 31 ~~36~~ ROOM BED AND ~~BREAK~~ FAST.

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

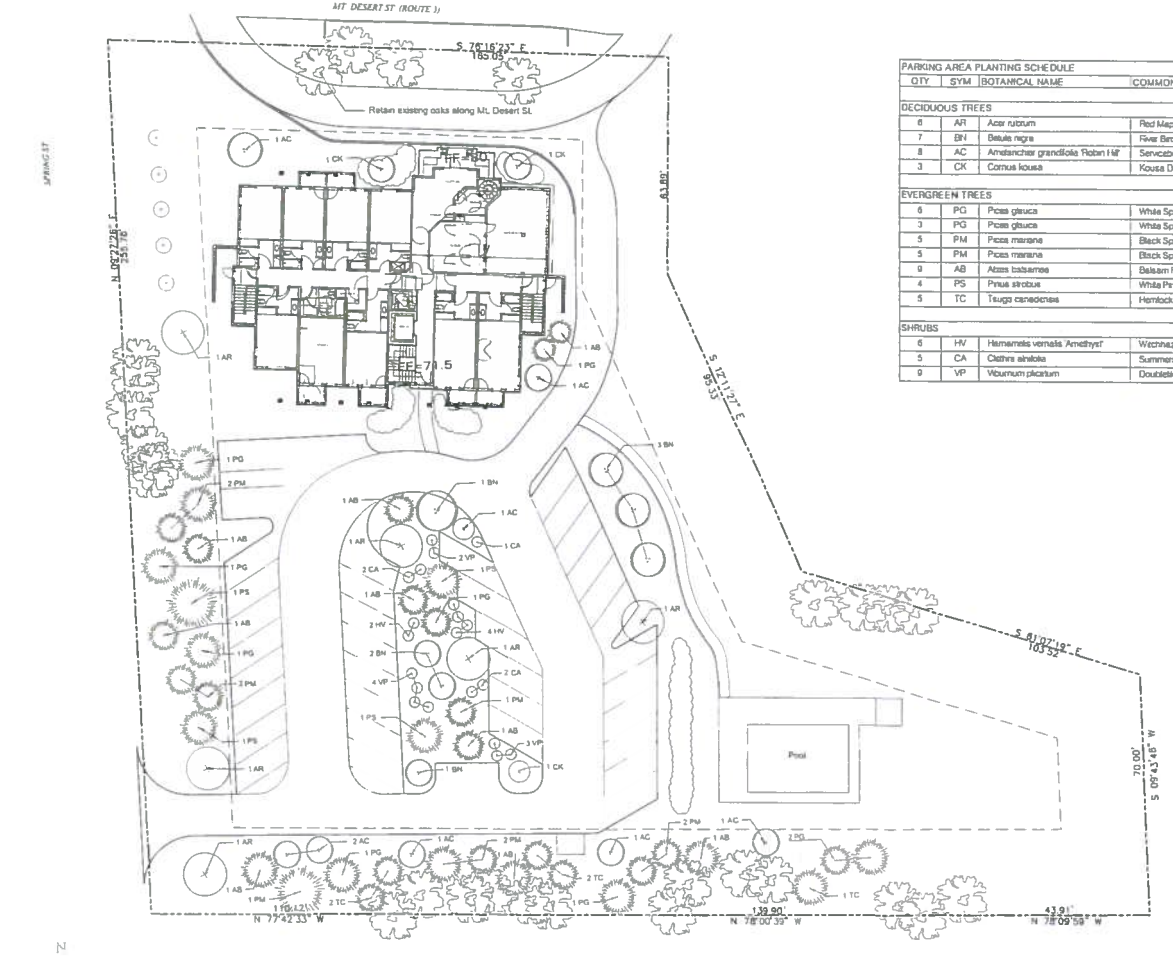
A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered 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 facades 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.	✓

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.

SEP 01 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT



PARKING AREA PLANTING SCHEDULE						
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES						
6	AR	Acer rubrum	Red Maple	10-12' Ht.	B&B	Multistem Specimens
7	BN	Betula nigra	River Birch	8-10' Ht	B&B	Multistem Specimens
8	AC	Amelanchier grandiflora 'Robin Hill'	Serviceberry	#10		
3	CK	Cornus kousa	Kousa Dogwood	6'-7' Ht	B&B	Multistem Specimens
EVERGREEN TREES						
6	PG	Picea glauca	White Spruce	6' 7' Ht.	B&B	Full
3	PG	Picea glauca	White Spruce	8-10' Ht	B&B	Full
5	PM	Picea mariana	Black Spruce	6' 7' Ht.	B&B	Full
5	PM	Picea mariana	Black Spruce	5'-6' Ht	B&B	Full
9	AB	Abies balsamea	Balsam Fir	6' 7' Ht	B&B	Full
4	PS	Pinus strobus	White Pine	7'-8' Ht.	B&B	Full
5	TC	Tsuga canadensis	Hemlock	4' 5' Ht.	B&B	Full
SHRUBS						
6	HV	Hamamelis vernalis 'Amethyst'	Witchhazel	4'-5'	B&B	
5	CA	Clethra alnifolia	Summersweet	#5		
9	VP	Viburnum plicatum	Doublefile Viburnum	#5		

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TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GOFLON ASSOCIATES

NOTES

REVISIONS

STAMP

DRAWN PAK | CHECK CMC

CONSULTANTS

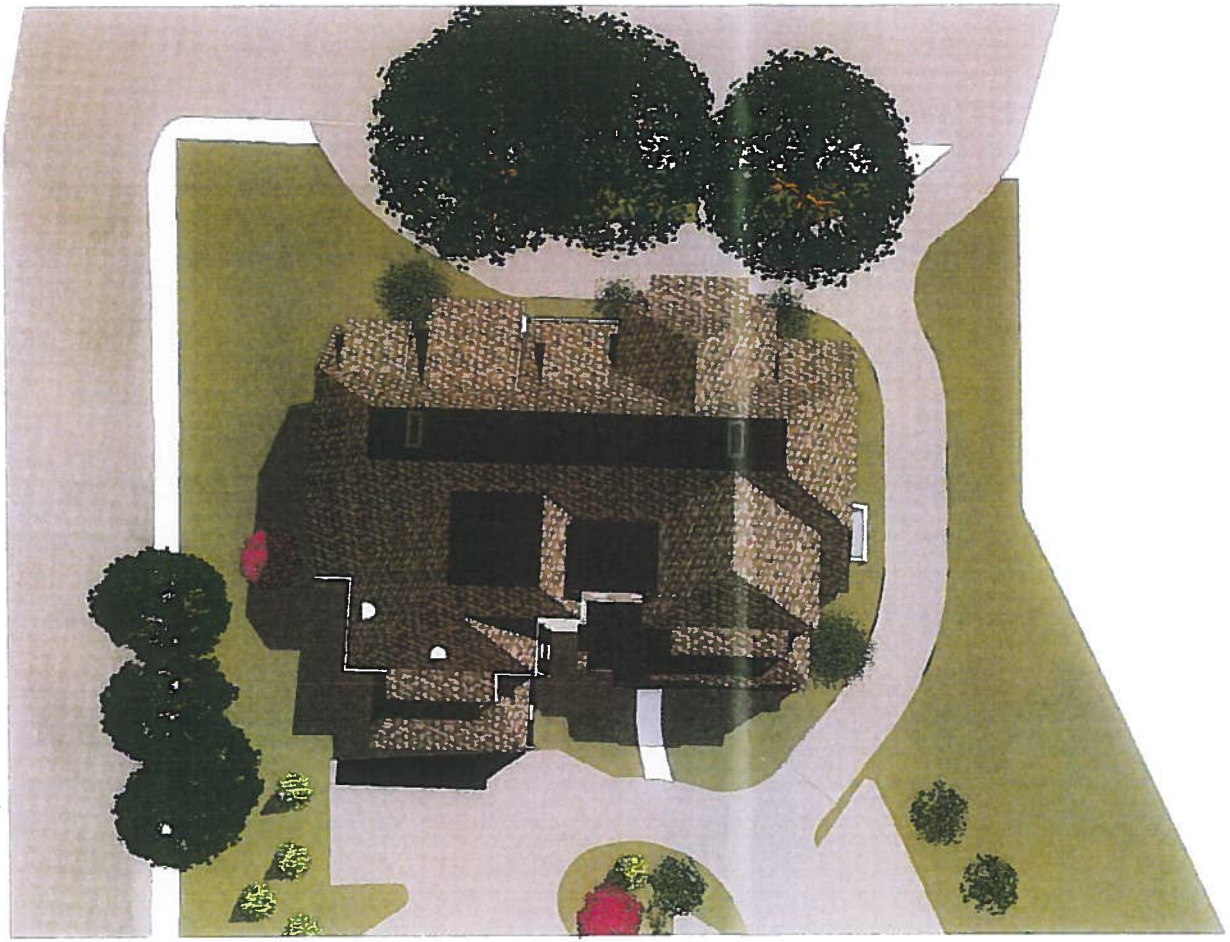
OWNER

PROJECT
The Mount Desert Street Inn
58 Mount Desert Street
Bar Harbor, Maine 04609

SHEET TITLE
Buffering and Screening Plan

SCALE 1/16" = 1'-0" | DATE 8/31/2016

SHEET
L1



MOUNT DESERT STREET LLC - Mount Desert Street Inn

Eden BUILDERS, INC.

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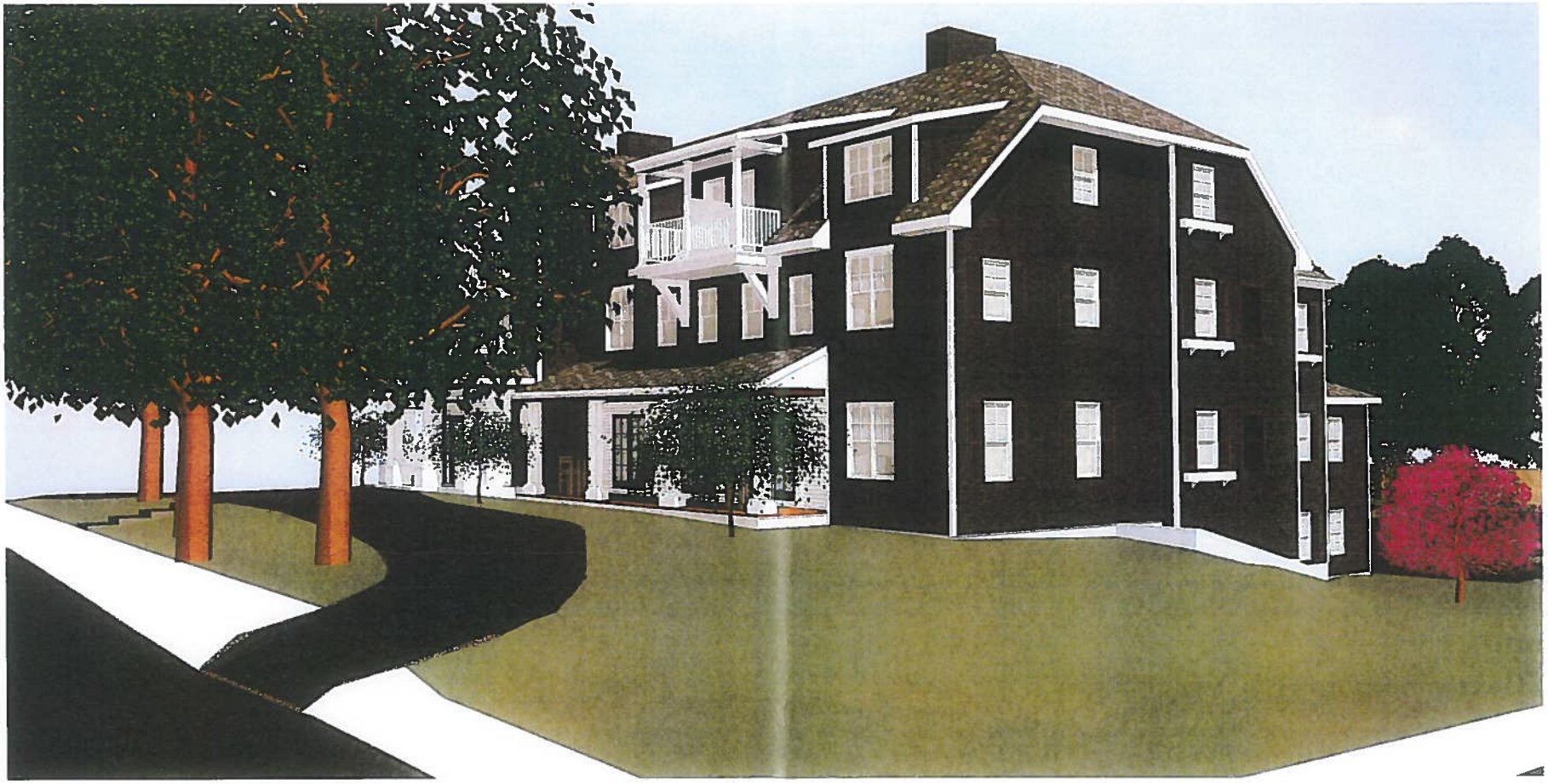
TITLE: AERIAL

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
09.08.16 DRB

D5.1

LICENSED ARCHITECT
TODD D. HARDY
NO. 2767
STATE OF MAINE



MOUNT DESERT STREET LLC - Mount Desert Street Inn

Eden BUILDERS, INC.

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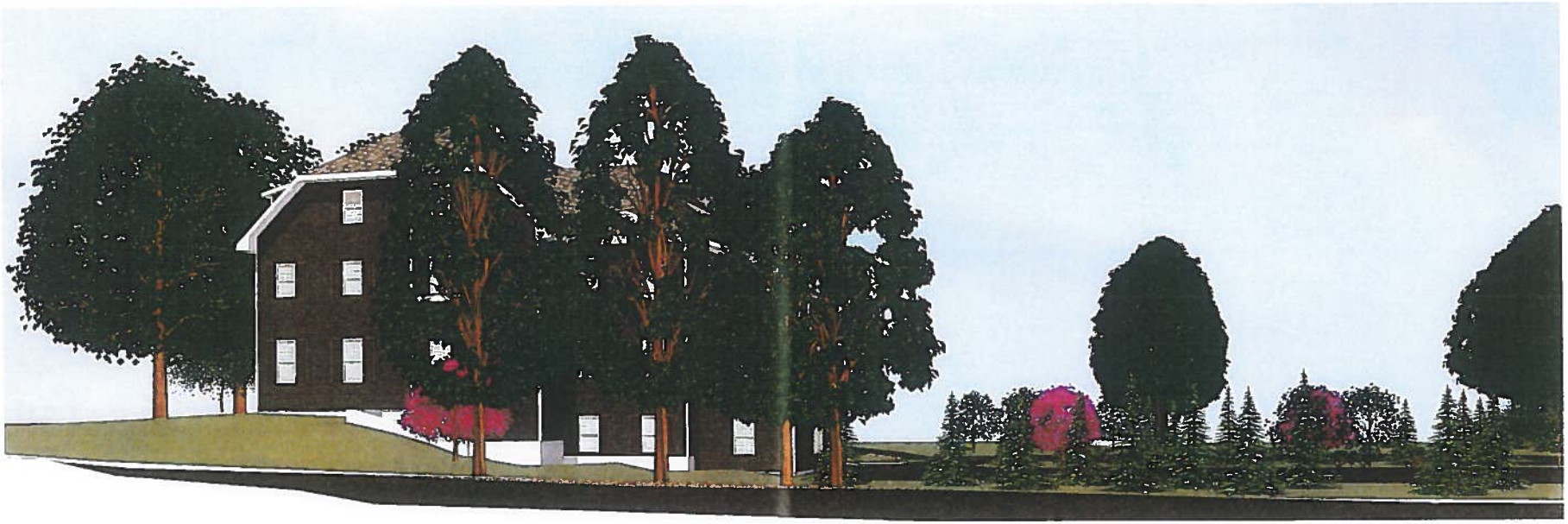
TITLE: VIEW 1

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
09.08.16 DRB

D5.2

LICENSED ARCHITECT
TODD D. HARDY
NO. 2787
STATE OF MAINE



MOUNT DESERT STREET LLC - Mount Desert Street Inn

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TITLE: VIEW 2

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
09 08 18 DRB

D5.3

LICENSED ARCHITECT
TODD D. HARDY
NO. 2787
STATE OF MAINE

MOUNT DESERT STREET LLC - Mount Desert Street Inn

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TITLE: VIEW 3

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
09.08.16 DRB

D5.4

LICENSED ARCHITECT
TODD D. HARDY
NO. 2787
STATE OF MAINE

Eden BUILDERS, INC.

TITLE: VIEW 4

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
09.08.16 DRB

D5.5

LICENSED ARCHITECT
TODD D. HARDY
NO. 2787
STATE OF MAINE

MOUNT DESERT STREET LLC - Mount Desert Street Inn

MOUNT DESERT STREET LLC - Mount Desert Street Inn

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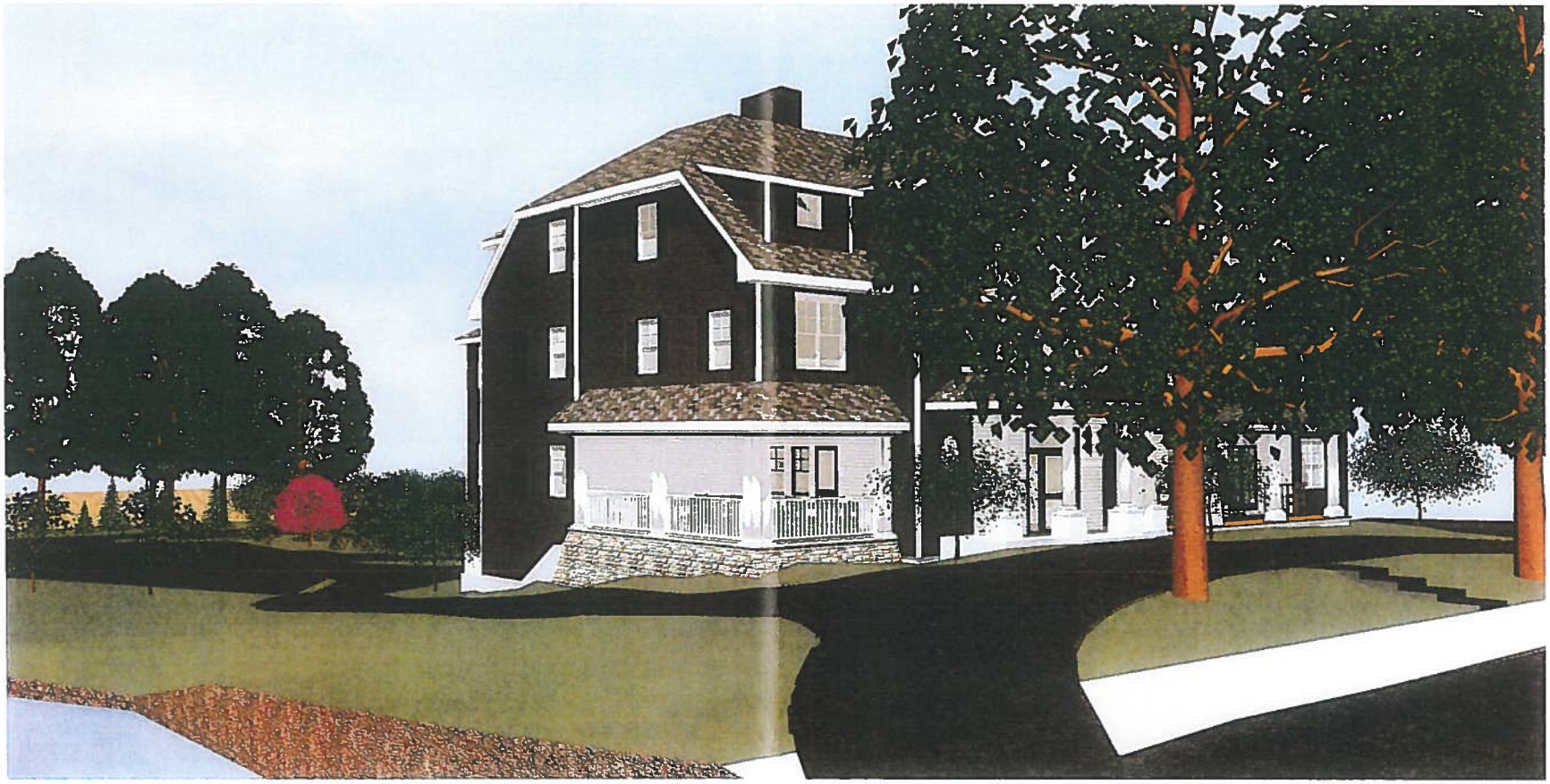
TITLE: VIEW 5

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
09.08.16 DRB

D5.6

LICENSED ARCHITECT
TODD D. HARDY
NO. 2787
STATE OF MAINE



MOUNT DESERT STREET LLC - Mount Desert Street Inn

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TITLE: VIEW 6

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
08 08 16 DRB

D5.7

LICENSED ARCHITECT
TODD D. HARDY
NO. 2787
STATE OF MAINE

MOUNT DESERT STREET LLC - Mount Desert Street Inn

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TITLE: VIEW 7

PROJECT: MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED
09.08.16 DRB

D5.8

LICENSED ARCHITECT
TODD D. HARDY
NO. 2787
STATE OF MAINE

134 Main St.

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TOWN OF BAR HARBOR
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Acadia Corporation - Acadia Park Company

Eden BUILDERS, INC.

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LICENSED ARCHITECT
TODD D. HARDY
NO. 2787
STATE OF MAINE

SCALE	TITLE	ISSUED	
	STREET VIEW 1	08.04.16 DRB 09.08.16 DRB	02
CLIENT Acadia Corporation	PROJECT Acadia Park Company 134 Main Street, Bar Harbor, 04609		SHEET 2 OF

SIGNAGE CALCULATIONS

HANGING:	10.5 SF
RAISED LETTERS.	7.9 SF
WINDOW VINYL LETTERS 1	2.9 SF
WINDOW VINYL LETTERS 2	1.4 SF
ENTRY WALL.	7.5 SF
TOTAL:	30.2 SF

ROAD FRONTAGE = 38 FT
ALLOWABLE SIGNAGE = 38 FT X 2 = 76 SF

36" X 36" HANGING SIGN

ACADIA
Park Company

36" X 42" HANGING SIGN

Eden BUILDERS, INC.

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LICENSED ARCHITECT TODD D. HARDY NO. 2787 STATE OF MAINE

SCALE	TITLE: MAIN STREET ELEVATION	ISSUED 08.04.16 DRB 09.08.16 DRB	06
CLIENT: Acadia Corporation	PROJECT: Acadia Park Company, 134 Main Street, Bar Harbor, 04609		SHEET 6 OF

Acadia Corporation - Acadia Park Company

Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number: DRB-16-49

Date: 8-22-2016

Map & Lot: 202-46

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AUG 22 2016
TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: 865 State Hwy 3
street address
B. H. Me. 04609

APPLICANT INFORMATION

Name: Llangolan Inn & Cottages Address: 865 St Hwy 3
City: Bar Harbor State: ME
Email: STAY@LLANGOLANINN.Com / peterstgermain@Yahoo.com
Phone: 207-288-3016 / 207-266-4064

PROPERTY OWNER INFORMATION

Name: Same As Above Address:
City: State:
Email:
Phone:

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: N/A 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

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- **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

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

Detailed Project Description: Re Locate Existing Signs Without Modification Approx. 35 Feet West.

Please See Attached Photos for determination of Location Proposed

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	32 1/2
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.	Existing Sign
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	Existing Sign
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.	Existing Sign
A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	N/A
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.	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.**	

320 ft

Printed on 08/22/2016 at 10:24 AM

View Taken @ Hadley Pt Rd
Corner

LANGOL
INN
BED & BREAKFA
COTTAGES
NO
VACANCY
PET
FRIENDLY
WIFI
Proposed
Location