

**Minutes
Design Review Board
Thursday, August 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; Emily Dwyer, Member and Pancho Cole, Member. Also in attendance was Bob Osborne, Planning Director.

II. EXCUSED ABSENCES *(None) Chair Sassaman noted that the Board has two open seats and encouraged those interested to apply to serve.*

III. ADOPTION OF THE AGENDA

Mr. Cole moved to adopt the agenda but to move item c to the front of the agenda. Mr. Demers seconded the motion which passed five in favor and none against.

IV. APPROVAL OF MINUTES (August 4, 2016)

Mr. Cole moved to approve the August 4, 2016 minutes as presented. Ms. Early-Ward seconded the motion which passed five in favor and none against.

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

Chair Sassaman moved this item up on the agenda as discussed.

c. Certificate of Appropriateness

Application: DRB-2016-46

Applicant: Robert Rechholtz (RDR Realty, BH, LLC)

Project Location: 59 Cottage Street, Tax Map & Lot 104-085-000

Proposed Project: Installation of Fence and Sign.

Robert Rechholtz spoke to the Board about his application. He indicated that they have installed four sections of split rail fence and are seeking approval for their signage. He indicated that the fence is required to sell alcohol outdoors.

The Board briefly spoke about the fence. There was general agreement that the fence was appropriate at this location.

The Board talked about the sign plan. They noted that the plan was out of date as well as not clear which tenants would not be entitled to signage. Generally the plan was to provide the downstairs commercial tenants with signage and some of the upstairs office tenants with signage. The Plan did not make clear what to do about certain signs such as the chalkboard menu signs.

Generally the tenant signs all eventually will measure 78 inch wide by 14 inch tall signs. Ten such signs would net 76 square feet and leave 24 feet for the wall signs and other signs given the overall limit of 100 sq. ft. of signage. The Board discussed the possibility that with such a large building that they have some authority to grant additional signage if it is warranted.

The Board discussed that the multi-tenant sign plan should note that all signs require an authorization letter from the owner.

Member Cole moved to accept the application with the modification that they do not need DRB approval for the replacement sign panel. Member Dwyer seconded the motion and the Board voted five in favor and none against.

Mr. Rechholtz indicated that he will return with a revised multi-tenant sign plan that addresses the full building and sandwich board signs.

a. Certificate of Appropriateness (Previously Tabled)

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 indicated that the revisions were not available at this time and asked that the application be continued to the next meeting of the Design Review Board.

Member Cole moved to continue the application to the next meeting of the Board. Member Dwyer seconded the motion which passed five in favor and none against.

b. Certificate of Appropriateness

Application: DRB-2016-45

Applicant: Eden Builders (Todd Hardy)

Project Location: 134 Main Street, Tax Map & Lot 104-504-000

Proposed Project: Demolition of Historic Building, Construction of New Building and Installation of Signs.

The Board determined that this would not be an application at this time rather it would be a discussion item.

Todd Hardy spoke representing the application. He indicated that there are two considerations here to demolish the existing building at 134 Main Street and to construct a new building. Both elements would require Certificate of Appropriateness.

Todd Hardy discussed the overall condition of the building. It consists of two buildings and would not be appropriate to add a second story to it as the construction technology would not be suitable.

Chair Sassaman discussed the building and noted that it is significant from a historical perspective. She identified the architect that designed the building around 1880 as Edgar Alan Poe Newcomb. A photo of the building appeared in an Architecture Journal in 1884 and Building News in 1884. At that time the building had a unique curved glass bay window. It also has pargeting or carved wood panels near the front door. The florist that operated for

many years out of the building was Fredrick H. Moses that was regarded as the florist to the hotels of Bar Harbor and the building was known as the Pine and the Palm.

Comparison of this proposed demolition to that at 200 Main Street came up, and Chair Sassaman noted that the applicant demonstrated it was not financially or code feasible to restore that building.

Discussion shifted to the possibility to save just the front façade of the building and to build a modern building behind the old façade. There was some discussion that not all of the front façade is original and half of it is modern. Member Early-Ward suggested that some foundation work was done in 1993 which may be in good shape today. Member Demers encouraged the applicant to consider saving the front façade and roofline of the building.

The Board discussed elements of the proposed building facade design. They noted that the areas under the storefront windows are proposed for stone work and that a much more typical Bar Harbor style would be wood panels. The front faux roof was quite steep. Mr. Hardy indicated that there were elements of the proposed building that take design elements from the existing building.

As no one else wished to speak Chair Sassaman indicated that she move on to the next agenda item.

VII. OTHER BUSINESS

The Board discussed correspondence to the Town Council encouraging enforcement action on violators of Design Review regulations.

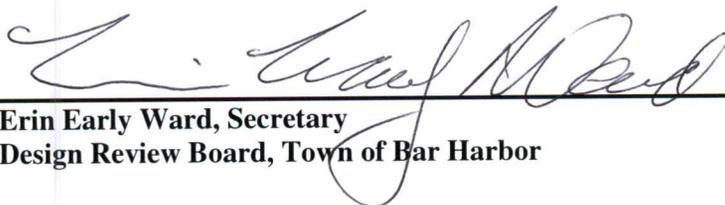
VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

none

IX. ADJOURNMENT

Member Dwyer moved to adjourn the meeting at 5:45 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**

8/25/2016
Date