

Agenda
Design Review Board
Thursday, February 13, 2020 at 6:00 P.M.
Council Chambers – Municipal Building — 93 Cottage Street

I. CALL TO ORDER

II. EXCUSED ABSENCES

III. ADOPTION OF AGENDA

IV. APPROVAL OF MINUTES (January 22, 2020)

V. PUBLIC COMMENT

VI. BUILDING PERMIT REMINDERS

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: DRB-2020-03
Applicant: 9 Lenox Place, LLC (Eben Salvatore, representative)
Project Location: 9 Lenox Place (104-148-000)
Proposed Project: Construction of a new building (construct a 10' x 15' bike rack shelter between the West Street Hotel parking lot and the town-owned parking lot).

b. Certificate of Appropriateness

Application: DRB-2020-04
Applicant: MDI YMCA (Tommy Parham, executive director)
Project Location: 21 Park Street (107-221-000)
Proposed Project: Installation or changes in fences and freestanding walls (construct a new, 10'-high sound mitigation fence to enclose the existing air handling unit located in the rear parking lot, and after-the-fact approval for replacement and relocation of an existing 6'-high cedar picket fence).

VIII. OTHER BUSINESS

a. Design Review Handbook discussion

b. Discussion of DRB matters involving possible LUO amendments for November 2020

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

X. ADJOURNMENT

Minutes from
January 22, 2020
Design Review Board
meeting to follow
by email in advance of
(and paper copy at) the
February 13, 2020
DRB meeting



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

DRB Application Number:

2020-03

Date: 1/28/20

Map & Lot: 104-148

RECEIVED

JAN 28 2020

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: 9 Lenox Place
street address

APPLICANT INFORMATION

Name: Eben Salvatore for 9 Lenox Place LLC Address: 1001 E Atlantic Ave
City: _____ State: Delray Beach, FL
Email: ebensalvatore@hotmail.com 33483
Phone: 561 573 6266

PROPERTY OWNER INFORMATION

Name: 9 Lenox Place LLC Address: _____
City: _____ State: _____
Email: _____
Phone: _____

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: NA 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 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 \$27 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

Eben Salvatore

Signature of Applicant

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

Detailed Project Description:

Construct bike rack Shelter
10 x 15

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 facades to be altered as seen from a public street.	<input type="checkbox"/>
Color photographs or photo simulations of the buildings adjacent to the subject property.	<input type="checkbox"/>
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.	<input type="checkbox"/>
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	<input type="checkbox"/>
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.	<input type="checkbox"/>
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 facade proportions, window proportions, building spacing, and materials.	<input type="checkbox"/>
<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>	

Memo

To: Design Review Board

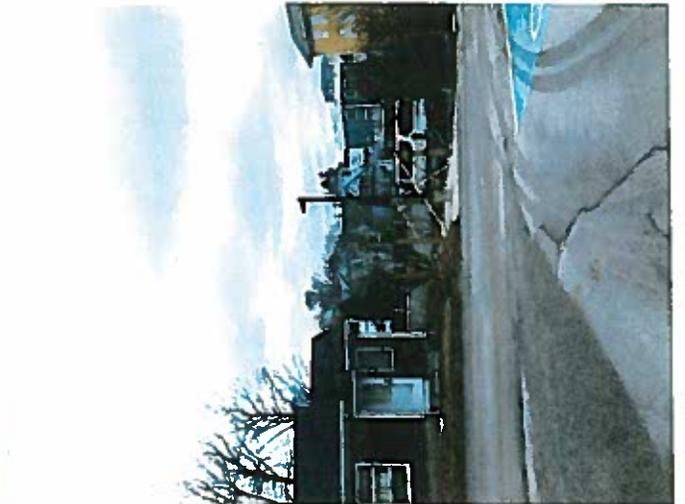
From: Eben Salvatore

Date: 1/28/20

Re: Bike Shelter

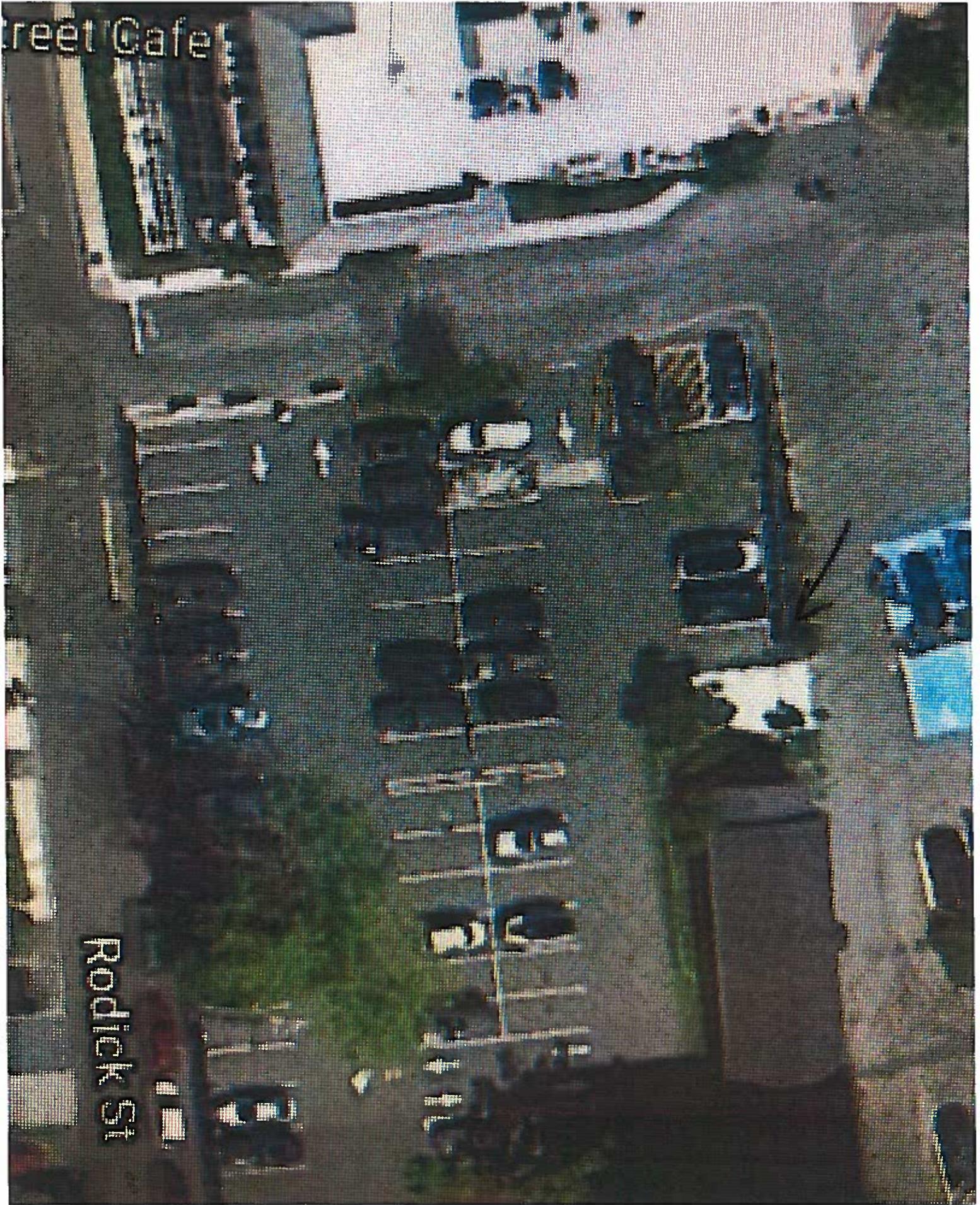
This project will allow our employees a safe and sheltered place to leave their bikes in town. We have been adding bike racks at several of our housing locations and encourage them to bike into town. Once they arrived there was insufficient places to secure their bikes. The location of this rack is between the West Street Hotel parking lot and the public back yard lot.

The shelter will be constructed in a similar fashion to the attached photo. We will need to use 4 corner posts instead of two center ones but the trim and shingle style will remain.



Street Cafe

Rodick St



MISCELLANEOUS PAYMENT RECPT#: 432768
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 01/28/20
CLERK: mporter
CUSTOMER#: 0

TIME: 14:44
DEPT:

PARCEL: 104-014-008

CHG: REVBD REVIEW BOARD FE

28.00

AMOUNT PAID: 28.00

PAID BY: EBEN SALVATOR
PAYMENT METH: CREDIT CARD

REFERENCE:

AMT TENDERED: 28.00
AMT APPLIED: 28.00
CHANGE: .00

RECEIVED

FEB 06 2020

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

DESIGN REVIEW BOARD SUBMISSION

CONSTRUCTION OF A NEW FENCE
AND
"AFTER THE FACT" APPROVAL FOR
REPLACEMENT AN RELOCATION OF EXISTING FENCE

FOR

MDI YMCA
21 PARK STREET
BAR HARBOR MAINE

PREPARED BY:

FRASER ASSOCIATES ARCHITECTS
11 EVERARD COURT
BAR HARBOR MAINE



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

DRB Application Number:

2020-04

Date: 2.6.2020

Map & Lot: 107.221-000

GENERAL INFORMATION:

Project Location: MDI YMCA

~~street address~~

21 park Street, Bar Harbor, ME 04609

APPLICANT INFORMATION

Name: Tommy Parham, Executive Director Address: 21 park Street

City: Bar Harbor State: ME 04609

Email: exec@mdiymca.org

Phone: 207-288-3511

PROPERTY OWNER INFORMATION

Name: MDI YMCA Address: 21 park Street

City: Bar Harbor State: ME 04609

Email: exec@mdiymca.org

Phone: 207-288-3511

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Fraser Associates Architects Address: 11 Everard Court

City: Bar Harbor State: ME 04609

Email: geoff@fraserarchitects.com

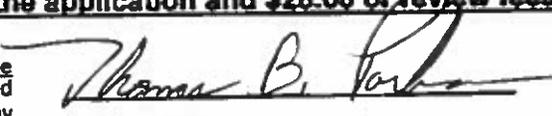
Phone: 207-801-4000

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 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 \$28.00 or 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

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

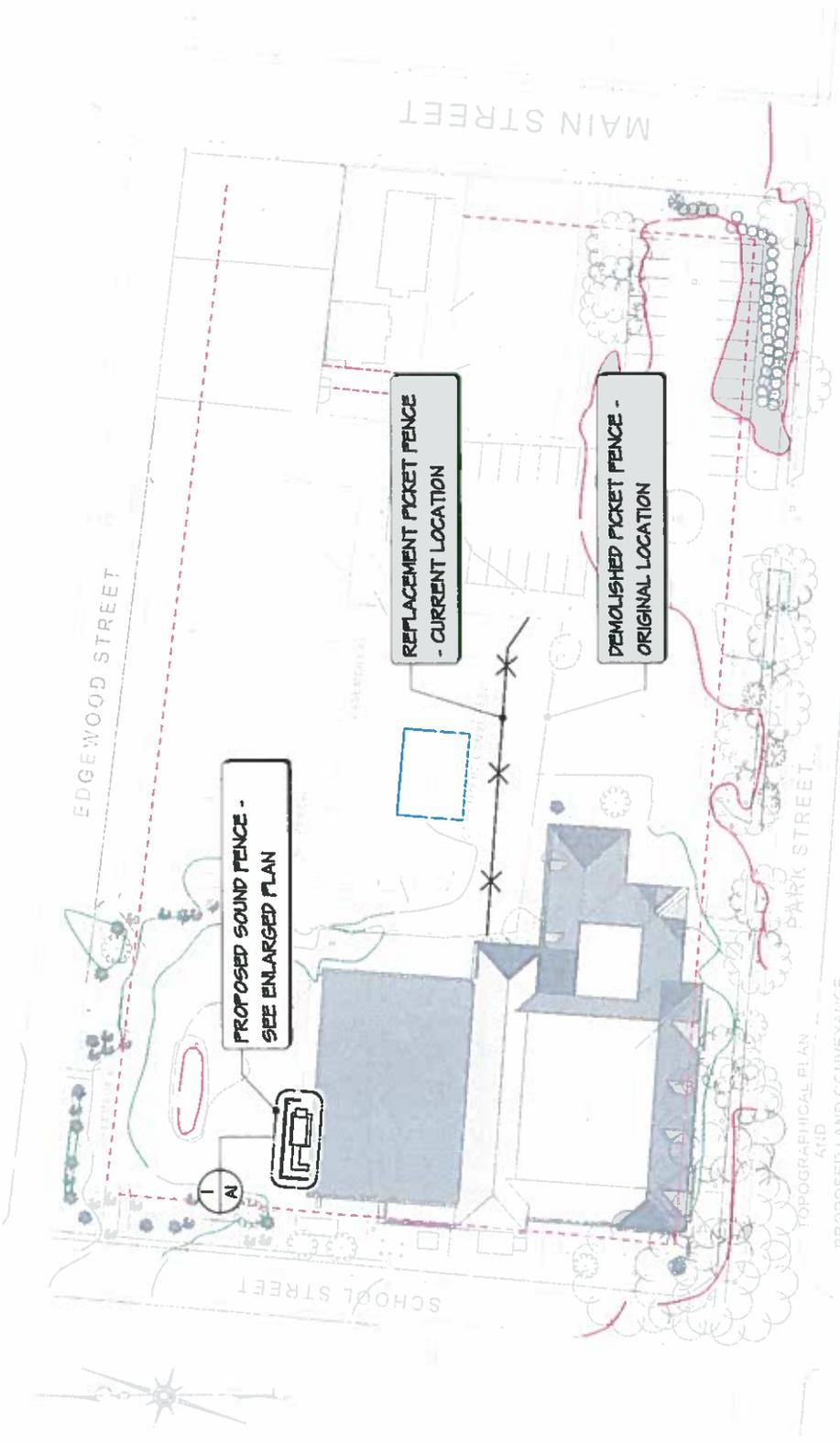
Detailed Project Description: Construct New 10' high sound mitigation fence to enclose the existing air handling unit located in the rear parking lot. New fence to be Western Red Cedar

After the fact approval for replacement and relocation of existing 6'-0" high cedar picket fence.

CLOSURE: SEASONAL OPEN YEAR ROUND

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

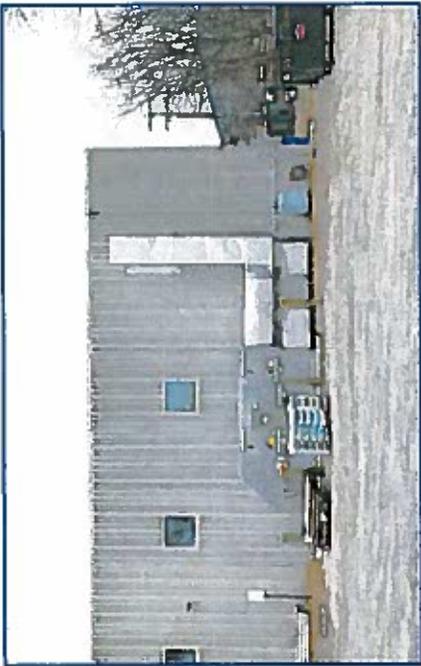
Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all facades to be altered and seen from a public street.	X
Color photographs or photo simulations of the buildings adjacent to the subject property.	X
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	X
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.	X
Photos or photo simulations of all existing fences or walls	X
Drawings or photos of the proposed wall or fence and/or a photo simulation of the wall or fence in place on the site.	X
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.	



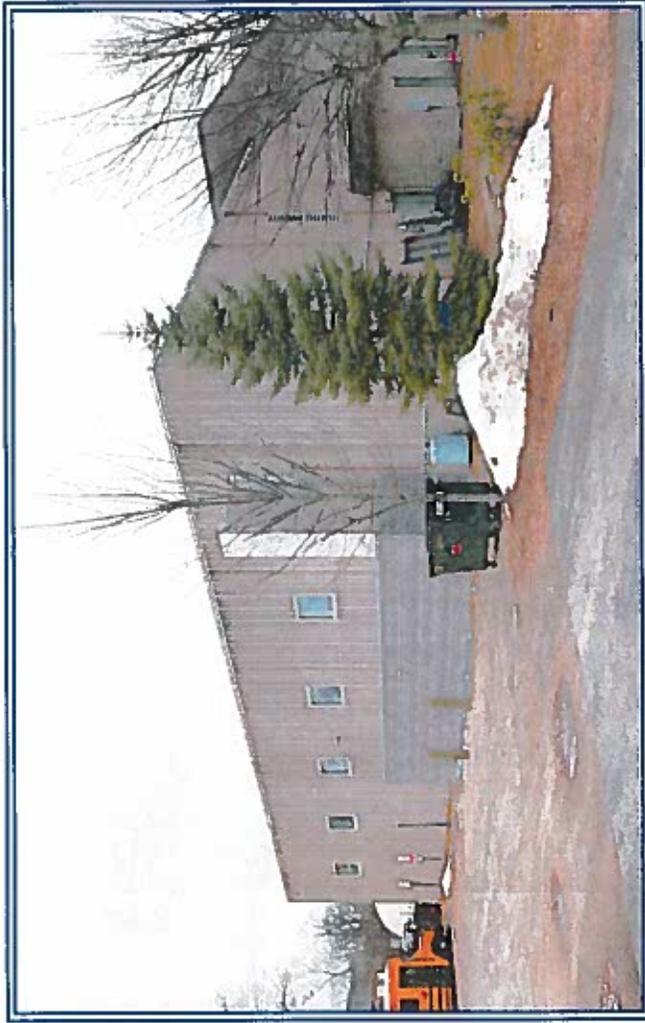
TOPOGRAPHICAL PLAN
AND
PROPOSED LAND CONVEYANCE
WITH RIGHTS OF WAYS
FOR THE MDI YMCA
BAR HARBOR
HANCOCK COUNTY MAINE

MDI YMCA PROPOSED FENCING
21 PARK ST. BAR HARBOR, ME 04609 FEBRUARY 6, 2020

PREPARED BY:
FRASER ASSOCIATES ARCHITECTS 207-804-4000



EXISTING - Looking south from rear parking



PROPOSED - Looking southeast from school street



EXISTING - Looking southeast from school street

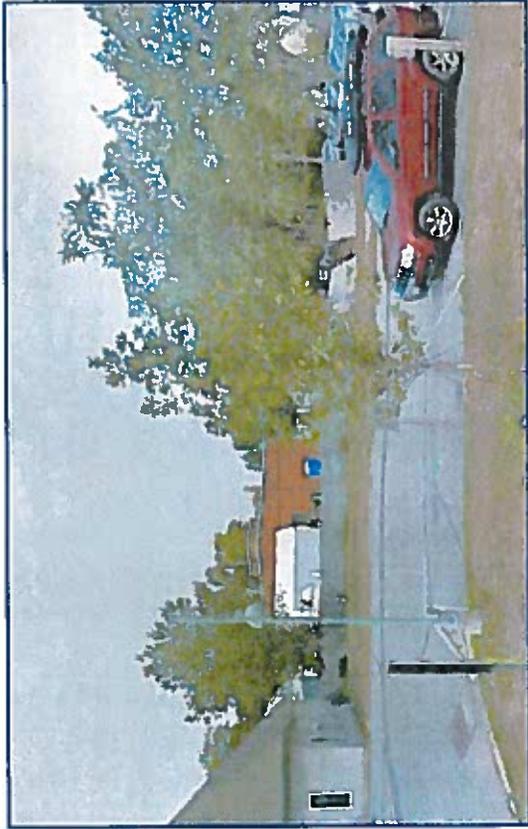
MPI YMCA PROPOSED FENCING

21 PARK ST. BAR HARBOR, ME 04600 FEBRUARY 6, 2020

PREPARED BY:

FRASER ASSOCIATES ARCHITECTS

207-804-4000



ORIGINAL - Looking North from Park Street



REPLACEMENT - Looking North from Park Street



REPLACEMENT - Looking North from property interior



REPLACEMENT - Looking East from property interior

MPI YMCA PROPOSED FENCING

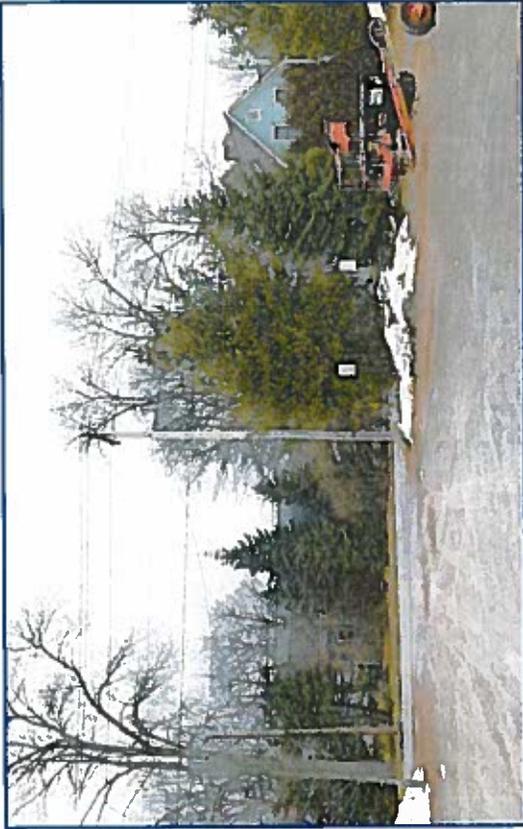
21 PARK ST. BAR HARBOR, ME 04609

FEBRUARY 6, 2020

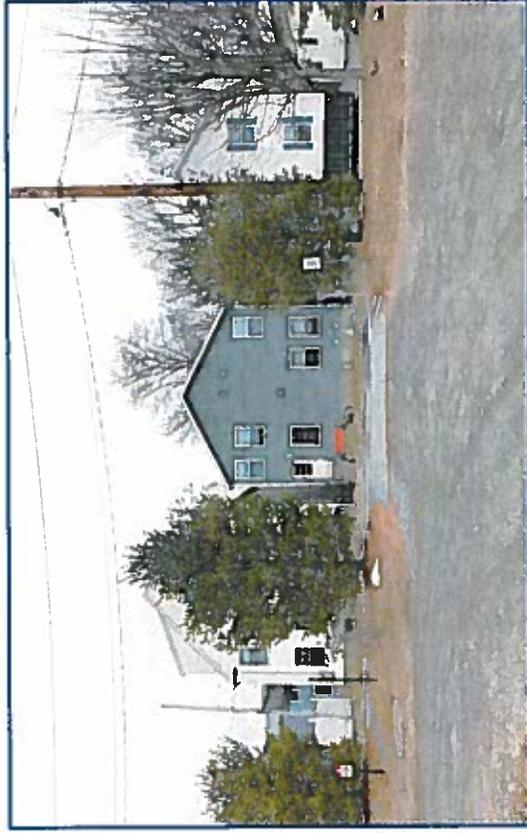
PREPARED BY:

FRASER ASSOCIATES ARCHITECTS

207-864-4600



ABUTTERS - Looking West from rear parking lot



ABUTTERS - Looking North from rear parking lot



ABUTTERS - Looking East from rear parking lot

MID YMCA PROPOSED FENCING

21 PARK ST. BAR HARBOR, ME 04609

FEBRUARY 6, 2020

PREPARED BY:

FRASER ASSOCIATES ARCHITECTS

2071-904-4000