

DESIGN REVIEW BOARD
PACKET OF MATERIALS
MEETING NOVEMBER 3, 2016

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

Agenda
Design Review Board Special Meeting
November 3, 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 (October 27, 2016)**
- V. BUILDING PERMIT REMINDERS**
- VI. REGULAR BUSINESS**
 - a. Certificate of Appropriateness (previously continued)**
 - Application:** DRB-2016-57
 - Applicant:** Jeff and Jenna Young
 - Project Location:** 47-49 Rodick Street, Tax Map & Lot 104-360-000
 - Proposed Project:** Changes to Exterior Appearance of Nonhistoric Building.
 - b. Discussion Item.**
 - Applicant:** Kevin DesVeaux (West Street Café)
 - Project Location:** 76 West Street, Tax Map & Lot 104-099-000
 - Proposed Project:** Construction of New Building.
- VII. OTHER BUSINESS**
- VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**
- IX. ADJOURNMENT**
- X. Workshop on Appendix A**

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, October 27, 2016
Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 6:00 P.M. Members present: Barbara Sassaman, Chair; Steve Demers, Vice Chair; Erin Early Ward, Secretary; Judith Noonan, Member 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 but requesting that item c. (The Blue Door) should be moved to the top of the agenda. Mr. Demers seconded the motion which passed five in favor and none against.

IV. APPROVAL OF MINUTES (October 13, 2016)

Mr. Cole moved to approve the October 13, 2016 minutes as presented. Mr. Demers seconded the motion which passed four in favor and none against with one abstention.

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

Member Cole asked to be recused on this item and the Board agreed.

c. Certificate of Appropriateness

Application: DRB-2016-56

Applicant: Bobbie Lynn Hutchins (The Blue Door)

Project Location: 135 Cottage Street, Tax Map & Lot 104-029-000

Proposed Project: Changes to Exterior Appearance of Non-historic Building & Installation or Changes in Signage

Bobbie Lynn Hutchins spoke to the Board about the application. She noted that although it is a seasonal business they will leave up the sign year round. She indicated that the color of the door and trim is cool aqua which is not a Williamsburg color.

After a brief discussion Member Noonan moved to approve the application as submitted. Mr. Demers seconded the motion which was approved four in favor and none against.

a. Certificate of Appropriateness (previously postponed)

Application: DRB-2016-51

Applicant: 52 Cottage Street, LLC (Atlantic Brewing)

Project Location: 52 Cottage Street, Tax Map & Lot 104-353-000

Proposed Project: Changes to Exterior Appearance of Non-historic Building (Landscaping).

Perry Moore and Doug Maffucci spoke to the Board about the landscaping proposed for the site. Mr. Moore explained that the paver product that he displayed to the Board was proposed for the site and is a reflection of the Post Office granite color. The winter safety of the product was discussed. A pattern for stability was discussed. There are three sizes of the paver and it is a running bond. The corner seating area was discussed. The bench design was discussed. The wall behind the building was discussed being stone and transitioning to pressure treated wood. Bike racks were discussed.

Mr. Demers moved to approve the application as submitted with the option for bike rack where applicant sees fit. Mr. Cole seconded the motion which was approved five in favor and none against.

b. Certificate of Appropriateness (Previously Tabled)

Application: DRB-2016-54

Applicant: Sinclair Builders, Inc.

Project Location: 27 Cottage Street, Tax Map & Lot 104-138-000

Proposed Project: Construction of New Building.

Randy Sinclair spoke to the Board and discussed the changes to the design documents since the last meeting. He noted that the building's front façade was changed to widen the windows to nearly the full width of the building. The siding was now all vertical bead board, James Hardie material in ivy green with white trim. He noted that there is a transom window over the front door. He noted there is a ceiling light in the alcove. He noted that there is now trim around the back doors of the building as well.

Mr. Cole asked about the ownership of the building. He noted that the application indicates that Mr. Shein owns the building but actually he is the intended purchaser of the building. It was noted that the seller could provide an authorization letter.

Mr. Demers indicated that the building would benefit from a water table feature on the bottom.

It was noted that there would likely be seasonal closure but no changes are proposed.

Ms. Early Ward moved to approve the application as submitted pending receipt of an authorization letter from the current owner. She also conditioned that the lighting would be 2,700K LEDs and the water table option added. Option to panelize under the store windows added. Mr. Cole seconded the motion which was approved five in favor and none against.

d. Certificate of Appropriateness

Application: DRB-2016-57

Applicant: Jeff and Jenna Young

Project Location: 47-49 Rodick Street, Tax Map & Lot 104-360-000

Proposed Project: Changes to Exterior Appearance of Nonhistoric Building.

Jeff Young spoke to the Board about their proposed building addition. He indicated that the addition was a connecting addition between the two buildings. 47 Rodick Street is the juice bar and 49 Rodick Street is the café. He indicated that the intent is to expand the dining area of the café and to build new kitchen area on the ground floor (basement level). Mr. Young indicated that there are two overhead doors (aluminum frame – mostly glass) proposed in the plan. They are glass overhead doors like the Finback on Cottage Street.

Chair Sassaman indicated that she was concerned about the appearance of the overhead doors at what is visually well above grade and was concerned that might look out of place. She suggested that the appearance might be visually improved if the deck extended to the juice bar building.

Mr. Demers expressed concern that the plans were proposing many changes and that the details were unclear to him.

Mr. Young indicated that they wish to start right away.

Ms. Noonan agreed that the changes proposed were difficult for her to envision.

Chair Sassaman asked for clarification on how the addition connects to the other building?

It was explained that the addition has a 1,450 sq. ft. footprint and connects the two buildings together.

Mr. Demers asked about the roof in back and it was explained that it is a single pitch, ends at the middle and follows the roof line down.

Mr. Demers questioned if the submittal was adequate.

Mr. Young asked for a vote on the submittal as is.

There was no motion.

Ms. Early Ward indicated that elevations from all sides would be helpful.

Mr. Young indicated that the addition can only be seen from the street.

Mr. Cole moved to approve the application as submitted. Ms. Early Ward seconded the motion which failed none in favor and five against.

Mr. Cole moved to have a followup meeting on Thursday November 3, 2016 with materials for the meeting submitted by Tuesday. It was discussed that there would be door specifications and image; lights; fenestrations; roof pitches; trims and siding details.

Mr. Cole moved to continue the item. Mr. Demers seconded the motion which was approved unanimously.

e. Discussion Item.

Applicant: Kevin DesVeaux (West Street Café)

Project Location: 76 West Street, Tax Map & Lot 104-099-000

Proposed Project: Construction of New Building.

Kevin Des Veaux spoke to the Board about the design of the proposed building. He indicated that the site is a very visible corner lot and that the building is proposed with a flat roof design because it both looked appropriate and it avoided height issues.

The Board had a discussion about many features of the design including the roof, windows, and street scape.

Mr. Cole excused himself at 7:46 pm.

f. OTHER BUSINESS

The Board discussed the update on the design review overlay. There is an effort to have a revised Appendix A that can go to Town Meeting. The Board signed the letter addressed to the Town Council.

g. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

None

h. ADJOURNMENT

Member Demers moved to adjourn the meeting at 8:05 pm. Ms. Early Ward seconded the motion which was approved unanimously.

Signed as approved:

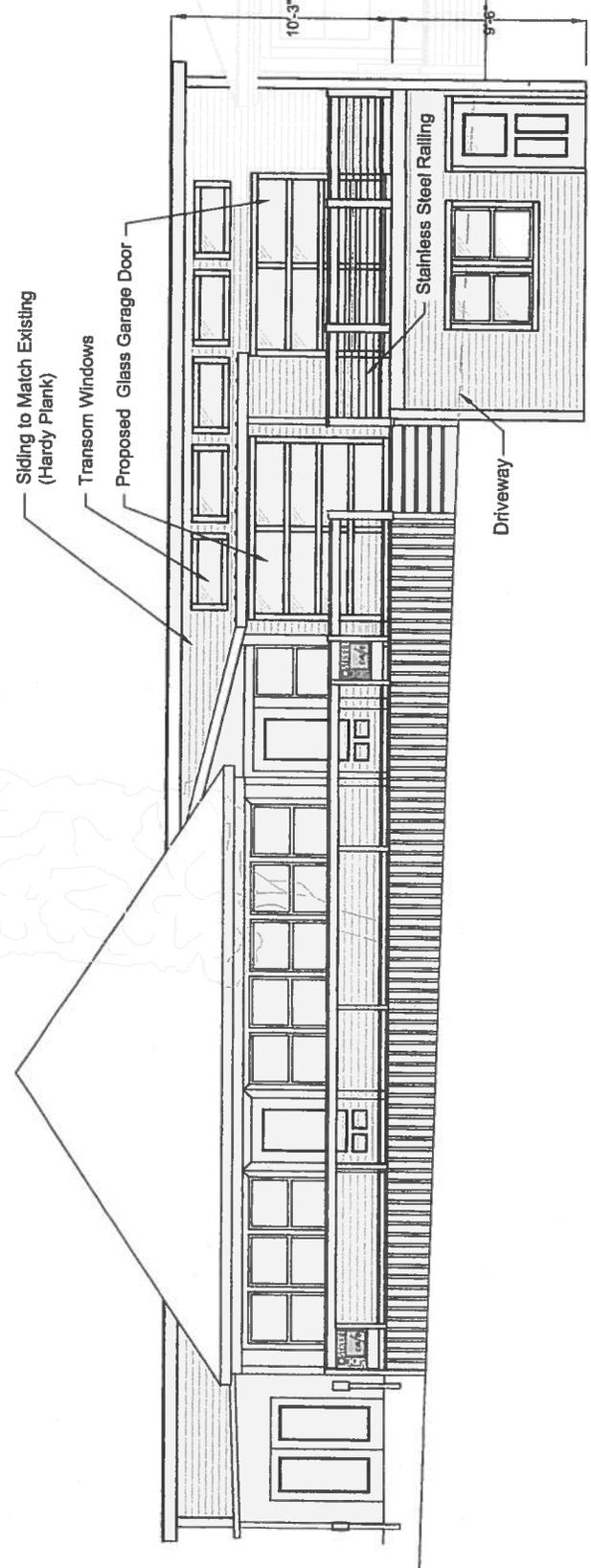
Erin Early Ward, Secretary
Design Review Board, Town of Bar Harbor

Date

RECEIVED

NOV 01 2016

TOWN OF WESTBORO
PLANNING AND ZONING DEPARTMENT



49 Rodick Street
Map 104 Lot 361
Proposed Front Elevation
1/8" = 1'-0"



Lot 360

Existing Deck

1st Floor Corridor

155 Sq. Ft. Deck

DRIVEWAY

Proposed Addition (1,460 Sq. Ft.)

Existing Deck

Lot 361
Existing Building

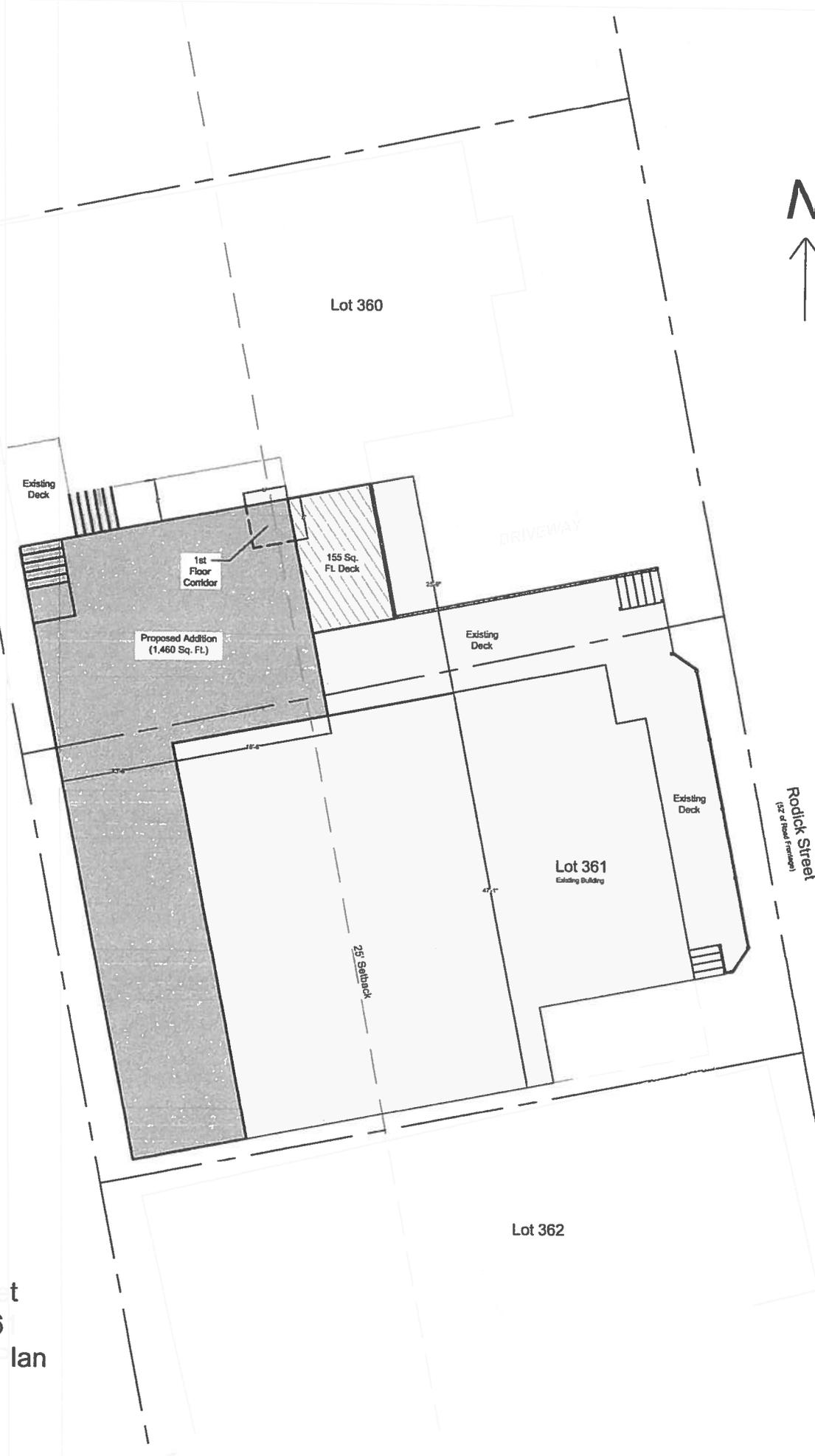
Existing Deck

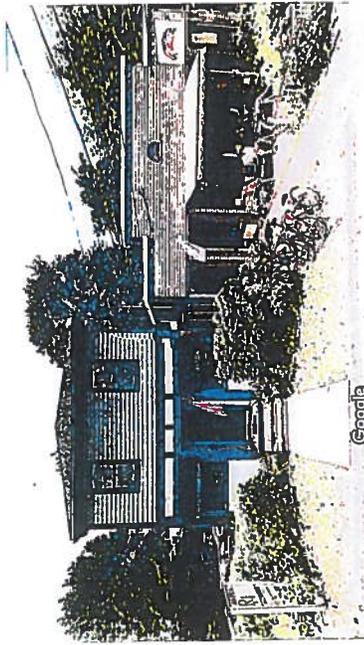
Rodick Street
(2' of Road Frontage)

25' Setback

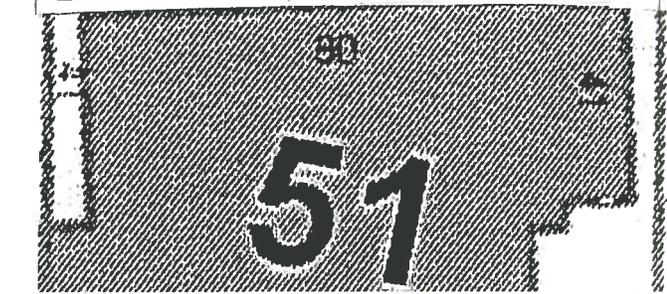
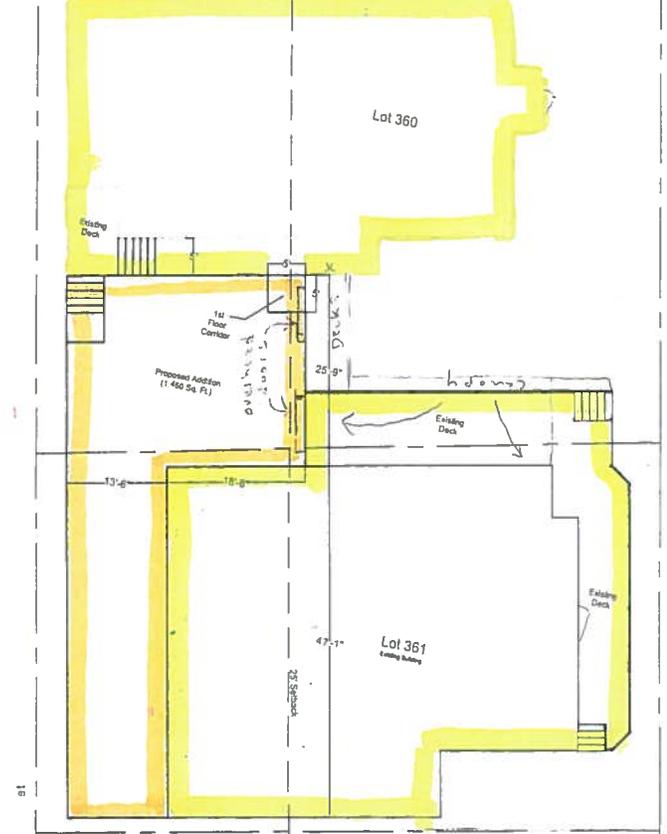
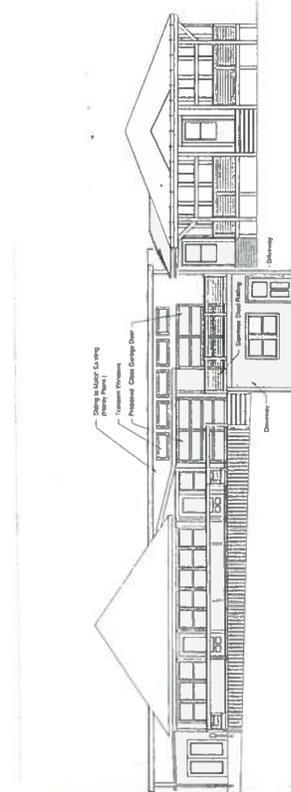
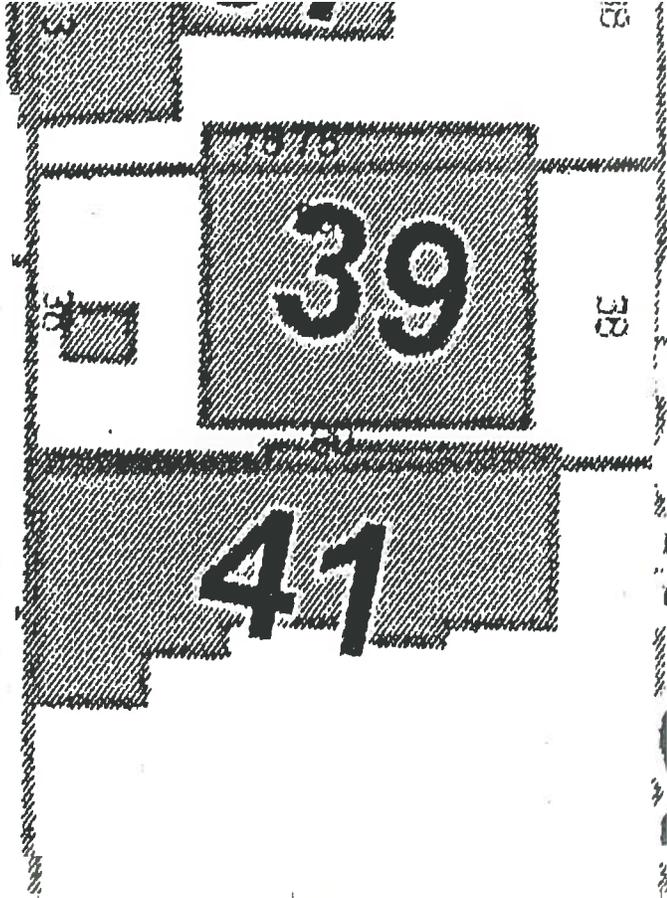
Lot 362

49 Rodick Street
Map 104 Lot 36
Proposed Site Plan
1/16" = 1'-0"





45



<http://www.jungleez.com>

GARAGE DOOR SPECS

Modern Aluminum COLLECTION



Crisp lines and sleek design formed from durable corrosion-resistant aluminum and light-filtering glass.

The Genuine. The Original.

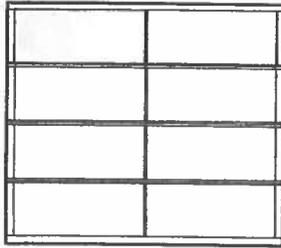


Modern Aluminum Collection

Door Designs

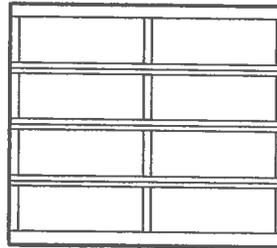
Select your door panel style and glass

1 Choose a frame option:



Model 511* Standard frame

- Narrow rails and stiles
- An array of frame finishes and special custom options
- Door sizes up to 16' 2" wide by 16' 1" high

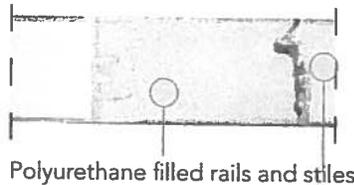


Model 521* Heavy-duty frame

- Wide, heavy-duty rails and stiles
- An array of frame finishes and special custom options
- Door sizes up to 26' 2" wide by 20' 1" high
- Joint seal between sections for additional weather-resistance
- Wind load and impact rated door
Your door can be built to withstand a variety of wind conditions
- Optional polyurethane insulation for stiles and rails up to 18' 2" wide

R-values† of complete Model 521 with insulated rails and stiles

1/2" insulated glazing unit	Door R-value (K m²/W)
DSB- clear, tempered, obscure	2.87
Clear polycarbonate	2.93
DSB - Solar Bronze	3.17
DSB - Low E coating	3.43
SolarBan 70XL argon filled	4.09
Multi-wall polycarbonate	Door R-value (K m²/W)
1/4" thick unit	2.75
3/8" thick unit	3.21
5/8" thick unit	3.48
Insulated panels	Door R-value (K m²/W)
3/8" EPS solid panels	2.60



* Section height varies dependent on door height.

† R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

2 Choose a glass type:

Double Strength (DSB) glass comes standard. In addition we offer an array of choices to complement your home.

Specialty Glass

- Laminated White – privacy
- Low E Glass** – thermal efficiency
- Tempered Glass – enhanced safety
- Tinted Glass** – color options: Green, Grey, Bronze



Double Strength (DSB)**



Obscure **



Satin** (Frosted)

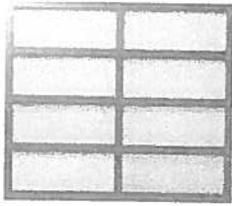
Glass alternatives

- Clear Lexan® Polycarbonate** – shatter resistant
- Multi Wall Polycarbonate – superior strength with UV protection; color options: Clear, White, Bronze
- Plexiglas® Acrylic** – shatter resistant
- Impact Clear and Frosted Polycarbonate - 0.250" minimum



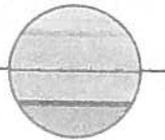
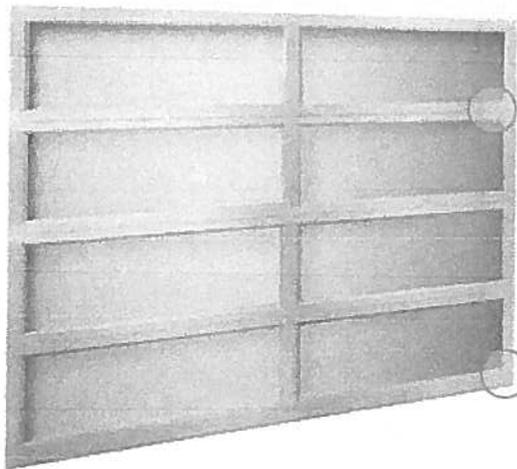
Impact Frosted Polycarbonate

** Insulated options available.

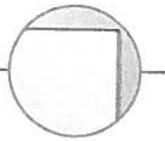


The Modern Aluminum Collection
combines glass and aluminum for unparalleled visual appeal, strength and light infiltration. It's a unique solution for your extraordinary home.

Built better from the inside out



Between section seals
Offer additional weather-resistance



Commercial-grade aluminum frame
Low-maintenance and corrosion resistant.

Model 521 Heavy-duty frame

Design flexibility

Available in a variety of vertical rail widths and horizontal stile widths to complement the style of your home.

Finished hardware

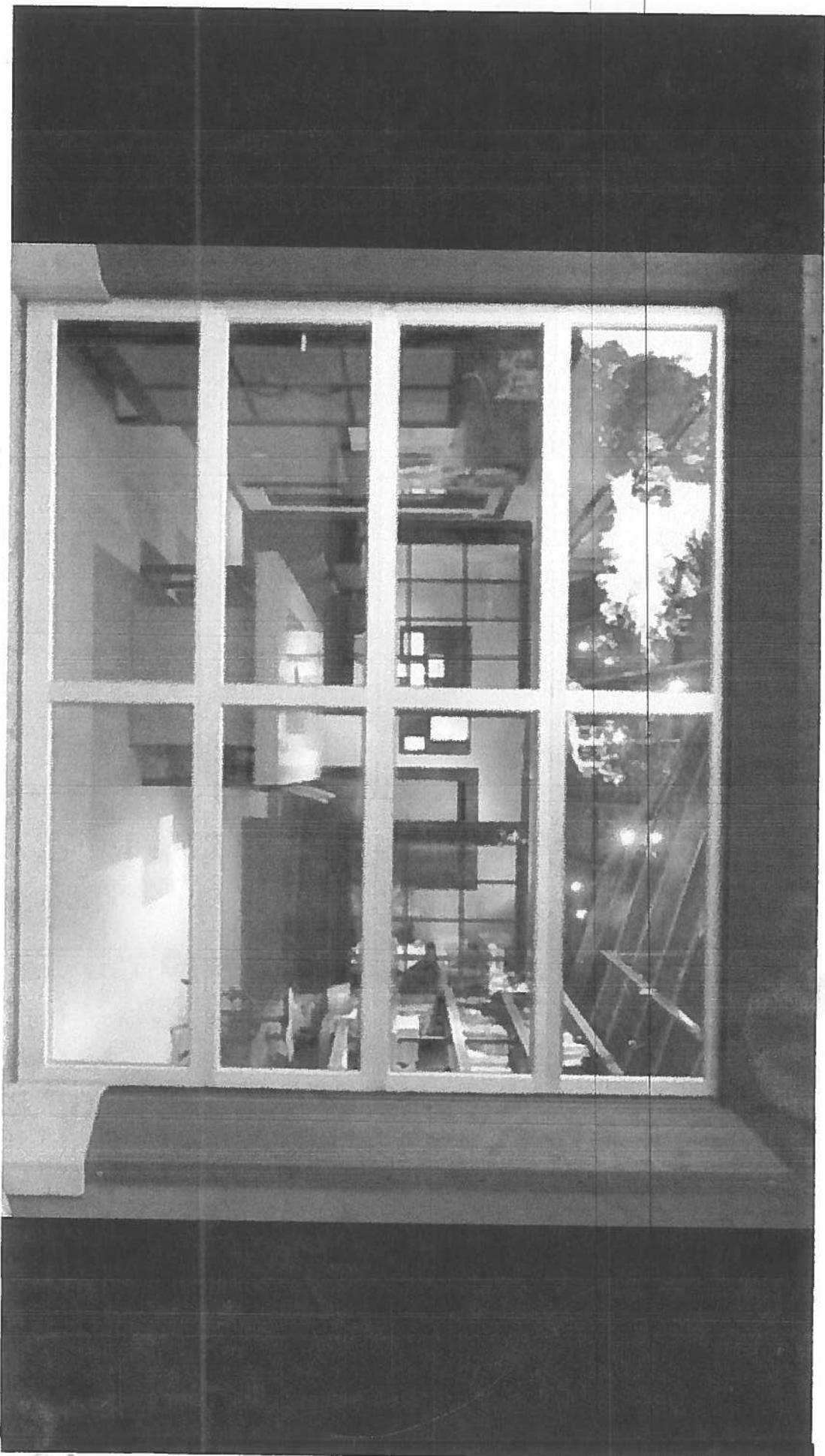
Hinges and fixtures are galvanized to maintain a contemporary look.

Integrated stiffening struts*

Strong, light-weight struts are included in the design of the rail assembly to enhance durability.

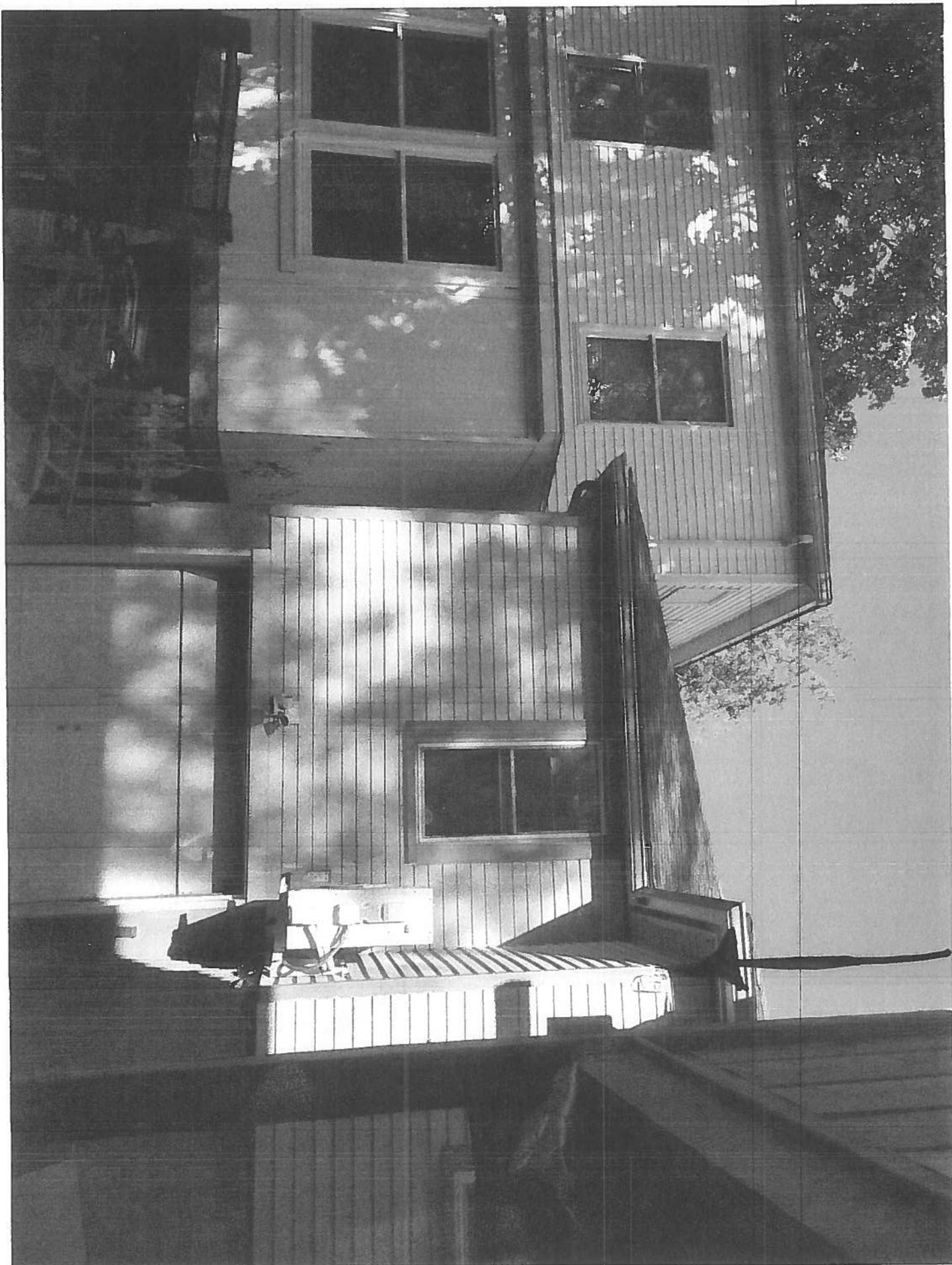
* Offered on non-wind loaded doors only. Size restrictions may apply. See your Overhead Door Distributor for details.

Wind load-rated doors. Model 521 can be built to meet local building codes and provide your home with protection from a variety of wind conditions, such as hurricane force winds. Overhead Door now has Florida Building Code Static and Impact approvals on our best-selling Modern Aluminum Model 521 featuring unobstructed views with no reinforcement struts running across the sections. Tough polycarbonate glazing is also available in clear for commercial needs or frosted for residential applications.



GARAGE DOOR 8'x7'

NORTH Connection

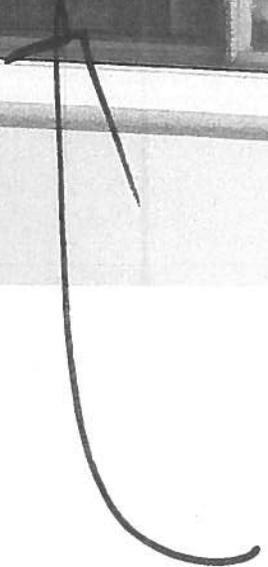




Actual

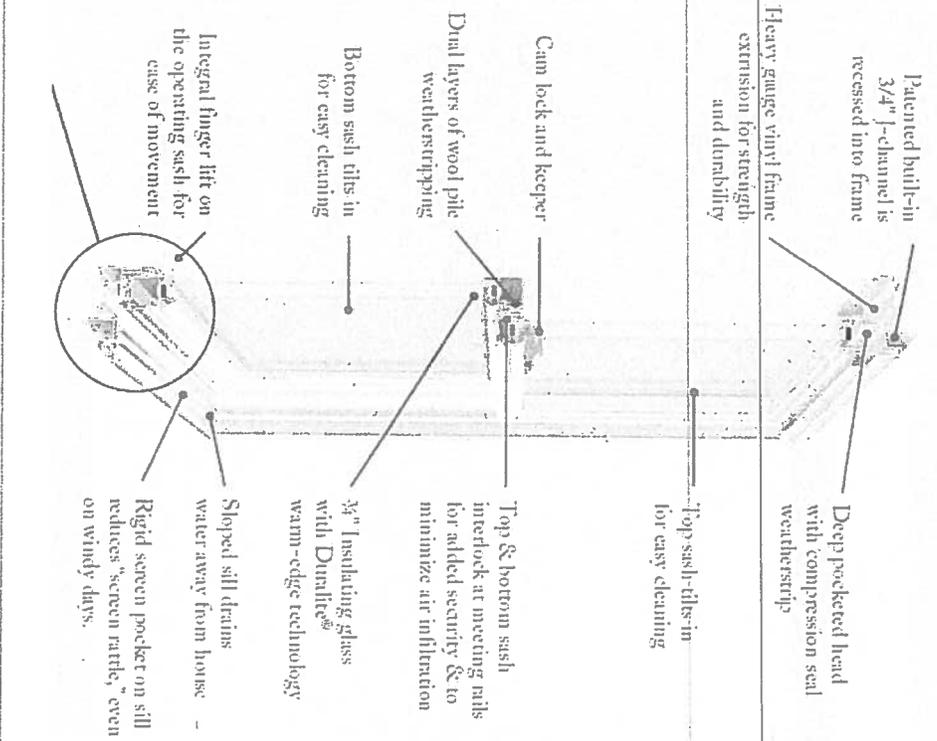
Double Hung

Matthews
Bros. Window



Color Choices

Double-Hung Features

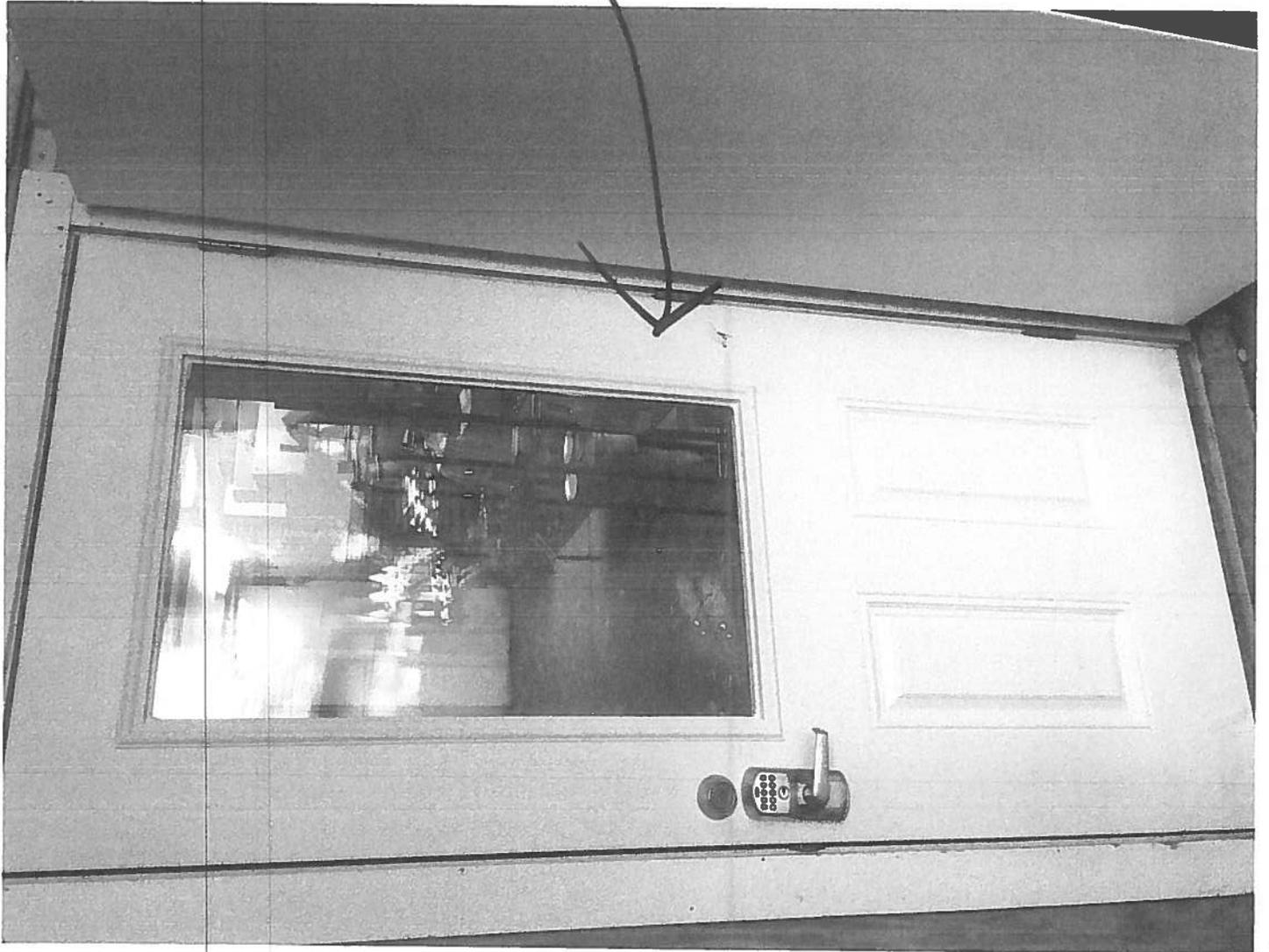


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Actual
Door
Basement
Entrance



May 18, 2016

To The Town of Bar Harbor:

As a representative of 4749 Rodick, LLC, I give permission for Jena and Jeff Young to apply for any permits for as long as they are tenants at 47 Rodick Street or 49 Rodick Street in Bar Harbor, ME. They currently rent both buildings from us in full. The buildings are located on Tax Map 104-361 and Tax Map 104-360.

Thank you,

Patty Dwyer

5/18/16

Patty Dwyer – 4749Rodick, LLC

Date



LETTER OF AUTHORIZATION

I/WE 47/49 Peonick LLC

the owner(s) of property located at 47 Peonick St.

and Bar Harbor Tax Map 104, Block 300, Lot , do hereby authorize

(print name) Jane + Jeff Young telephone number 207-664-8657

to act as my/our general agent in obtaining any and all permits and permissions for activities on the above referenced property relating to my/our application for

any arrangements on up to date

Signed, Patricia A. Duggan

PATRICIA A. DUGGAN 5/18/16 703-864-2010
Print name Date Telephone number



LETTER OF AUTHORIZATION

I/WE 43149 Rednick LLC

the owner(s) of property located at 49 Rednick St

and Bar Harbor Tax Map 104, Block 301, Lot , do hereby authorize

(print name) JENNIFER & JEFF COVING telephone number 207-864-8657

to act as my/our general agent in obtaining any and all permits and permissions for activities on the above referenced property relating to my/our application for

Bay Development on updates

Signed, Patricia A. Dwyer

PATRICIA A. DWYER 5/18/16 203-864-2040

Print name

Date

Telephone number

West Street

Robert Osborne

From: Robert Osborne <rosborne@barharbormaine.gov>
Sent: Friday, October 28, 2016 12:29 PM
To: Barbara Sassaman (sass@zwi.net); Emily Dwyer; Erin Early Ward (erinearlyward@gmail.com); Francis "Pancho" Cole (panchocole@gmail.com); Judith Noonan (heyjude4997@gmail.com); Steve Demers (sdemers27@roadrunner.com)
Subject: FW: West Street Cafe Revisions

Dear Design Review Board,

Please find attached a copy of the email from Kevin. He asked for a bit more discussion on the café.

Thanks,

Bob Osborne

From: DesVeaux Kevin [mailto:info@weststreetcafe.com]
Sent: Friday, October 28, 2016 11:22 AM
To: planner@barharbormaine.gov
Subject: West Street Cafe Revisions

Hello Bob

After listening to the boards suggestions last night I made some quick revisions to our design. Can we be added to the agenda (as a discussion item)next Thursday as well? Also what is the proper protocol for sharing information before meetings? In other words can I ask questions and share information with board members via email before the next public meeting?

For instance I would like to share this rendering I've been working on this morning(I have plenty more detail to add) it has the set back Steve recommended and the windows are symmetrical again as suggested by Barbara.

Thank you for your time.

Kevin



Kevin DesVeaux
West Street Cafe
76 West Street
Bar Harbor Maine 04609
207-266-3624 Cell
207-288-5242 Restaurant
info@weststreetcafe.com
www.weststreetcafe.com