Minutes
Design Review Board
Thursday, May 26, 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 and Pancho Cole, Member. Also in attendance was Bob Osborne, Planning Director.

II. EXCUSED ABSENCES *(James Collier)*

III. ADOPTION OF THE AGENDA

Mr. Cole moved to adopt the agenda. Mr. Demers seconded the motion which passed five in favor and none against.

IV. APPROVAL OF MINUTES (May 12, 2016 and May 19, 2016)

Ms. Early-Ward moved to approve the May 12, 2016 minutes with the note that item d was heard last. Ms. Early-Ward seconded the motion which passed unanimously.

V. 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.

VI. REGULAR BUSINESS

a. Certificate of Appropriateness
Application: DRB-2016-28
Applicant: Jeff Young
Project Location: 47 and 49 Rodick Street, Tax Map & Lot 104-361 and Lot 360
Proposed Project: Trellis and Canopy.

Emily Dwyer requested to be recused on this item.

Ms. Early-Ward made a motion to recuse Member Dwyer and Mr. Cole seconded the motion which was passed four in favor and none against.

Jeff Young spoke to the Board on the proposal. They have deleted the awning and replaced it with a pergola with a corrugated, galvanized metal roof. The roof itself will not be very visible from Rodick Street. The structure of the pergola but not the roof itself. They proposed a solid wood sound wall but it is not accurate on the plan. The wall is constructed of 2"x10" vertical boards with a cap which will look the same from both sides.

There were two walls previously approved and the Board talked about their orientation. The lower wall would extend up to the height of the deck.

There was some discussion about the metal roof material and how it might appear. It was noted that the galvanized metal will quickly loose its sheen. Mr. Young noted that the lower wall (on the ground) is actually a fence.

Mr. Demers moved to approve the application for the pergola as submitted similar to the one next door with the inclusion of a galvanized metal roof, a 6' fence below extending north-south and ten feet from the building with solid vertical boards. Mr. Cole seconded the motion and the motion passed four in favor and none against.

b. Certificate of Appropriateness
Application: DRB-2016-30
Applicant: Leon Debbah (The Black Moose)
Project Location: 14 Cottage Street, Tax Map & Lot 104-372-000
Proposed Project: Installation of Sign

Leon Debbah spoke in favor of the application. He indicated that they wish to install a projecting, two-sided sign on an existing bracket. He proposes no other changes.

The Board discussed the amount of sign area allowed being 14.6 sq. ft. it was determined that the sign would be compliant with the ordinance. It was noted that the sign will be removed in the winter.

Ms. Early-Ward moved to approve the application as presented. Chair Sassaman noted the wintertime removal of the sign and Ms. Early-Ward amended her motion to include that. Mr. Cole seconded the motion which was approved five in favor and none against.

c. Certificate of Appropriateness
Application: DRB-2016-31
Applicant: Darrin A. Stavnesli (Acadia Image Arts)
Project Location: 16 Mount Desert Street, Tax Map & Lot 104-452-000
Proposed Project: Installation of Sign

Darrin Stavnesli discussed the application with the Board. He indicated that the application is for installation of a sign on the same bracket as another sign.

There was some discussion about the allowable sign area and it was determined that each tenant can have up to 45 sq. ft. of signage and applicant proposes a total of 34 sq. ft. of signage.

Mr. Staynesli indicated that they propose to remove the door signage and to utilize the existing lighting on the upper side which is dark sky friendly. He noted that they will close this fall.

Ms. Dwyer made a motion to approve the application as submitted. Mr, Cole seconded the motion which was approved five in favor and none against.

d. Certificate of Appropriateness
Application: DRB-2016-32
Applicant: Cynthia Bridges (Peekytoe)
Project Location: 244 Main Street, Tax Map & Lot 104-484-000
Proposed Project: Landscaping, Lighting and Changes to exterior of Non-Historic Building.

Cynthia Bridges and Ellen Dohmen spoke in favor of the application. Ms. Bridges said that they propose to put planter boxes on the top of the wall and pink stone dust in the area next to the sidewalk. The sod in this area has already been removed. She proposes to widen the bottom two steps but not to extend them on to the sidewalk. She proposes to move the hand rail up by one step and also to make an opening in the hand railing.

The Board had a number of questions. Would the changes to the steps meet ADA or building code? Is the stone dust area considered a structure that must meet setback?

Ms. Early-Ward indicated that the green area in front of these properties are important and questioned their removal.

There was some concern expressed that the 3 foot tall boxes would be a visual barrier from the street that may not be appropriate. The positioning of the boxes was discussed as the boxes would be partially on the wall and partially on the soil behind the wall.

The Board indicated that the replacement of the sign base was all right.

The Board discussed the sign lighting and noted the color is not appropriate at 6,000K or 7,000K and that a warmer 2,700K to 3,000K is much more appropriate.

Ms. Bridges indicated that it is the solar package that has the 6,000K lighting and that she would propose a hard wired fixture with the appropriate light intensity and color.

The Board noted that the areas that are proposed for pink stone dust have already had the sod stripped.

Ms. Dwyer asked for a clarification on the height of the boxes.

Ms. Bridges indicated that the boxes are being custom built and could be any height the Board feels is appropriate.

Mr. Demers questioned the stability of the boxes partially on the concrete wall and partially on the earth behind the wall. He questioned using the wall as the base for the boxes. He also questioned the details of how the railing would change and if it meets codes.

Ms. Early-Ward questioned how the stone dust areas were to be drained and how it was to be graded. She indicated that the Board needs a drawing to see what the boxes would look like on the wall. She also questioned the setback.

Mr. Cole questioned the appearance of the boxes. Will it look tall and how much visual mass will it appear to have?

Ms. Dwyer asked if it might be possible to embed the boxes behind the wall to enjoy the plantings and reduce the visual bulk?

Mr. Cole indicated that this is a Downtown Village II district and that the setback is not at issue. (The lot is Downtown Village II district and requires a 10 foot setback for buildings. It is silent about structures).

Chair Sassaman suggested that as an alternative perhaps plantings could go into the ground behind the wall and spread over the wall.

After some more discussion Member Cole moved to table the item to the next meeting and Member Demers seconded the motion which was approved unanimously.

Secretary Early-Ward left the meeting after this item.

e. Certificate of Appropriateness
Application: DRB-2016-33
Applicant: Witham Family Limited Partnership
Project Location: 207 Main Street, Tax Map & Lot 104-464-000
Proposed Project: Installation of pool shed.

No one represented the applicant but Chair Sassaman indicated that the Board would consider the application nevertheless because a direct replacement of a pool shed is proposed.

The Board noted that no lighting is proposed for the pool shed. The application is a direct replacement and the plan and application had sufficient details. The Board also noted that the building was not really visible from the street.

Mr. Cole moved to approve the application as submitted with no lights. Mr, Demers seconded the motion which was approved five in four and none against.

f. Certificate of Appropriateness
Application: DRB-2016-34
Applicant: Jefferson DeLima
Project Location: 119 Main Street, Tax Map & Lot 104-402-000
Proposed Project: Installation of sign.

Jefferson DeLima spoke to the Board about their application for installation of a sign.

Mr. Demers indicated that the colors of the sign seemed appropriate and confirmed that no new lighting is proposed. The sign would be removed seasonally.

Ms. Dwyer moved to approve the application as submitted with seasonal removal of the sign. Mr. Cole seconded the motion which was approved four in favor and none against.

g. Certificate of Appropriateness
Application: DRB-2016-35
Applicant: Cody Gordon
Project Location: 16 Mount Desert Street, Tax Map & Lot 104-452-000
Proposed Project: Changes to exterior Appearance of Non-historic Building.

Cody Gordon spoke to the Board about their application. He indicated that they will pull out three windows and replace with new polycarbonate windows. He indicated that the original windows are 100" by 60" and are unstable. The replacement windows are two 60" by 75" and one 48" by 75" window.

The Board had some discussion about the framing of the windows to understand how it was to be done.

Mr. Demers moved to approve the application as submitted with the option to paint the lower panels green to match. Mr. Cole seconded the motion which was approved four in favor and none against.

VII. OTHER BUSINESS

None noted.

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

None noted.

IX. ADJOURNMENT

Mr. Cole moved to adjourn the meeting at 5:43 pm. Ms. Dwyer seconded the motion which was approved four in favor and none against.

Signed as approved:

June 9, 2016

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