

Minutes
Design Review Board
Thursday, February 11, 2016
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; Steve Demers, Vice Chair; Erin Early Ward, Secretary; Pancho Cole, Member and James Collier, Member. Also in attendance was Bob Osborne, Planning Director.

II. ADOPTION OF THE AGENDA

Secretary Early Ward 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. January 28, 2016

Vice Chair Demers moved to approve the January 28, 2016 minutes and Secretary Early Ward seconded the motion. The Board voted four in favor and none against (with one abstention) 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-2016-03

Applicant: H&P Enterprises, LLC

Project Location: 16 Mt. Desert Street, 104-452-000

Proposed Project: Construction of New Building

Peter Hastings spoke to the Board about their project and their wish to construct a four story building for use as hotel, retail space and employee housing. The treatment of the roofing, siding and other items such as the building's profile were discussed to clarify what is proposed.

The Board worked through the criteria found in 125-114B Standards relating to visual compatibility. The primary issue was that the four-story building as proposed is vertically massive compared to other building in the area. A considerable amount of discussion centered on the idea that the proposed building doesn't visually relate well neighboring buildings and that a solution should be found that would allow the building to not appear as a full four-story building.

After a considerable amount of discussion the Board and applicant discussed tabling the item until March when a revised plan could be presented that could reduce the sense of mass that the current design conveys.

It was suggested that there should be both an option for four-story and three-story designs, and the Board is open to looking at both designs. It was also suggested that the transition points for building mass and setbacks in the neighborhood should be identified more clearly for the next meeting.

The Board indicated that they are fine with the color and surface treatments. The Board expressed no issues with the design of the breezeway.

No action was taken and the Chair moved on to the next item.

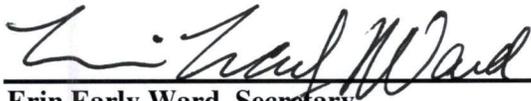
VI. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

NONE

VII. ADJOURNMENT

Mr. Cole moved to adjourn the meeting at 5:20 P.M. Ms. Early Ward seconded the motion and the Board voted five in favor and none against the motion.

Signed as approved:


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

3/10/2016
Date