Minutes
Design Review Board
Thursday, December ~~10~~ 12, 2015
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, Martha Searchfield, Secretary, Pancho Cole, Member and James Collier, Member. Also in attendance was Bob Osborne, Planning Director. Erin Early Ward was present, Steve ~~and~~ Demare

II. ADOPTION OF THE AGENDA

Member Cole moved to adopt the agenda. Mr. Collier seconded the motion. The Board voted five in favor and none against the motion.

III. APPROVAL OF MINUTES

a. November 12, 2015

Member Collier moved to approve the November 12, 2015 minutes and Member Cole seconded the motion. The Board voted three in favor and none against (with two abstentions) the motion to approve the minutes.

IV. 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.

V. REGULAR BUSINESS

a. Certificate of Appropriateness
Application: DRB-2015-39
Applicant: Mathilde A Reznik, DMD
Project Location: 333 Main Street, 108-070-000
Proposed Project: Changes to Exterior Appearance of Nonhistoric Building (revision of previous approval)

Dr. Mathilde Reznik spoke to the Board about their project and their wish to revise the previously approved plan. She noted ~~three~~ four changes: changes in the pitch of the roof; changes of the color scheme; and adjustments to the roof and walls. window changes The roof was proposed to be metal in dark gray with trim in dark gray. All of the siding is now wood composite. It was noted that architect John Gordon was not involved now.

Mr. Demers expressed that the façade as proposed is 25 feet with no break and that is out of character with the neighborhood. He also noted that the profile is changed from the previously approved plan.

Ms. Early Ward suggested that the façade and profile should better relate to neighboring properties.

Chair Sassaman indicated that the dormer would be improved if it did not extend to the edge of the front wall of the building.

Mr. Cole suggested that 32 inched to 40 inches would be a typical distance from the dormer to the front of the building where the profile of the roofline would be seen.

Chair Sassaman noted that the same material was shown for the entire front façade which is evidently fiber cement siding. She asked if the water table trim could be adjusted to delineate the upper "private" space from the lower "public" space. Or could the lower section have a larger to-the-weather siding spacing and smaller spacing on the upper section. Or just a change in color with the lower section being darker than the upper section.

Chair Sassaman sketched on the plan to communicate her thoughts. She indicated that the colors are ok; the dormers would be pulled back three feet from the front wall; the water table would be retained; the northern face trim line water table to extend the full way around and no solar panels at this time.

Clapboard siding is approved.

Ms. Early Ward made a motion that the revision be approved with the following conditions: 1) Retain water table below second story windows around the building; 2) Colors approved; 3) Create a three foot setback at least at the Main Street side gable roof for the dormer setback; 4) Recommend that setback should meet the other building next door; 5) Recommendation of a TTW siding difference between or different material above and below water table.

Mr. Cole seconded the motion. The Board voted five in favor and none against the motion to approve the revisions to the certificate of appropriateness with the noted conditions.

It was discussed that a revised set of plans would be required in order for the Code Enforcement Officer to issue a building permit given the revisions approved no longer match the building construction plans.

b. Certificate of Appropriateness
Application: DRB-2015-40
Applicant: Jack Coopersmith (Jack's Jewelry)
Project Location: 23 Main Street, 104-127-000
Proposed Project: Changes to Exterior Appearance of a Historic Building

Mr. Cole indicated that he needed to be recused for this item.

Chair Sassaman made a motion to recuse Mr. Cole. Ms. Early-Ward seconded the motion which was approved four in favor and none against.

Jack Coopersmith spoke to the Board about their proposal to replace the rotted siding and trim. He indicated that they propose to use a composite material made of fiberous cement. It would be painted in an Autumn Tan color and be horizontal siding on the upper portion of the building and shake shingle type composite material on the lower siding with trim boards in the Chestnut color. He showed samples of both to the Board. He indicated that the lighting will be removed from the building in order to replace the siding.

Mr. Collier moved to approve the certificate of appropriateness with the condition that the store wide frieze board under the roof be the same color as the trim in the colors provided. The siding would be hardie siding. Ms. Early-Ward seconded the motion which was approved four in favor and none against.

c. **Certificate of Appropriateness**
   Application: DRB-2015-41
   Applicant: Strawberry Hill, Inc. (retail and office uses)
   Project Location: 200 Main Street, 104-489-000
   Proposed Project: Construction of New Building

Mr. Collier indicated that he needed to be recused on this item.

Mr. Cole moved to recuse Mr. Collier. Mr. Demers seconded the motion which was approved four in favor and none against.

Noel Musson and Brian Shaw spoke representing the applicant. They indicated that the project would utilize Harvard gray roofing shingles, tan shake shingles and green trim and showed examples of each to the Board. The proposed windows are egress windows and double hung. The colors are called Marvin green and the shingles in Bleaching Oil.

The Board and applicant discussed the location of the 2nd floor level frieze board trim and shingle flare as it related to the first floor windows; they suggested that the barn style (LED) lights should have a Kelvin rating between 2,700 and 3,000; a point was made that, if the spots were located below the windows at the rear, they would be more easily maintained. These spotlights should not shine onto the neighbors' properties.

The applicant asked that the stairs be flipped from the drawing presented so that the bottom was at the south rather than the north. The Board saw no problem with that change.

A multi-tenant signage plan should be provided.

After some discussion Ms. Early-Ward made a motion to approve the certificate of appropriateness with the following conditions: Relocate the two spots at or below the second story windows. Turn the stairs (bottom at the south). Enlarge the transom.

*Lighting to be limited to 2,700 to 3,000**K** and not in direction of neighbors. Cedar shingles for siding.*

Mr. Cole seconded the motion. The motion to approve the application with the conditions noted passed with four in favor and none against.

d. Certificate of Appropriateness
Application: DRB-2015-42
Applicant: Brian Moon (firewood stand)
Project Location: Next to 1552 State Highway Rt. 102, 219-007-000
Proposed Project: Installation of Outdoor Storage/Display

Brian Moon described the project as a small firewood stand and showed the Board photos of the stand and the sign.

Ms. Early Ward moved to approve the certificate of appropriateness as presented. Mr. Cole seconded the motion. The Board voted four in favor and none against.

VI. DISCUSSION ITEM

a. Article 13 Informal Discussion.

The Board discussed portions of the Land Use Ordinance contained in Appendices A & B. Chair Sassaman noted a number of errors in the existing appendices. It was determined that properties listed on the National Register should be included in Appendix A. "

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

NONE

VIII. ADJOURNMENT

Mr. Cole moved to adjourn the meeting at 5:41 P.M. Mr. Demers seconded the motion and the Board voted four in favor and none against the motion.

Signed as approved:

1/26/2016

~~Martha Searchfield,~~ Secretary **Date**
Design Review Board, Town of Bar Harbor
ERIN EARLY-WARD