

**DESIGN REVIEW BOARD**  
**PACKET OF MATERIALS**  
**MEETING APRIL 12, 2018**

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda  
Design Review Board  
April 12, 2018  
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**

a. March 22, 2018

**V. PUBLIC COMMENT PERIOD**

**VI. BUILDING PERMIT REMINDERS**

**VII. REGULAR BUSINESS**

**a. Certificate of Appropriateness – Continuation**

**Application:** DRB-2018-08

**Applicant:** Dana Pelletier

**Project Location:** 32 Cottage Street, 104-368-000

**Proposed Project:** Installation of Signage

**b. Certificate of Appropriateness**

**Application:** DRB-2018-09

**Applicant:** Garrett Fitzgerald for Bar Harbor Lobster Co.

**Project Location:** 297 Main Street, 107-190-000

**Proposed Project:** Changes to the Exterior of a Nonhistoric Building

**c. Certificate of Appropriateness**

**Application:** DRB-2018-10

**Applicant:** Eben Salvatore for Golden Anchor, LC

**Project Location:** 55 West Street, 104-010-000

**Proposed Project:** Installation of Fence/Freestanding Wall

**VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

**IX. ADJOURNMENT**

**Minutes  
Design Review Board  
March 22, 2018  
Town 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; Emily Dwyer, Member; Pancho Cole, Member; Peter Bono, Secretary; Steve Demers, Vice Chair; Andrew Geel, Member arriving at 6:03 P.M.*

**II. EXCUSED ABSENCES**

*There were none.*

**III. ADOPTION OF THE AGENDA**

*Mr. Cole moved to adopt the agenda as proposed. Mr. Bono seconded the motion and the Board voted 5-0 to approve the motion.*

**IV. APPROVAL OF MINUTES**

**a. February 8, 2018**

*Mr. Cole moved to approve the minutes of February 8, 2018 as proposed. Mr. Demers seconded the motion and the Board voted 5-0 to approve the motion.*

**V. PUBLIC COMMENT PERIOD**

*There was none.*

**VI. 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.*

**VII. REGULAR BUSINESS**

**a. Certificate of Appropriateness**

**Application:** DRB-2018-04

**Applicant:** Tom Hulbert, Black Friar Inn

**Project Location:** 10 Summer Street, 104-052-000

**Proposed Project:** Changes to Exterior Appearance of a Nonhistoric Building

*The applicant explained that the work had already been done so this was an after the fact request. He noted that the door was installed to let natural light into the dining room.*

*Mr. Cole stated that he thought the unusable door looked awkward. Mr. Demers added that he was troubled by the disconnect between the door and the other elements of the building. Mr. Bono read the ordinance requirements for proportionality of windows on a building.*

*Mr. Cole moved to approve the application as proposed. Ms. Dwyer seconded the motion and the Board voted 4-2 to approve the motion with Mr. Bono and Mr. Demers against.*

**b. Certificate of Appropriateness (Continuation)**

**Application:** DRB-2017-34

**Applicant:** Oli's Trolley

**Project Location:** 1 West Street, 104-038-000

**Proposed Project:** Installation of Signage

*Ms. Searchfield explained that there was no HUB of Bar Harbor to facilitate the approval of this project so the Chamber of Commerce took it over. She noted that the sign was designed by Mike Rogers who was on the original design committee within the HUB program. She also added that it was her understanding that the existing flower planter was going to be reconstructed but she didn't have those details. The Board discussed at great length the height of the sign and access to the electrical equipment.*

*Mr. Demers moved to approve the sign as proposed. Mr. Geel seconded the motion and the Board voted 6-0 to approve the motion.*

**c. Certificate of Appropriateness**

**Application:** DRB-2018-05

**Applicant:** Eric Allvin, Holbrook House

**Project Location:** 74 Mount Desert Street, 104-413-000

**Proposed Project:** Changes to Exterior Appearance of a Historic Building

*The applicant explained that this was where a window had been years ago and closed up at some point. Mr. Cole agreed that a window was needed on the gable end.*

*Mr. Cole moved to approve the application as submitted with the additional allowance to paint the trim red and any other door or window on that same side of the building. Mr. Demers seconded the motion and the Board voted 6-0 to approve the motion.*

**d. Certificate of Appropriateness**

**Application:** DRB-2018-06

**Applicant:** Scott Malone, MDI Hospital

**Project Location:** 315 Main Street, 107-191-000

**Proposed Project:** Installation of Signage

*The applicant explained that the sign would be hung on the existing bracket and secured with carabiner clips. There are no lights proposed.*

*Mr. Cole moved to approve the application as proposed with the condition that the bracket be as long as possible. Mr. Demers seconded the motion and the Board voted 6-0 to approve the motion.*

**e. Certificate of Appropriateness**

**Application:** DRB-2018-07

**Applicant:** D'Alessio Gallery

**Project Location:** 12 Mount Desert Street, 104-454-000

**Proposed Project:** Installation of Signage

*The Board reviewed the multi-tenant signage plan.*

*Mr. Cole moved to approve the signage plan as proposed. Mr. Bono seconded the motion and the Board voted 6-0 to approve the motion.*

*The Board discussed the existing signage, the lighting, the window lettering and recalculated the signage totals.*

*Ms. Sassaman moved to approve the signs on the doors and 2 windows for unit 1 as submitted (16.85 square feet) and a .5 square foot sign, a 2.3 square foot sign and a 72" X 27" sign for unit 2. Ms. Dwyer seconded the motion and the Board voted 6-0 to approve the motion.*

**f. Certificate of Appropriateness**

**Application:** DRB-2018-08

**Applicant:** Dana Pelletier

**Project Location:** 32 Cottage Street, 104-368-000

**Proposed Project:** Installation of Signage

*The applicant explained that he was proposing a 8' X 3' sign on the west side of the building and a 6' X 3' sign on the north side.*

*The Board pointed out to the applicant that he had not installed shutters that he had been approved for and the windows were not installed as approved.*

*Mr. Cole noted that this was too much signage on the corner of the building. Ms. Dwyer asked if the sign could be moved more to the right on the west side of the building. Mr. Demers agreed that these signs are too big for this building. It was suggested that a longer, shorter sign would look more appropriate on the west side of the building. The Board agreed that the colors of the signs didn't compliment the building and there was no connection between the colors.*

*Ms. Sassaman moved to table this application to the April 5, 2018 meeting. Mr. Cole seconded the motion and the Board voted 6-0 to approve the motion.*

**VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

*Mr. Demers and Ms. Dwyer will be absent from the April 12, 2018 meeting.*

**IX. ADJOURNMENT**

*Mr. Cole moved to adjourn the meeting at 7:52 P.M. Mr. Bono seconded the motion and the Board voted 6-0 to approve the motion.*

***Signed as approved:***

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**Peter Bono, Secretary**  
**Design Review Board, Town of Bar Harbor**

**Date**



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

DRB Application Number: DRB-18-09

Date: 3-30-18

Map & Lot: 107-190-000

**RECEIVED**

**MAR 30 2018**

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

**GENERAL INFORMATION:**

Project Location: BAR HARBOR LOBSTER CO.

street address  
297 MAIN STREET, BAR HARBOR, 04609

**APPLICANT INFORMATION**

Name: GARRET FITZGERALD Address: 52 RIVERVIEW ST.

City: PORTLAND State: ME

Email: GJKFITZ@GMAIL.COM

Phone: 207-266-3825

**PROPERTY OWNER INFORMATION**

Name: RESTAURANT REALTY, LLC Address: BAR HARBOR

City: \_\_\_\_\_ State: \_\_\_\_\_

Email: MICHAEL CHARLES BOLAND @GMAIL.COM

Phone: MICHAEL BOLAND 207-266-0540

\* NOTE : I WILL OWN THE PROPERTY AS OF 4-15-18

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: SARGENT INDUSTRIES Address: BAR HARBOR

City: \_\_\_\_\_ State: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: TOM SARGENT 207-664-8900

**TYPE OF PROJECT**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building                     | <input checked="" 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 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 \$25 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

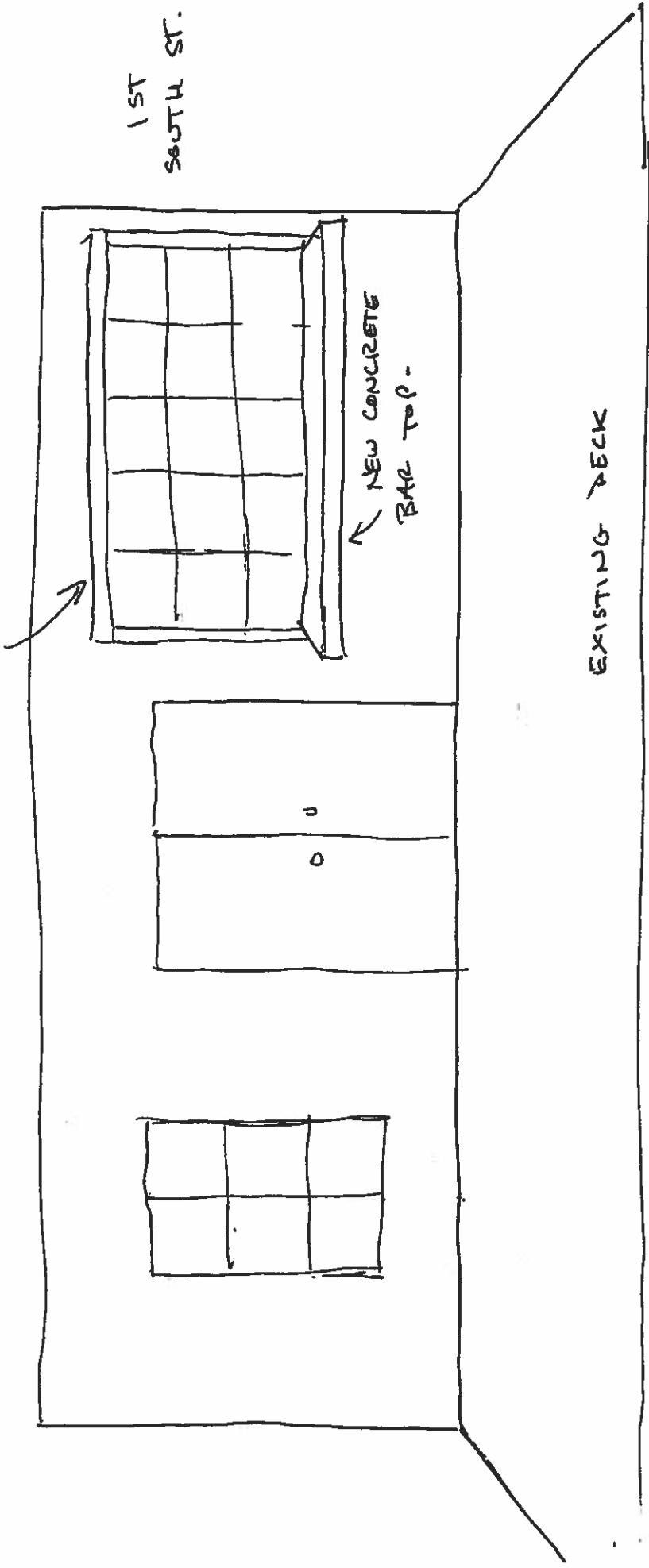
Signature of Applicant

## PROPOSAL FOR BUILDING PERMIT AND DESIGN REVIEW

BAR HARBOR LOBSTER CO.  
297 MAIN STREET  
BAR HARBOR, ME  
04609

- REPLACE EXISTING WINDOW WITH LARGER (45' x 90") WINDOW (SAME WHITE COLOR), HINGED HORIZONTALLY ACROSS THE TOP OF THE NEW OPENING.
- ADD BARTOP MADE OF CEMENT (GREY, SEALED) ACROSS BASE OF NEW OPENING OVERHANGING ONTO THE DECK AREA 20" TO ACCOMMODATE GUESTS SITTING AT BARSTOOLS.
- NEW OPENING TO BE TRIMMED IN THE SAME STILE AS EXISTING EXTERIOR DOORS AND WINDOWS. SAME COLOR.
- THE NEW WINDOW OPENING WILL ACT AS A NEW BAR SERVICE AREA FROM THE DECK WHICH ALREADY IS A SERVICE AREA FOR CUSTOMERS. WHEN THE WEATHER IS AGREEABLE, THE WINDOW WILL BE OPEN AND LATCHED ONTO THE EXISTING OVERHANG, PROVIDING INSIDE BARTENDER WITH ROOM FOR AN ADDITIONAL 5 CUSTOMERS.
- DURING INCLEMENT WEATHER AND THE WINTER, THE WINDOW WILL REMAIN CLOSED WHILE STILL PROVIDING LIGHT INDOORS AND LOOKING CONSISTENT WITH THE BUILDING'S CURRENT STYLE FROM THE OUTDOORS.
- ESTIMATED COST - \$2000

PROPOSED CONSTRUCTION  
45' x 90' OPENING w/ WINDOW  
90' CEMENT BARTOP EXTENDING 20" ONTO DECK.



MAIN ST.  
1.







BAR HARBOR LOBSTER



OPEN MONSAY



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

DRB Application Number: 2018-10

Date: 4/5/18

Map & Lot: 104-10

**GENERAL INFORMATION:**

Project Location: 35 West St  
street address

**APPLICANT INFORMATION**

Name: Eben Salvatore Address: 123 Eden St  
City: Bar Harbor State: ME  
Email: ebensalvatore@hotmail.com  
Phone: 561 573 6266

**PROPERTY OWNER INFORMATION**

Name: Golden Anchor LLC Address: 55 West St  
City: Bar Harbor State: ME  
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 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 \$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

Eben Salvatore  
Signature of Applicant

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

**Detailed Project Description:**

Construct a 40x20 shelter on pier  
material will be rough Sawn PT painted white

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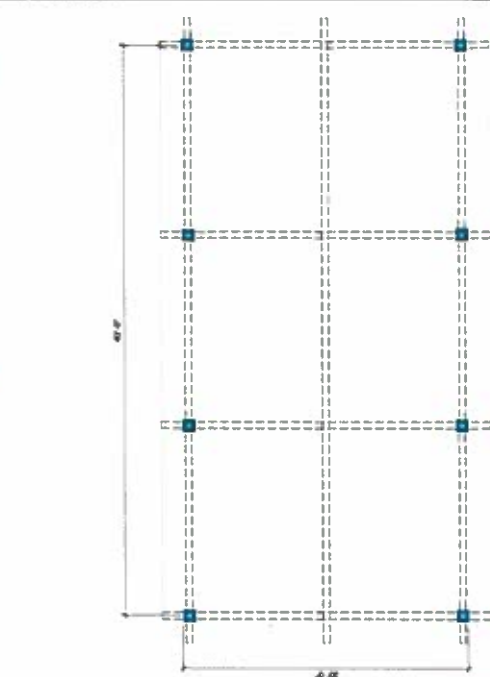
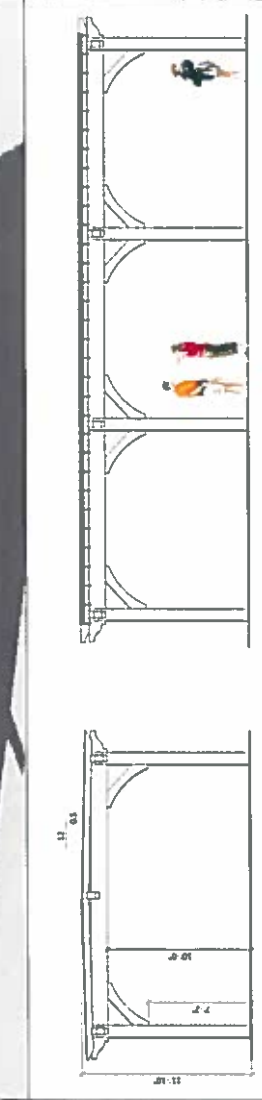
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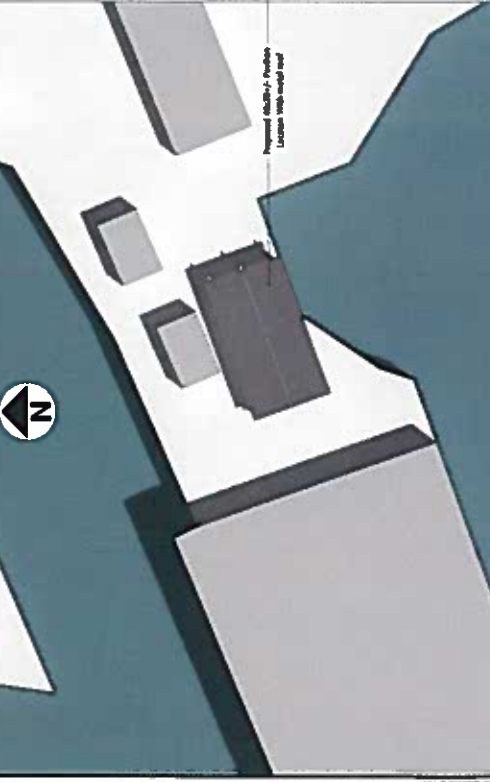
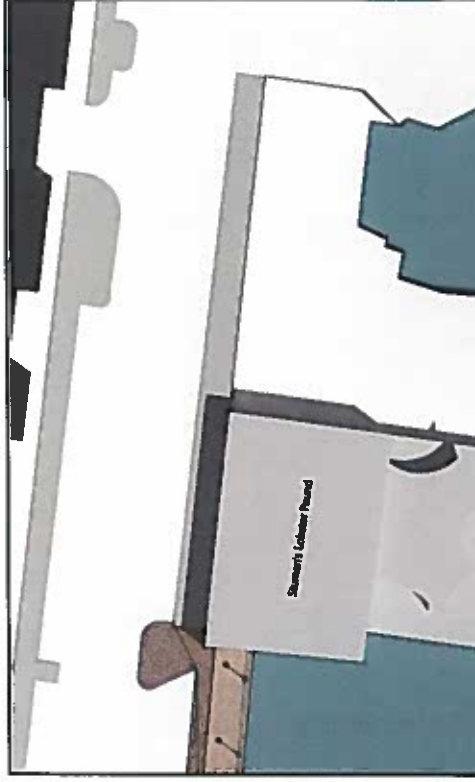
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A complete application to the Design Review Board shall contain the following information:

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.	✓
<b>NOTE:</b> <b>Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting.</b> <b>Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</b>	



12 Plan Layout  
 Scale: 1/4" = 1'-0"  
 A2.1



9 Site Locus Perspective  
 Scale: 1/8" = 1'-0"  
 A2.1



10 Site Location  
 Scale: 1/8" = 1'-0"  
 A2.1

