Minutes
Design Review Board
Thursday, April 14, 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; Emily Dwyer, Member; James Collier, Member and Pancho Cole, Member. Also in attendance was Bob Osborne, Planning Director.

II. ADOPTION OF THE AGENDA

Mr. Cole moved to adopt the agenda and Mr. Collier seconded the motion which passed six in favor and none against. It was noted that one of the applicants was running late and that the Board could adjust the order of the items to accommodate the situation.

III. APPROVAL OF MINUTES (March 24, 2016)

Chair Sassaman indicated that page 3, paragraph 3 should be changed to replace the phrase "look better" with "visually compatible". Mr. Collier made a motion to approve the minutes of March 24, 2016 with the noted change. Mr. Cole seconded the motion and the Board voted five 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-2016-13
Applicant: Joshua Hodgkins (C-Ray Lobster Fresh Local Seafood)
Project Location: 882 State Highway 3, Tax Map & Lot 207-010-000
Proposed Project: Add lighting to existing signage and replace sign mounting posts.

Joshua Hodgkins spoke to the Board about the proposed project and the application. He indicated that the sign is already existing and approved and that they propose to replace the sign mounting posts and add lighting.

The Board discussed the proposed lighting. The lighting is directed toward the sign and not the street. It would be 3,000K in color.

Mr. Cole moved that the application meets the standards for Certificate of Appropriateness and that the Board approve the application. Mr. Collier seconded the motion. The Board voted six in favor and none against the motion.

b. Certificate of Appropriateness
Application: DRB-2016-14
Applicant: Mark Dykstra (Café)
Project Location: 317 Main Street, Tax Map & Lot 108-074-000
Proposed Project: Changes to Exterior Appearance of Non-Historic Building,

Mark Dykstra spoke to the Board about the application. He indicated that part of the project was intended to create a visual link between the interior of the building and the gas pumps. The proposal is to create a porch area in front of the side door that defines the public entrance to the building. The decking for the porch is only about six inches above grade. Thus, no railing is needed or proposed. They propose to remove the existing small shed. The roof of the porch area would integrate with the roof of the restroom area. The roof proposed for the back area of the building will be as steep as the windows above can accommodate. Mr. Dykstra noted that the second story windows are egress windows and must not be altered.

Ms. Early Ward asked about the stairs to the basement area. Mr. Dykstra indicated that the decked area would have a hinged doorlike area that could be opened to access the stairs.

The decking material would be Home Depot barnwood gray color. The trim would be white composite trim product. The roof shingles are Owens Corning weatherwood color. The posts would be trimmed out with the white composite material..

Mr. Demers and Mr. Dykstra discussed the roof of the back area of the building. Mr. Demers cautioned that there is limited pitch available because of the windows on the second floor and asked what can be done there? Mr. Dykstra noted that the windows are egress and that some pitch is better than the flat roof they currently struggle with.

The lighting that is currently wall mounted near the side door will be replaced with new lighting recessed in the ceiling of the porch roof.

The Board discussed the potential to have plantings on the front corner of the building near the street.

The proposed window at the side door would be 3 ft. by 5 ft. and fixed.

Mr. Collier suggested that the design include a sign by the side door that indicates entrance or open.

It was noted that one second story window above the porch must be eliminated to do the proposed project.

It was discussed that the proposed lighting would be 2,700K in color.

It was noted that the trim on the building is currently gray. The proposal is to have the new trim be white and to eventually convert all of the trim to white going forward as it is worked on.

The Board discussed that there could be an option to have either a planter or a bicycle rack at the front streetside corner out of the public way.

Mr. Demers made a motion that the application meets the standards for Certificate of Appropriateness and moved to approve with the following conditions: White trim composite material, roofing in weatherwood color, gray decking material, recessed lighting in 2,700 – 3,000K color and pre-approved with the option of either a planter or bike rack on the fron streetside corner out of the right of way. Mr. Cole seconded the motion. The Board voted unanimously to approve the motion.

c. Certificate of Appropriateness
Application: DRB-2016-16
Applicant: Jennifer Litteral
Project Location: 27B Main Street, Tax Map & Lot 104-128-000
Proposed Project: Changes to Exterior of Non-historic Building, Installation of signs and lighting.

Mr. Cole moved to postpone this item until later in the meeting. Mr. Demers seconded the motion which was approved unanimously.

d. Certificate of Appropriateness
Application: DRB-2016-17
Applicant: Cody Gordon
Project Location: 16 Mount Desert Street, Tax Map & Lot 104-452-000
Proposed Project: Changes to Exterior of Non-historic Building, Installation of signs.

Cody Gordon spoke to the Board about the application. He indicated that they propose to install a sign and repaint the building in Harrisburg green and white trim to update the look. (This is the location that recently received approval for the expansion of the Acadia Hotel). He indicated that they will utilize the existing sign bracket and that the bottom of the sign will be at least ten feet above the sidewalk. The lighting will remain downward pointing and have shades.

Mr. Collier expressed his concern that we have an application for Certification of Appropriateness of the existing building as well as the previously approved application/approval of the new construction Acadia Hotel expansion. He asked staff to get an opinion on how we can have two approvals that cannot both be complied with at the same time. (The hotel expansion proposes to raze the existing building that Mr. Gordon wishes to paint and hang a sign on this year).

Mr. Cole moved to approve the application as submitted. Mr. Collier seconded the motion which was approved unanimously.

c. Certificate of Appropriateness
Application: DRB-2016-16
Applicant: Jennifer Litteral
Project Location: 27B Main Street, Tax Map & Lot 104-128-000
Proposed Project: Changes to Exterior of Non-historic Building, Installation of signs and lighting.

Jennifer Litteral spoke to the Board about the application. She indicated that they wish to make exterior changes to the building in the form of new front steps and railing and to change signage and lighting. The signage proposed is a projecting sign as well as a wall sign and vinyl window signage.

The Board discussed the front steps with Ms. Litteral. The existing steps extend beyond the wall of the building and can be further extended only three inches beyond their current location according to Public Works.

The Board had some concerns about the appropriateness and safety of the proposed curved steps and the center railing. (Half of the area of the steps is on the wrong side of the banister and the banister could be a pedestrian hazard). An alternative design was discussed that was rectilinear concrete stairs installed perpendicular to the sidewalk with ~~poured concrete~~ 34-36" HIGH sidewalls and a banister to each side.

Mr. Cole made a motion to approve the application for certificate of appropriateness with conditions: Not curved steps but with sidewalls, no middle railing, a handrail option, side extensions finished, basket weave wood pattern on walls of entryway, option of step lighting and a revised accompanying drawing of steps.

Ms. Dwyer seconded the motion. The Board voted unanimously in favor of the motion.

e. Certificate of Appropriateness
Application: DRB-2016-18
Applicant: Fishmaine, Inc.
Project Location: 119 Main Street, Tax Map & Lot 104-402-000
Proposed Project: Changes to Exterior of Non-historic Building.

Jeremy Bond spoke to the Board about the application. He indicated that they wish to utilize a railing and barrier design as appears on the Main Street side of the building.

Mr. Demers asked about the railings, balusters and posts that on this portion of the building and if they could be repaired?

Mr. Bond and the Board discussed that changes to the doors and windows on ~~the~~ THE WEST END OF THE SOUTH side of the building have not been approved or applied for.

The Board discussed the architectural elements of the building. The building is not old enough to be Victorian but is after that set of design elements. The Board noted that if the posts are not replaced that the arches of the opening are without purpose (the arches relate to their respective supporting posts with the original design).

Mr. Bond indicated that those posts, railings and baluster materials were removed as they were beyond repair.

Mr. Collier indicated that he was not in favor of approving the proposed railing and lobster wire barrier for this side of the building.

After some additional discussion the Board determined that the item should be tabled to a subsequent agenda.

Mr. Cole moved to table the item to the next meeting. Mr. Demers seconded the motion which was approved five in favor and one against.

Mr. Bond asked if he needed to get DRB approval for a new roof of a different color for Cherrystones. Chair Sassaman indicated that the question is for the Code Officer to answer.

VI. OTHER BUSINESS

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

The Board determined that due to the hour to not take up this discussion item.

VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

None noted.

VIII. ADJOURNMENT

Mr. Cole moved to adjourn the meeting at 6:00 pm. Mr. Collier seconded the motion which was approved unanimously.

Signed as approved:

4-28-2016

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