

**Minutes  
Design Review Board  
Thursday, August 4, 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. EXCUSED ABSENCES (None)**

**III. ADOPTION OF THE AGENDA**

*Mr. Cole moved to adopt the agenda without item d. Mr. Collier seconded the motion which passed six in favor and none against.*

**IV. APPROVAL OF MINUTES (July 14, 2016)**

*Mr. Cole moved to approve the July 14, 2016 minutes as presented. Mr. Collier seconded the motion which passed six in favor and none against. (The July 28, 2016 DRB meeting was postponed because there was not a quorum).*

**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**

*As the first applicant was not present Chair Sassaman moved this item up on the agenda.*

**b. Certificate of Appropriateness**

**Application:** DRB-2016-43

**Applicant:** Mount Desert Street, LLC (Cathy and Stephen Coston)

**Project Location:** 68 Mount Desert Street, Tax Map & Lot 104-414-000

**Proposed Project:** Construction of New Building.

*Todd Hardy and Greg Johnston spoke in support of the application. They described the project. They discussed that the proposed lot coverage was 37%. It was noted that the proposed project is not in a historic district. It is located in the Mount Desert Street Corridor district. The design is a three and four story building with very dark gray vinyl siding, white trim and stonework which has not yet been selected. The proposed windows are white frame with grillwork. The stonework could be granite.*

*Stephen Coston noted that he had checked with the Historical Society and that there was no significant historical noteworthiness to the project site.*

*Member Cole noted that the scale of the building calls for wider trim boards and shutters to break up the significant large and flat surfaces.*

*Member Early-Ward noted that the east and west elevations of the building are monolithic and some of the front design elements have not been carried around the sides.*

*Member Dwyer asked about the materials for the proposed columns and Mr. Hardy indicated they are white but the materials have not been determined.*

*Member Demers indicated that the style seems emblematic of newer hotel style. The low pitch of the roof and the maximum floor area with small bump outs. He indicated that he wants to see more undulating with the massing and cited the Primrose as an example.*

*Member Collier agreed that the visual interest of the building is important.*

*Member Demers encouraged breaking up the massing and bringing the roofline down.*

*Member Early-Ward questioned why this building height is proposed when none of the other buildings in the area have this height and bulk.*

*Mr. Hardy indicated that the district lot coverage limitation at 35% was an issue. It was noted that the favorite building in the neighborhood could not be built today because of the dimensional standards of the district.*

*Mr. Johnston agreed that setbacks and lot coverage presented issues as well as parking which cannot be located in setback areas.*

*There were comments made that the modern building code standards such as elevators and stairs increase the bulk of the building.*

*It was discussed that all of the neighboring buildings are locally significant and identified in Article A of the Land Use Ordinance.*

*Chair Sassaman noted that all of the buildings surrounding the project have architectural details that have been preserved.*

*Member Collier asked if the Board expects the applicant to reduce the floor area of the building to make it more stylish?*

*Member Demers stated that he wants to see a lower room count and parking count to allow the building to move into the changes that the Chair had indicated.*

*Chair Sassaman indicated that a full three stories on Mount Desert Street is too much.*

*Mr. Hardy indicated that there must be a balance. Primrose is at 71% lot coverage and we cannot build that. They can make changes to their application however.*

*Chair Sassaman encouraged the designers to break up the massing and to make the building a floor shorter.*

*Member Early-Ward noted that the long roof line of the building was an issue as well as the roof pitch. She noted that the small details are lacking and the design should draw more character from the neighborhood.*

*Pat Samuel urged the design to be more respectful to the historic buildings in the neighborhood. She noted that the overall count of 36 rooms was not appropriate.*

*Robert Barr spoke as his family has interests in a number of the surrounding bed and breakfasts including Thornhedge, Cleftstone Manor and the Columns. He questioned if the application meets the test of being a dwelling unit, a private home? Hotels are not a permitted use at this location. He urged the Board that the application must fit the character of the neighborhood. LedgeLawn is the largest of the neighborhood facilities with 36 or 37 rooms in two buildings (house and carriage house). The Manor House has 18 rooms, Miro Monte has 12 rooms, Cleftstone has 17 rooms. He urged reducing the number of rooms. They have fought to preserve the character of the Mount Desert Street corridor and support the efforts of the Design Review Board.*

*As no one else wished to speak Chair Sassaman indicated that she would take a motion to table the item. After some discussion Member Cole moved to table the item to the next meeting and Member Demers seconded the motion which was approved 4 in favor and 2 against.*

**c. Certificate of Appropriateness**

**Application:** DRB-2016-44

**Applicant:** First National Bank

**Project Location:** 102 Main Street, Tax Map & Lot 104-512-000

**Proposed Project:** Installation and Changes of Signs.

*David Hansen was present from Bangor Neon to address any question the Board might have. The project is to rebrand the bank with all new signs in a comprehensive statewide effort.*

*The Board discussed the wall signage and window signage and found that the overall signage was within the amount allowed by ordinance. The window signage was also less than the amount allowed by ordinance.*

*Mr. Collier moved to approve the application as submitted with no window signage approved on the sidelights at the front door area. Mr. Cole seconded the motion. The Board voted unanimously in favor of the motion.*

**a. Certificate of Appropriateness**

**Application:** DRB-2016-42

**Applicant:** Judith Stanley (Ivy Manor)

**Project Location:** 194 Main Street, Tax Map & Lot 104-492-000

**Proposed Project:** Installation of Fence and Changes to Exterior Appearance of Non-historic Building.

*Mr. Collier asked to be recused on this item.*

*Chair Sassaman made a motion to recuse Mr. Collier and Member Dwyer seconded the motion which was approved five in favor and none against.*

*Mr. Stanley was present to answer questions. He indicated that this is an after the fact application and the fence is already in place. It is a 3 ft. high metal decorative fence. It encloses the dining area. It is mounted on driven iron stakes in the ground. There is no new*

*lighting proposed with the application.*

*Mr. Cole moved to approve the application as submitted. Mr. Demers seconded the motion which was approved five in favor and none against.*

**VII. OTHER BUSINESS**

**a. Handbook Discussion**

*The Board discussed delay of the discussion. Member Early-Ward moved to postpone the item until October 6, 2016 (likely meant October 13, 2016) and Mr. Cole seconded the motion which passed unanimously.*

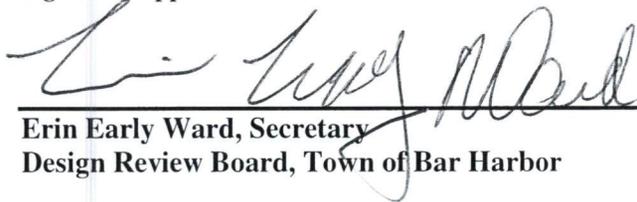
**VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

*none*

**IX. ADJOURNMENT**

*Chair Sassaman moved to adjourn the meeting at 5:41 pm. Mr. Cole seconded the motion which was approved five in favor and none against.*

**Signed as approved:**

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

  
Date