

**Minutes
Design Review Board
Thursday, September 22, 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 *Judi Noonan to start in November*

III. ADOPTION OF THE AGENDA

Chair Sassaman moved to adopt the agenda but requesting that item d. (AB Naturals) be heard first. Mr. Cole seconded the motion which passed five in favor and none against.

IV. APPROVAL OF MINUTES (September 8, 2016)

Mr. Cole moved to approve the September 8, 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

d. Certificate of Appropriateness

Application: DRB-2016-52

Applicant: A&B Naturals (Kathryn Arbach)

Project Location: 101 Cottage Street, Tax Map & Lot 104-020-000

Proposed Project: Changes to Exterior Appearance of Non-historic Building.

Kathryn Arbach indicated that the application was to add arbors to the front of the building and to paint the planter box.

Mr. Cole moved to approve the application as presented. Mr. Demers 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 roof is down a foot. The balcony is changed, the entrance to the building is changed. The back of the building is down to three stories. The balconies on the rear of the building were deleted. Trellis were added to each end of the building.

Mr. Demers thanked Mr. Hardy for the changes to the drawings. He indicated that the back side of the building is remarkable with simplicity and unity. It has the effect of lowering the roofline a lot. He indicated that the Spring Street side of the building was visually pleasing and the jog in the building was removed. He indicated that the large trees in the front help to mitigate the bulk of the proposed building. He indicated that the second floor columns previously were ok and that he preferred it to the proposed brackets but that was not a major issue for him. Overall he feels that the plan is much improved.

Chair Sassaman noted that the building proposed is lowered. Mr. Hardy confirmed that the overall height is now proposed to be 37 feet in height which compares to 39 to 40 feet for Ledgelawn and 32-35 feet for Holbrook House. There was some discussion about what the relevant streetscape area under discussion should be.

Mr. Cole indicated that the changes in the drawings are generally appropriate. He indicated that the columns could be brought back. He noted that the changes to the ends of the building brought a much more pleasing line to design for a much better looking building.

Ms. Dwyer indicated that the hip roof of the prior iteration of drawings was a pleasing design feature. She questioned the black railings which she regarded as sort of a New Orleans look.

Mr. Hardy indicated that the effort was to break up the façade of the front elevation.

Ms. Early-Ward discussed her impressions of the second floor balcony on the front elevation of the proposed building. She questioned what the doors were? (Double slider, French doors, etc.)

Mr. Hardy indicated that what is proposed is a double French door.

Ms. Early-Ward indicated that on this façade she would prefer a single French door and a window.

Ms. Early-Ward discussed the length of the proposed ridgeline of the proposed building. Although it was deemed to be of a comparable length to Ledgelawn that building has twice the setback distance so its height is mitigated.

Mr. Johnston noted that the district has varied heights and setbacks.

Chair Sassaman noted that panels did not improve the look of the railing system and preferred balusters. She agreed that the concept of the single French door and a window was preferred to the double door. She agreed that the Juliet railings look heavy at the current location and perhaps would appear more attractive down one floor. She questioned if the "fake balcony" made sense and suggested that a functional balcony might be an improvement. On the front of the building she encouraged a horizontal band across the building. She indicated that the wider header trim is creating a vertical element to the elevation of the building. She indicated that adding shutters to the dormers would help make the windows look a more appropriate size. She agreed that she preferred the hip roof that

was on the prior plan. She indicated that she was pleased with the design on drawing 6.3 which is the Spring Street elevation of the building which includes the trellis. She indicated that she was pleased with the balcony rail on drawing 6.4 which is the rear elevation of the building. She noted that she had a list of items to look at that she would pass on to the applicant. She noted that she preferred the entrance part in drawing version 2 to that in drawing version 3.

Mr. Cole indicated that if the drawing would return to the hip roof and columns he would be comfortable.

Chair Sassaman indicated that she wants to see streetscape composites to verify that the scale as proposed works.

Steve Coston indicated that they are open to most of the changes that have been suggested.

Chair Sassaman moved to continue the item to the next meeting. Mr. Cole seconded the motion which was approved unanimously.

b. Certificate of Appropriateness

Application: DRB-2016-50

Applicant: Michael Boland (Acadia Coffee Company)

Project Location: 102 State Highway 3, Unit #6, Tax Map & Lot 216-033-000

Proposed Project: Installation of Signs.

Mr. Cole asked to be excused because he had to leave at this time.

Chair Sassaman moved to excuse Mr. Cole. Ms. Dwyer seconded the motion which was approved 4 in favor and none against.

c. Certificate of Appropriateness

Application: DRB-2016-51

Applicant: 52 Cottage Street, LLC (Atlantic Brewing)

Project Location: 52 Cottage Street, Tax Map & Lot 104-353-000

Proposed Project: Changes to Exterior Appearance of Non-historic Building (Landscaping).

Perry Moore indicated that they did not wish to have the Board consider approval at this time and to rather consider this item to be a discussion item.

Mr. Moore noted that the Nancor Thai will not be here long. The Post Office is a significant neighboring building.

Mr. Moore indicated that they are looking at edge barrier issues. They are looking at some separation from Kennebec Street. He discussed the layout of landscaping and the site limitations.

The Board asked a number of questions.

Mr. Moore indicated that they are looking at automobile traffic on Kennebec Street.

Mr. Moore discussed some materials under consideration for hardscape including granite, block stone paver "bricks"

The door of the building was also discussed to possibly be changed.

Mr. Moore indicated that they will bring visuals to a subsequent meeting of the Board.

e. OTHER BUSINESS

The Board requested seeking a legal opinion regarding if part of a property is within the DRB district can the building be on the list?

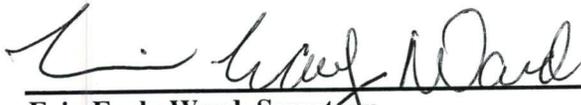
f. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

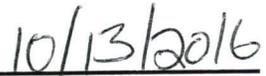
Member Early-Ward requested that a discussion item be placed on the agenda about Town projects coming to the Design Review Board for approval. Examples noted were the skate park and Grant Park. (The skate park is not located in the DRB district).

g. ADJOURNMENT

Member Early Ward moved to adjourn the meeting at 8:33 pm. Ms. Dwyer seconded the motion which was approved four in favor and none against.

Signed as approved:


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


Date