

Minutes
Design Review Board
Thursday, September 8, 2016
Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 6:00 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.*

III. ADOPTION OF THE AGENDA

Mr. Cole moved to adopt the agenda but requesting that item DRB 2016-49 be heard first. Mr. Demers seconded the motion which passed five in favor and none against.

IV. APPROVAL OF MINUTES (August 25, 2016)

Mr. Cole moved to approve the August 25, 2016 minutes as presented. Mr. Demers 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

c. Certificate of Appropriateness

Application: DRB-2016-49

Applicant: Llangolan Inn & Cottages (Peter St. Germain)

Project Location: 865 State Highway 3, Tax Map & Lot 202-046-000

Proposed Project: Relocation of Sign.

Peter St. Germain spoke to the Board about the need to move the freestanding sign for the Inn. He noted that when the power poles were moved by Emera that the sign was obscured by a pole. They propose to move the sign about 31 feet west of its current location.

Mr. Cole moved to approve the application as presented. Ms. Dwyer seconded the motion. The Board voted unanimously in favor of the motion.

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.

Greg Johnston, Todd Hardy and Steve Coston spoke to the Board about the application and the changes that are contained in the revised submission.

Mr. Hardy listed the changes that had been made to the plan since the Board's last review of the proposal. The height of the building was reduced. Shed dormers were incorporated into the design in order to improve the horizontal lines of the design. Although the building is large it's proportions are reflective of the neighborhood.

Ms. Dwyer asked why there are window boxes in some locations and not others?

Mr. Hardy indicated that the boxes were strategically placed to break up the larger planes of the façade.

Ms. Dwyer asked if the designer had considered wrapping the porch around the Spring Street side of the building.

Mr. Hardy indicated that the issue was lot coverage.

Mr. Cole asked about the dark siding material proposed?

Mr. Hardy provided the Board with a sample of the vinyl siding which he described as charcoal in color. There would be white and plumb colored accent colors for trim and shutters. The roof shingles were described as dark gray (dual gray).

Mr. Demers thanked the designer for embracing many of the suggestions and guidance that the Board had offered including the overall lowering of the building, the unified design including the shed dormers which help the horizontal lines of the design. He noted that the top three feet of the building were lopped off and that helped to lower the appearance of height. He did note that he is comfortable with the front and rear façade of the building but not the ends of the building as proposed.

Ms. Early-Ward noted that there are many good elements in the building's design and thanked the designer for embracing many of the Board's comments in the design. She identified the overall bulk of the building as proposed as simply too massive and does not work with the other buildings in the area. Mr. Hardy noted that Ledge lawn is a similar sized site. Ms. Early-Ward noted that the proposed building is on a corner lot and makes the site more visible from a variety of vantage points.

Chair Sassaman agreed that the proposed building would be the largest in the area and suggested that perhaps more work could be done to lower the entry of the building to make the building appear lower. She made some comments regarding the scale of the dormers and the size of the windows in those dormers. She echoed that the designer has done an amazing job of bringing down the building but was concerned that the massing is still too large.

Greg Johnston asked the Board to enter into a discussion of what reduces the massing of a building? Ms. Early-Ward indicated that it is a combination of height and projection.

Ms. Dwyer indicated that the size of the building was not an issue for her.

Chair Sassaman indicated that the massing of the proposed building is bigger than the surrounding buildings.

Mr. Cole indicated that larger buildings are not necessarily a bad thing.

Mr. Hardy indicated that the zoning allows this size and the Design Review Board have to review within the allowable.

Mr. Johnston noted that Spring Street is the transitional point on Mount Desert Street and that the building become larger at that point towards the downtown.

Mr. Hardy indicated that they are looking for movement toward the end design product.

Mr. Demers stated that the building massing is not the issue for him. He said that the building is 80% right in gateway and an important building in an important location. He noted his concerns about the ends of the building as designed and indicated he wanted the designer to take one more pass at that element of the design.

Ms. Dwyer noted that she would not be comfortable approving the project right now. She agreed with Mr. Demers appraisal that they are 80% there and they are showing great potential.

Mr. Cole reinforced that comment that he is comfortable with the front and back of the building but not yet with the ends of the building as proposed.

Ms. Early-Ward stated that the Design Review Board is tasked with preserving the historic corridor and that it is within the charge of the board to look at the aesthetics. This building must have a conversation with neighboring buildings. She also noted that the elevation drawings are showing trees that are much larger than what will ultimately be planted.

Mr. Coston noted that the existing motel is clearly an eyesore and that they regard this proposed building as a great improvement. He did note that the 35% lot coverage limitation along with a viable lodging opportunity created challenges for the design.

Chair Sassaman indicated that the massing is too big for the area. She suggested that the front of the building would benefit from removing balconies because they are better suited to West Street than Cottage Street.

After some additional discussion Mr. Cole moved that they be allowed to continue to the next meeting and Ms. Dwyer seconded the motion which was approved unanimously. (The applicant also agreed to continue to the next meeting).

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: Construction of New Building and Installation of Signs.

Todd Hardy spoke representing the application. He indicated that the new submittal has more detail to help the Board understand exactly what is proposed. He discussed trim details.

There was considerable discussion about cedar shingles and what finish would be utilized on them or if they would be unfinished.

Mr. Demers asked for an explanation of the treatment of the sides of the building (which are not readily visible from Main Street). Mr. Hardy indicated that they would have vinyl siding treatment.

The storefront would have doors and window frames would be aluminum in a custom color.

Mr. Demers indicated that he likes the panelized bump out.

Mr. Hardy indicated that the roofing material on the historic portion of the building must be replaced. They are brown asphalt shingles currently.

The Board discussed a number of options for approval with Mr. Hardy.

Mr. Demers moved to approve the application as submitted with the option to use bleaching oil on the singles, neutral gray/brown asphalt shingles on the roof and the same on the historic gable. Ms. Early-Ward seconded the motion which was approved five in favor and none against. (The demolition of the historic structure conditioned on saving the front façade had been previously approved by the Board).

VII. OTHER BUSINESS

The Board discussed moving forward on compiling the finished list for Appendix A and to agenda it for the next meeting. The Chair and Ms. Early-Ward would meet with the Planner to work on the list before the next meeting of the Board.

It was noted that the Certified Local Government training will be held in Gardner, Maine on September 25, 2016.

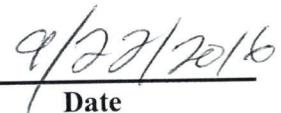
VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. ADJOURNMENT

Member Demers moved to adjourn the meeting at 8:03 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