

DESIGN REVIEW BOARD

PACKET OF MATERIALS

MEETING SEPTEMBER 27, 2018

✓ Cover page with date

✓ Agenda

✓ Minutes for approval

✓ Applications

 *Supporting Documents

**Agenda
Design Review Board
September 27, 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. September 13, 2018

V. PUBLIC COMMENT PERIOD

VI. BUILDING PERMIT REMINDERS

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: DRB-2018-35

Applicant: Sign Services Inc

Project Location: 1513 State Highway 102

Proposed Project: Installation or changes in sign or awning

b. Continuation - Certificate of Appropriateness

Application: DRB-2018-32

Applicant: Brian Shaw for APTO Holding, LLC

Project Location: 67 Cottage Street, Map 104, Lot 092

Proposed Project: Changes to exterior appearance of historic building & Installation of a freestanding wall

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. ADJOURNMENT

**Minutes
Design Review Board
September 13, 2018
Town Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 6:03 P.M.

Members present: Barbara Sassaman, Chair; Steve Demers, Vice-Chair; Peter Bono, Secretary; and Andrew Geel, Member.

Town staff present: Janna Richards, Planning Director.

II. EXCUSED ABSENCES

Mr. Cole was an excused absence.

III. ADOPTION OF THE AGENDA

Ms. Sassaman moved to separate item F into part 1 and part 2 and to move part 1, with the applicant being Lark Studio, as the first item under Regular Business. Mr. Bono seconded the motion and the Board voted 4-0 to approve the motion.

IV. APPROVAL OF MINUTES

a. August 23, 2018

Mr. Bono moved to adopt the minutes as submitted. Mr. Demers seconded the motion and the Board voted 4-0 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

f. Certificate of Appropriateness

Application: DRB-2018-34, PART 1

Applicant: LARK Studio

Project Location: Newport Drive, Map 104, Lot 523

Proposed Project: Installation or changes in fences and freestanding walls

Mr. Mike Rogers represented the applicant. A pre-application review for the proposed landscaping project at the Bar Harbor Inn was held at the Board's August 23, 2018 meeting. Mr. Rogers described additions and modifications to the proposed project since

that meeting. He noted that a fence is not required around the pool because of its shallow depth and that lighting specifications are included in the submittal packet for the Board's review. Mr. Demers asked questions related to the location and appearance of the proposed screening, lighting, and landscaping. It was confirmed that a large, existing oak tree near the proposed building will remain and that while a specific fountain has not been chosen, it will be traditional in style.

Mr. Bono moved to approve the application regarding the landscaping and pool portion of the Bar Harbor Inn project as submitted. Mr. Demers seconded the motion. Mr. Geel asked if the fountain should be taken out of this application and brought back before the Board when a specific type was chosen. It was decided that this was not necessary and the Board voted 4-0 to approve the motion.

a. Certificate of Appropriateness

Application: DRB-2018-29

Applicant: Eden Builders

Project Location: 41 Mount Desert Street, Map 104, Lot 318

Proposed Project: Changes to exterior appearance of historic building

Mr. Todd Hardy represented the applicant. He provided a description of the proposed project, which is to construct an ADA ramp to access the church. The handrail color had not been finalized yet and could potentially be black or have a metal finish. The ramp would be concrete and there would be plantings surrounding the ramp to soften the appearance. Mr. Hardy noted that the intent was to make the ramp as simple as possible as to not take away from the appearance of the building. Mr. Bono read from a portion of section 125-114E of the ordinance that relates to renovations to a historic building to provide for handicap access and stated that the applicant has abided by the requirements in that section. Mr. Geel reiterated the need for plantings surrounding the proposed ramp to soften its appearance. It was noted that the concrete ramp would match the pathway. There was a discussion about the color of the handrail.

Mr. Demers moved to approve the application as submitted with the understanding that the handrail can be a painted steel of an appropriate color to blend in with the existing building and surroundings, and that there be some reasonable effort made to partly screen the concrete side walls. Mr. Geel seconded the motion and the Board voted 4-0 to approve the motion.

c. Certificate of Appropriateness

Application: DRB-2018-31

Applicant: Cheri & Aldo Miceli

Project Location: 110 West Street, Map 104, Lot 068

Proposed Project: Changes to exterior appearance of historic building

The applicant for item 6b was not present and so Mr. Geel moved to place agenda item 6b as the last agenda item under regular business. Mr. Demers seconded the motion and the Board voted 4-0 to approve the motion.

Mr. Greg Johnston represented the applicants for agenda item 6c. He provided a description of the proposed project, which is to re-construct the widow's walk that, according to a historical drawing, once existed on the front façade of the house. There would be no changes to the existing color of the home and the materials would match the materials on the front façade of the home (all wood). The height of the proposed railing would be 36". The windows inside the proposed widow's walk are proposed to be

replaced, but the replacement windows would match the existing windows, and the third floor windows above the widow's walk would be replaced by a door to match.

Mr. Demers moved to approve the application with the understanding that the third floor will have a four-lite over a single panel door to replace the window, the construction will be all wood, and the finishes will match the existing building. Mr. Geel seconded the motion and the Board voted 4-0 to approve the motion.

d. Certificate of Appropriateness

Application: DRB-2018-32

Applicant: Brian Shaw for APTO Holding, LLC

Project Location: 67 Cottage Street, Map 104, Lot 092

Proposed Project: Changes to exterior appearance of historic building

Ms. Audrey Parks, owner of the building, was the project representative. She provided a brief description of the proposed project. The discussion between the Board and Ms. Parks focused on the absence of windows on both the north and west elevations. It was determined that Ms. Parks would add windows that would match the style of the other windows on the building to, and that would make up at least 20% of the exterior wall space of, the north elevation; however, that she was not able to do so on the west elevation because of stipulations in the fire code. Ms. Richards indicated that she would get more information on the inclusion of windows on these elevations and the code. It was also explained that because this is a historic property it is to be reviewed by the Design Review Board even if it cannot be fully viewed from a public way.

Mr. Bono moved for the applicant to request more information and drawings from the builder regarding the installation of windows on the north elevation (drawing A-4 North) to meet at least 20% of the exterior wall space and to table a decision to the next meeting. Mr. Geel seconded the motion and the Board voted 4-0 to approve the motion.

e. Certificate of Appropriateness

Application: DRB-2018-33

Applicant: Geoffrey Fraser

Project Location: 452 State Highway 3, Map 208, Lot 092

Proposed Project: Installation or changes in sign/awning

Mr. Geel noted that he lives across the street from the subject property and that he would like to recuse himself. Ms. Sassaman moved to recuse Mr. Geel. Mr. Demers seconded the motion and the Board voted 3-0 to approve the motion.

Mr. Geoffrey Fraser and Mr. David Witham were the project representatives. Mr. Fraser provided a description of the proposed project. Mr. Fraser stated that there is no other signage aside from the proposed sign that is visible from the public way. He also noted that the sign area does not exceed 10% of the wall area that it is proposed to be attached to.

Mr. Bono moved to approve the application as submitted. Ms. Sassaman seconded the motion and the Board voted 3-0 to approve the motion.

f. Certificate of Appropriateness

Application: DRB-2018-34, PART 2

Applicant: Fraser Associate Architects

Project Location: Newport Drive, Map 104, Lot 523

Proposed Project: Construction of new building or expansion of non-historic building

Mr. Geel returned to the room and re-joined the Board.

Mr. Geoffrey Fraser and Mr. David Witham were the project representatives. Mr. Witham provided a background and a description of the proposed project, including the proposed new landscaping, pool, and breakfast building. Mr. Fraser provided a description of the proposed new building. The Board and the applicant reviewed the colors of the proposed building and the materials to be used on the exterior of the building. Other components of the proposed new building, including the lights, windows, and doors/entrance, were discussed.

Mr. Geel expressed concern that the proposed building does not match the styles of the buildings that exist on the property. Mr. Witham noted that the building was designed to incorporate the styles from the different distinct styles that exist on the property and to not attempt to match one of those styles perfectly. Mr. Demers spoke in favor of the proposed building. Mr. Bono expressed similar sentiments to Mr. Geel, expressing his concern that the building was not in character with the New England style of the Bar Harbor Inn. Mr. Fraser and Mr. Witham explained the features of the proposed building that were meant to match the features of other existing building on the property. Ms. Sassaman inquired about specific features of the proposed building, including the windows and the paneling. Mr. Fraser confirmed that the utilities will be located underground and that the proposed lights will not be greater than 3000k.

There was more discussion about the compatibility of the style of the proposed building to the buildings existing on the property. Ms. Charlotte Evanofski of Lark Studio came forward to add that there is a significant level of screening between the Shore Path and the proposed building.

Ms. Sassaman moved to approve the application as submitted. Mr. Demers seconded the motion and the Board voted 4-0 to approve the motion.

b. Certificate of Appropriateness

Application: DRB-2018-30

Applicant: Eric & Michelle Allvin, ME Properties LLC

Project Location: 74 Mount Desert Street, Map 104, Lot 413

Proposed Project: Changes to exterior appearance of historic building

Mr. Eric Allvin represented the applicant and provided a description of the proposed project. There were some questions asked about the different facets of the proposed project for clarification purposes. Mr. Geel suggested that the storage door be green to match the surrounding shingles and thus mute its appearance.

Ms. Sassaman moved to approve the application as submitted with the following: remove the lattice and vinyl siding on the lower level and replace with green malbec shingles; replace three windows with parasol awnings matching the third floor awning and removing the other two windows completely; paint all east elevation and second story of Mount Desert Street side trim in red to match existing; the bay windows on the east and the porch windows on the east and north will remain white; paint the sunporch stair door red, the overhang to match existing, and the adjacent storage door green to match shingles; and the new owners deck fence is to be white to match the fence in the application. Mr. Geel seconded the motion. Mr. Demers asked a question pertaining to a window on the first floor level. With no further discussion, the Board voted 4-0 to approve the motion.

VIII. OTHER BUSINESS

a. Pre-Application Review

- i. The applicant (Patrick Taber from the Jackson Laboratory) is seeking an informal review and Board member questions and comments on the installation/changes to a campus signage plan.

Mr. Patrick Taber and Mr. Boyd Morrison were the project representatives. They provided a description of the proposed campus signage plan, including the location and appearance of the different types of signage. The Board only expressed concern about the size of some of the signage. It was determined that the Board and the applicant could hold a site visit before the next meeting to view the size and location of the signage in the field.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

- a. Workshop on proposed changes to the DRB Overlay District to be held Thursday, September 20, 2018.

Ms. Sassaman reminded the Board of the upcoming workshop and asked that the Board review the materials prepared by the Planning Director in preparation of the workshop.

X. ADJOURNMENT

Mr. Sassaman moved to adjourn the meeting at 9:08 P.M. Mr. Bono seconded the motion and the Board voted 4-0 to approve the motion.

Signed as approved:

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

Date



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

SEP 17 2018

DRB Application Number: 18-35

Date: _____

Map & Lot: 219-030-000

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: 1513 State Hwy 102
street address

APPLICANT INFORMATION

Name: Sign Services Inc Address: 512 Wolfboro Rd
City: Stetson State: ME
Email: Sara@Sign Services of maine.com
Phone: 207-296-2400

PROPERTY OWNER INFORMATION

Name: Hammond Lumber Co. Address: 1513 State Hwy 201
City: Bar Harbor State: ME
Email: mhammond@hammondlumber.com
Phone: 207-667-7134

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Sign Services Inc Address: 512 Wolfboro Rd
City: Stetson State: ME
Email: Sara@Sign Services of maine.com
Phone: 207-296-2400

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 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

Sara E Hatch
Signature of Applicant

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

Detailed Project Description: Conversion from EBS to Hammered Lumber

- Lexan overlay on existing pylon sign w/ new message track + letters.
- Removal of EBS Building Supplies individual letters. replaced with Dr-Bord Panel with Hammond Lumber lettering (vinyl) @ locations

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).	NA
Letter of Authorization if applicant is different than the building owner.	✓
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan if one is available. If not, please contact the property owner to provide one for you.	NA
<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>	

No. & Street: 1513 State Highway 102 (North side of Street)

Map ---Block ---Lot: 219 -030-000

Zoning District: Town Hill Business

Use: Lumber Yard and Store

Minimum Lot Size: 40,000 square feet

Minimum Road Frontage: 200 feet

Front Yard Set Back: 75 feet

Site Yard Set Back: 25 feet

Rear Yard Set Back: 25 feet

Maximum Height: 40 feet



Auburn · Bangor · Bar Harbor · Belfast · Belgrade · Blue Hill
Boothbay Harbor · Brunswick · Bucksport · Calais · Camden
Cherryfield · Damariscotta · Ellsworth · Fairfield · Farmington
Greenville · Machias · Portland · Rockland · Skowhegan

August 30, 2018

Town of Bar Harbor
Code Enforcement Division
93 Cottage Street, Suite I
Bar Harbor, ME 04609
Attn: Angela M. Chamberlain
Code Enforcement Officer

**Re: Notice of Violation #219-030-000
Property Located at 1513 State Highway 102, Bar Harbor, Maine**

Dear Ms. Chamberlain,

We are in receipt of your Notice of Violation dated August 8, 2018 and provide the following information for you in response. Please note that on June 27, 2018 Hammond Lumber Company ("HLC") announced that it had acquired the business of Ellsworth Business Supply, Inc. ("EBS") and Ellsworth Falls Lumber Co., Inc. ("EFL"). This transaction constituted a purchase by HLC of the ownership interest of EBS and EFL. The businesses of EBS and EFL, and all their rights relating thereto continued without change as a result of this transaction, including at the Bar Harbor location noted in the Notice of Violation.

Your Notice of Violation indicates that you believe a new sign was installed at the Bar Harbor location. However, no new sign was erected. The existing pylon sign by the road containing the name of EBS was merely replaced with a new sign panel indicating it was now part of the HLC group of companies. HLC and EFL worked with Sign Services, a licensed vendor, and are authorized to pull permits on our behalf for the sign modification. If you desire to contact them directly, you can reach our contact at:

Sign Services
512 Wolfboro Rd.
Stetson, ME 04488
www.signservicesofmaine.com
Attn: Sara Hatch
Phone: 207-296-2401

We hope that this information will assist you with more fully understanding this situation. Once you have had an opportunity to review the letter, I will direct Sara Hatch to follow-up with a phone call to you to answer any remaining questions you may have.

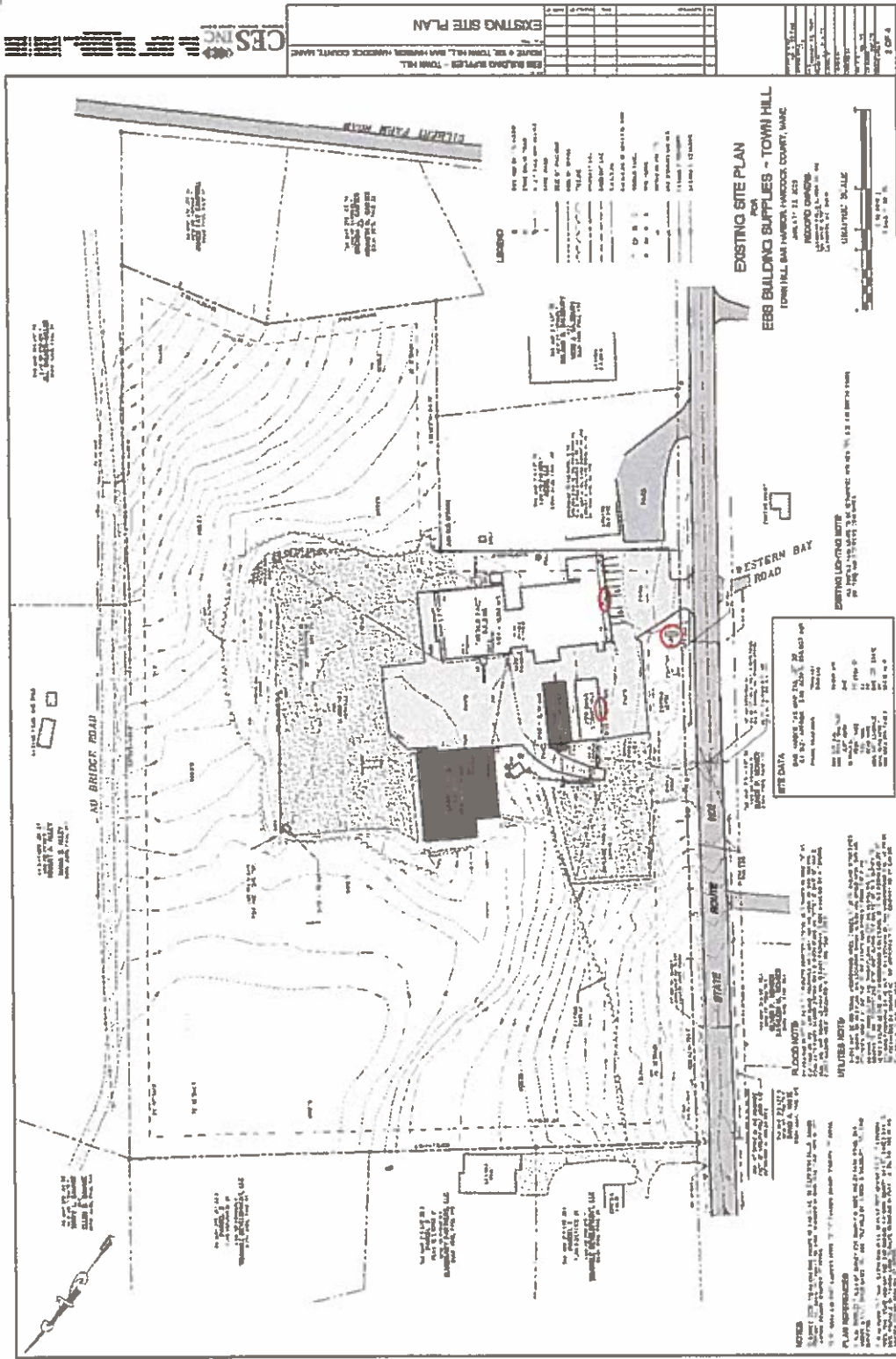
Sincerely,

Michael J. Hammond
President

Family Owned and Operated Since 1953

Visit us on line at: www.hammondlumber.com • Call us Toll Free at 1-866-HAMMOND

Locations of signs being asked



Google Maps 1541 Main St



Image capture: Jul 2011 © 2018 Google

Bar Harbor, Maine

Google, Inc.

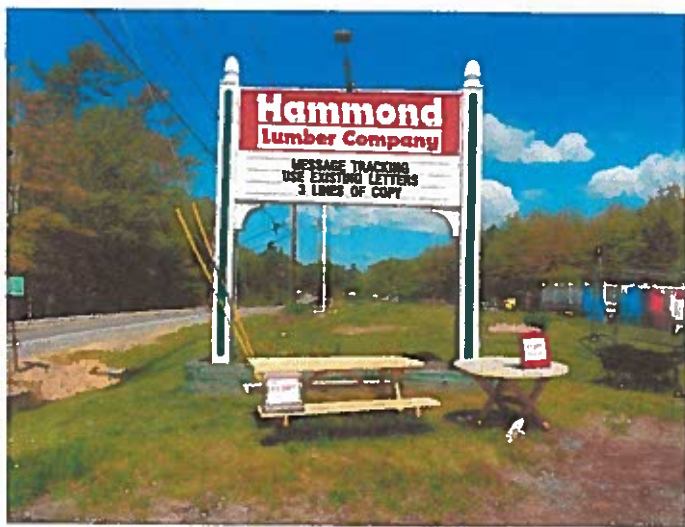
Street View - Jul 2011

1513 Ma

Mot

RED R
CORN





New lexan inlay panel with vinyl graphics and tracking
67" x 136"
No size change.
63.25 sq. ft



Leave as is.
16 sq. ft



Leave as is
30 sq. ft



Remove existing letters
and Replace with BI-bond
Panel with vinyl Graphics
Existing: 36" x 74"
New: 36" x 86"
24 sq. ft.

MISCELLANEOUS PAYMENT RECPTH: 389691
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 09/17/18 TIME: 13:59
CLERK: mporter DEPT:
CUSTOMER#: 0

PARCEL:

CHG: REVBD REVIEW BOARD FE 26.00

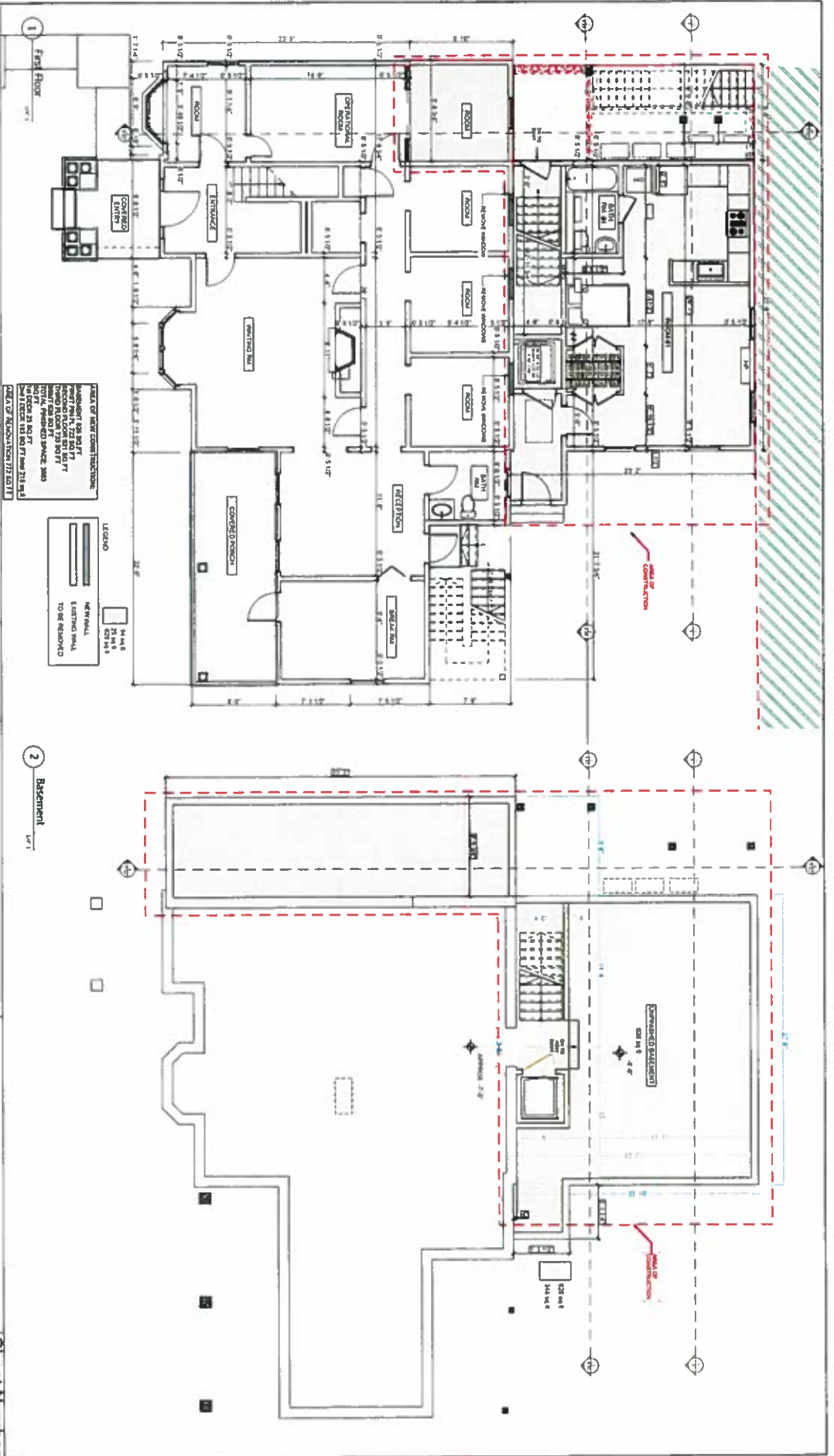
AMOUNT PAID: 26.00

PAID BY: HAMMOND LUMBER
PAYMENT METH: CHECK
5812

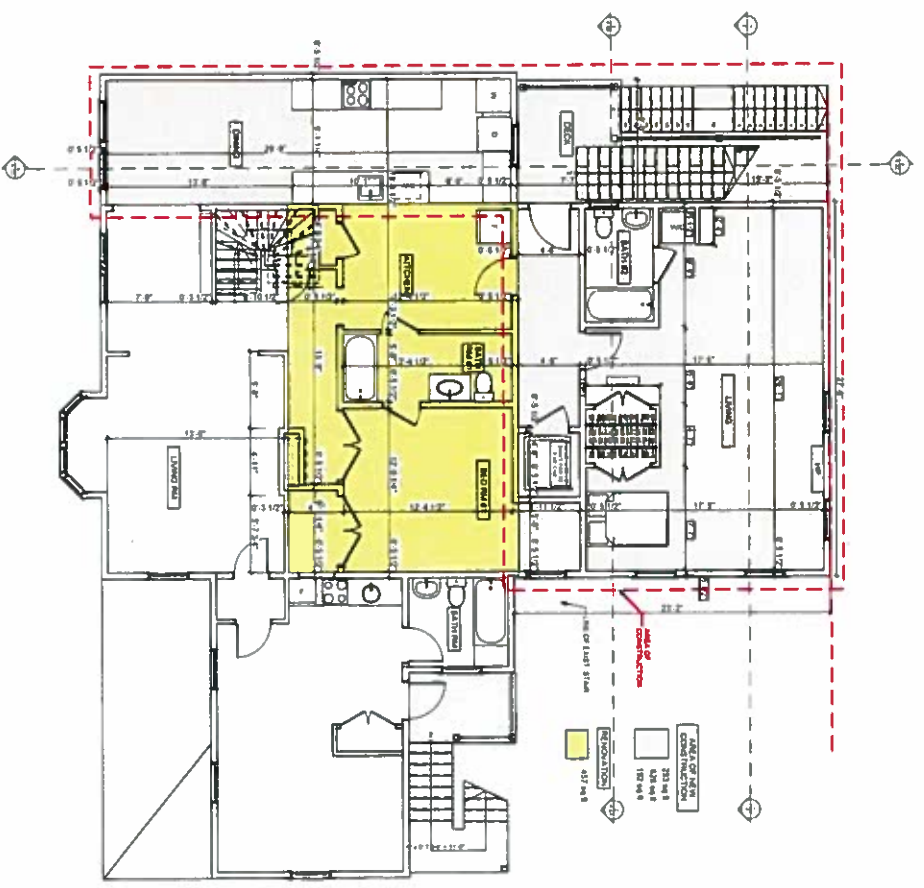
REFERENCE:

AMT TENDERED: 26.00
AMT APPLIED: 26.00
CHANGE: .00

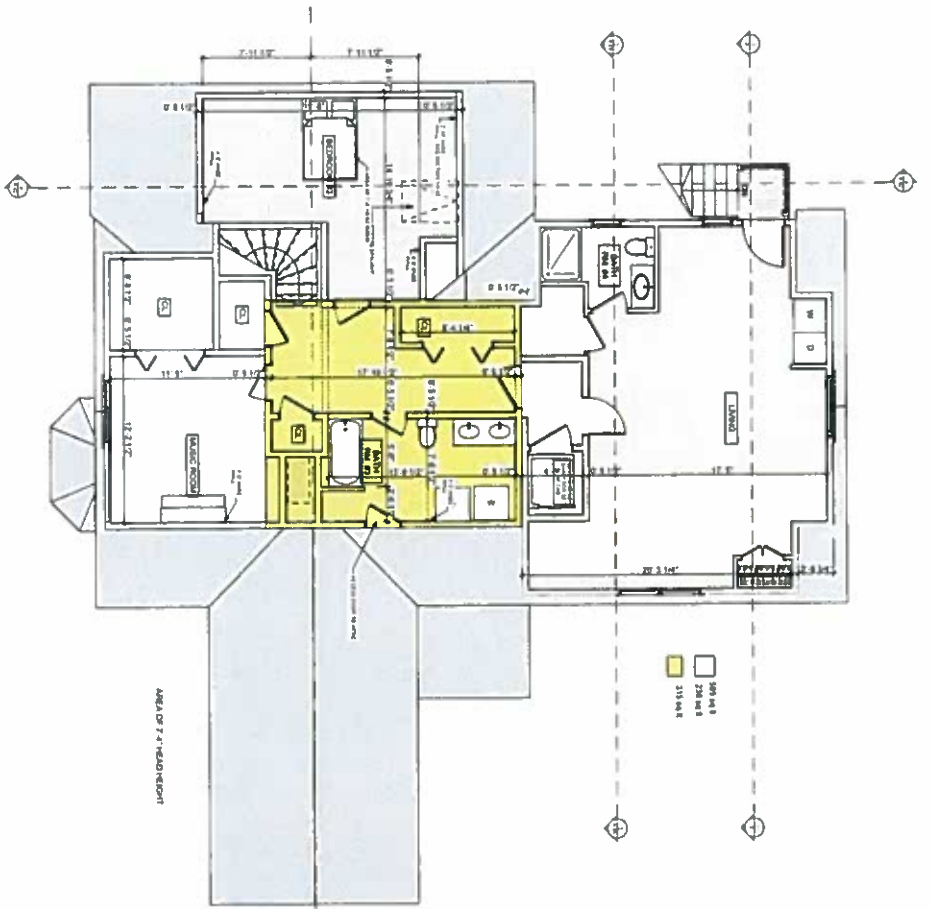
Brian D. Shaw Inc.



Architect:	Contractor:	Job:	Sheet Number:
Brian D. Shaw Inc.	[Name]	MDI Dental Arts	A-01
Date:	Date:	Scale:	
09/10/2018	09/03/2018		

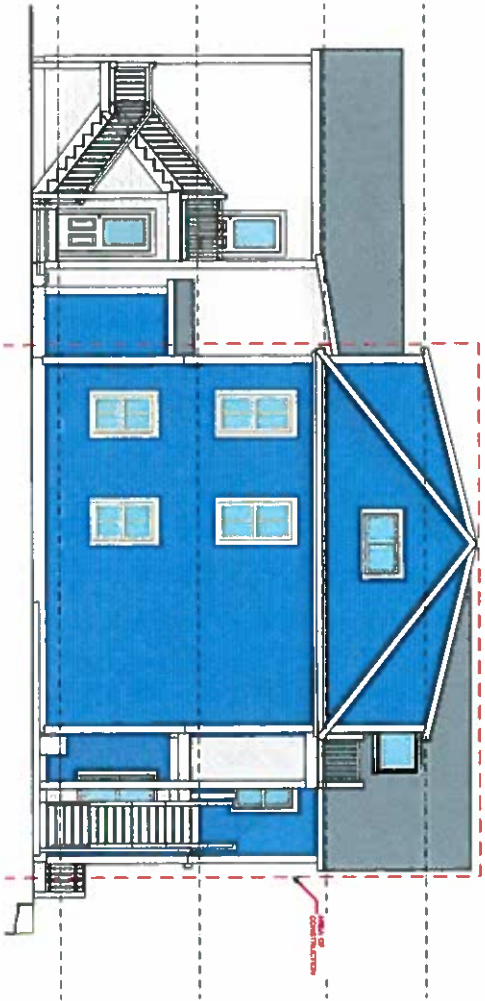


1 Second Floor



2 Third Floor

<p>Brian D. Shaw Inc.</p>	<p>REV 1 09/03/2018</p>	<p>Architect: Brian D. Shaw Inc.</p>	<p>Job: MDI Dental Arts</p>	<p>Sheet Number A-02</p>
<p>Contractor: Brian D. Shaw Inc.</p>	<p>Date: 09/03/2018</p>	<p>Architect: Brian D. Shaw Inc.</p>	<p>Date: 09/03/2018</p>	<p>Scale: 1/8" = 1'-0"</p>



1 North Elevation

Brian D. Shaw Inc.

REV 1
DATE 09/16/2018

Architect:

Contractor:

Job: MDI Dental Arts

Date: 09/03/2018

Scale:

Sheet Number

A-04