

**Minutes  
Design Review Board  
Thursday, March 24, 2016  
Council Chambers – Municipal Building  
93 Cottage Street  
4:00 P.M.**

**I. CALL TO ORDER**

*The meeting was called to order at 4:03 P.M. Members present: Barbara Sassaman, Chair; Steve Demers, Vice Chair; James Collier, Member and Pancho Cole, Member. Also in attendance was Bob Osborne, Planning Director.*

**II. ADOPTION OF THE AGENDA**

*Mr. Demers moved to adopt the agenda and Mr. Cole seconded the motion which passed four in favor and none against. Later typos were identified in the agenda with the project statements for item a and b had been switched. The Board propose that changes were made to the Holy Redeemer and Travlin' Lobster agenda items to correct the issue. ~~Mr. Cole~~ made the motion to make the corrections to the agenda. Mr. Cole seconded the motion which was approved unanimously.*

*Mr. Collier*

**III. APPROVAL OF MINUTES (March 10, 2016 and March 17, 2016)**

*Mr. Cole made a motion to approve the minutes of March 10, 2016 as printed. Mr. Collier seconded the motion and the Board voted four in favor and none against.*

*The March 17, 2016 minutes were discussed. It was noted that regarding the Boland item that the balusters were not approved per the drawings. It was noted that the Board worked with the applicant on the application as the drawings were not adequate. Mr. Cole moved to approve the March 17, 2016 minutes with the noted changes. Mr. Demers seconded the motion which was approved three in favor and none against with one abstention.*

**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-2016-10

**Applicant:** Rev. John Skehan - Holy Redeemer Catholic Church and Parish House

**Project Location:** 56 Mt. Desert Street and 21 Ledge lawn Street, 104-419-000

**Proposed Project:** Demolition of Historic Building (Non-contributing addition)  
Alteration of Historic Building and Construction of New Building.

*Carla Haskell and Father John Skehan spoke to the Board about the proposed project and the application. They indicated that they propose to demolish the attached parish house, refurbish the exterior wall of the Holy Redeemer Catholic Church building and finally construct a new parish house as shown in the plans.*

*The Board asked for a clarification from the Planning Director as to what the Board is being asked to do on this application.*

*Mr. Osborne indicated that the church and parish house are regarded as one building. The request is to demolish a non-contributing element of a historic building, make alterations to a historic building and construct a new building on or near the footprint of a portion of the existing historic structure. Thus, it is determined that the Board must approve all elements involved: demolition, alteration and new construction.*

*Ms. Haskell discussed the condition of the existing parish house and noted that it is in a poor state of repair. She indicated that once the building is demolished the repairs to the stone work of the church building can be accomplished. They noted that the doorway would remain in the church building.*

*The Board asked questions regarding the decision to orient the house with the eave parallel to the street rather than to have the gable end to the street. Father Skehan indicated that the site was a major factor as it was wide but not deep. It was noted that the proposed orientation was the same as the existing parish house so the layout would seem familiar. It was noted there are many houses on the street with the eave to orientation.*

*Mr. Collier made a motion to approve the application as presented. Mr. Demers seconded the motion which was approved unanimously.*

**b. Certificate of Appropriateness**

**Application:** DRB-2016-11

**Applicant:** The Travelin' Lobster, LLC

**Project Location:** 1059 State Highway 102, 219-023-000

**Proposed Project:** Changes to Exterior Appearance of Non-Historic Building, Installation of Outdoor Vending Machine, Installation of Fences (bollards).

*Kelly Corson spoke to the Board about the application. She noted that the proposal was to add an open-air roof to the existing building to create a covered cooking area that would not generally be open to the public. They also propose to add bollards to the parking area to limit vehicular travel and they propose to locate a vending machine next to the building.*

*The Board discussed two options for the proposed roof. One would be a roof that would not have a gable and the other would be a gabled roof. The Board discussed that either option was reasonable to them.*

*The bollards in the parking area were proposed to be round post bollards with rope connecting from one to the next.*

*The vending machine (soda) would not be very visible from the street and it would not be lighted.*

*Mr. Collier noted his objection to a proliferation of vending machines.*

*Mr. Collier made a motion to approve the application for certificate of appropriateness with the option for either roofline. Mr. Cole seconded the motion which was approved unanimously.*

**c. Certificate of Appropriateness**

**Application:** DRB-2016-12

**Applicant:** Finback Ale House

**Project Location:** 30 Cottage Street, 104-396-000

**Proposed Project:** Changes to Exterior of Non-historic Building

Robert Ervin, AIA spoke to the Board about the project and application. He indicated that the proposal was to make changes to the front façade of the building. They would remove the canopy. They would relocate the entry of the building. They would open up the street level of the façade with a Simpson overhead door system that will allow open air dining when the weather allows. The entire front façade would be clad with cedar shakes. The doors and windows would be replaced. The windows would be Marvin direct replacements.

The Board discussed the doorway to the apartment noting that it is a bit lower than the other doors. It was suggested that it could be raised to match the same height as the other doors. The Board discussed the overhead door noting that it is four panels high and three panels wide.

Chair Sassaman asked if the door was available in a four x four configuration which she indicated might be ~~a better look~~ visually compatible. (see Sass' comments)

It was discussed that there is a small step up from the sidewalk to the finished floor elevation. (This shows on the drawing but is not clear from the enhanced photo).

It was noted that the facility is closed in the winter.

The proposed lighting was identified as UPP 1508 or 1510 in a aluminum color or galvanized. The light intensity would be 1,600 lumens or 100 watt equivalent, and the light color would be in the 2,700K to 3,000K range. The light fixture would be a down focused, gooseneck barn lighting measuring 8" to 14" in width. It was noted that perhaps the light over the apartment door would be smaller than the others.

Mr. Collier made a motion to approve the application for certificate of appropriateness with conditions related to lighting and trim.

After some discussion Mr. Collier withdrew the motion.

Mr. Demers made a motion to approve the application for certificate of appropriateness as submitted except for lighting and for the applicant to consider means of aligning trim boards so that they are all the same height.

After some discussion Mr. Demers withdrew the motion.

Mr. Collier made a motion to approve the application for certificate of appropriateness as submitted except without lighting. Mr. Cole seconded the motion. The Board voted three in favor and one against the motion.

## VI. OTHER BUSINESS

### Discussion item: 164 Main Street Addition to Historic Building.

This item was postponed due to the hour.

## VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Mr. Collier noted that he will not be available on April 21, 2016.

**VIII. ADJOURNMENT**

*Mr. Cole moved to adjourn the meeting at 5:50 P.M. Mr. Demers seconded the motion and the Board voted four in favor and none against the motion.*

**Signed as approved:**

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

4-14-2016  
Date

Minute page 3, paragraph 3:

Replace "might be a better look" with "would be more visually compatible with the window pattern above and the shape of the building itself."

Sass' - changes on  
minutes