

Minutes
Design Review Board
Thursday, October 13, 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

Mr. Cole moved to adopt the agenda but requesting that item b. (Atlantic Brewing) should be struck from the agenda as the applicant requested it not be discussed today. Mr. Demers seconded the motion which passed five in favor and none against.

IV. APPROVAL OF MINUTES (September 22, 2016)

Mr. Cole moved to approve the September 22, 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

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, Greg Johnston and Stephen Coston spoke to the Board about the changes to the plan as now presented.

Mr. Hardy described the changes drawing by drawing: Drawing 1 the French doors to be garnet colored; Drawing 2 the widow's walk; Drawing 3 the colors of the balconies, elevator color and the more accurate roof shingle color.

Mr. Johnston described the streetscape drawings that illustrate the height and bulk of the proposed building relative to the other buildings in the area. He described the site plan for the submittal noting that the building footprint now extends farther back on the site. He clarified that the site is designed with a transformer pad and will not have overhead wiring attached to the building. The transformer will be shielded with shrubs. They propose no seasonal closure changes.

Mr. Hardy showed the Board a sample of the vinyl siding in the color proposed which appeared dark gray. He also showed an example of the composite trim material that appears stark white in color. The stucco material is concrete. The exterior doors are fiberglass or vinyl in material composition except for the major entrances to the building which will be aluminum doors that are color matched. The shutters are to be vinyl in a cranberry color. The chimneys are clad in siding with a white cap and color matched corner board. The chimneys will be utilized for stacks for the plumbing. The electrical meters will be located at the transformer pad on posts.

The Board had a few questions from the checklist.

#23 Walkway.

Mr. Hardy explained that the walkway material is either concrete or pavers all the way from the door to the sidewalk.

#29 Windows.

Mr. Hardy explained that the windows in the front of the building exceed the minimum 20% required.

Chair Sassaman noted that signs would not be covered with this application.

Mr. Demers noted that the theme of the building is good and has breakouts.

Mr. Cole moved that the application meets the standards. Mr. Demers seconded the motion which was approved three in favor and two against. Chair Sassaman and Secretary Early-Ward voted against the motion.

Chair Sassaman noted that any changes to the proposal must return to the Board.

b. 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).

As previously noted this item was struck from the agenda at applicant's request.

c. Certificate of Appropriateness

Application: DRB-2016-53

Applicant: Thomas Sargent

Project Location: 122 Cottage Street, Tax Map & Lot 104-160-000

Proposed Project: Changes to Exterior Appearance of Nonhistoric Building.

Thomas Sargent spoke to the Board about his proposal for dormer and skylights. He noted that the skylights were installed in 1976. They propose to replace those skylights and to construct a dormer on the rear of the building.

Secretary Early-Ward expressed concern that the submission is not adequate. She noted that they lack scale drawings and dimensions.

The Board had a discussion about what parts of this application were repairs and what is new work. They also had a discussion if the proposed dormer is visible from Cottage Street.

The three skylights in the front of the building are replacements and the three in the rear are new installations.

The proposed new shingles are charcoal gray.

Mr. Cole moved to approve the application as submitted with the clarifications provided by the applicant. Mr. Demers seconded the motion which was approved four in favor and one against.

d. Certificate of Appropriateness

Application: DRB-2016-54

Applicant: Sinclair Builders, Inc.

Project Location: 27 Cottage Street, Tax Map & Lot 104-138-000

Proposed Project: Construction of New Building.

Randy Sinclair spoke to the Board about their proposed commercial building. He indicated that it is one story in height and approximately 4,000 sq. ft. in floor area. He noted changes that the Board had recommended during the initial discussion meeting.

Ms. Early-Ward noted that the ordinance requires a transom above the front door which does not appear to be shown.

Mr. Sinclair distributed a streetscape picture to help the Board. (The copy in the application was not very clear).

Mr. Demers asked what is the scale of the building? Mr. Sinclair stated that the proposed building's front elevation is 19 feet in height and the neighboring pink building is 23 feet in height. The ceiling height of the building is about 12 feet in height.

Ms. Dwyer asked if trim is proposed around the bead board? Mr. Sinclair said it is proposed.

Mr. Sinclair indicated that the trim boards around the windows are proposed to be about 7 to 8 inches in width. He noted that the clapboards run into the beadboard with no separating trim.

Ms. Early-Ward questioned if the transom above the store windows are in keeping with other windows in the neighborhood?

Chair Sassaman expressed concern that the front elevation of the building appears too residential in nature. Commercial buildings run corner to corner with windows. She suggested that commercial buildings create a valance line that runs the entire width of the building. She also suggested that the applicant look at three panel vs. four panel windows

after widening the glazed area. She asked if the proposed light fixtures are white in color and what the dimension and bulb is?

Mr. Sinclair indicated that the proposed fixture is white in color, a 12 inch shade with a 17 watt LED at 2,700K in color.

Ms. Dwyer indicated that a parapet would be an interesting design detail in keeping with neighboring buildings.

Mr. Sinclair stated that the plan is to add a second floor to the building someday.

Mr. Cole suggested that perhaps the lighting be scaled back to 13 watt LEDs. He asked about the entrance lighting and it was answered that recessed cans would be in the soffit.

Mr. Demers asked about the theme of the building, is it modern or to appear old? He asks about some clarification on the detailing of the building.

Mr. Sinclair stated that given the suggestions of the Board that perhaps the shiplap siding should be eliminated and only utilize the vertical bead board siding.

It was discussed that six sign lights should be all right if they are low wattage.

It was discussed that the rear of the building would have lighting at the service door as well as the bay door. Those lights would be the same as the sign light fixtures.

Chair Sassaman noted that the rear doors (service and bay doors) should be trimmed out the same as the front doors.

Mr. Demers noted that the building has a contemporary look but the cap over the visor and the knee brackets. Perhaps a flat panel should extend to the bottom of the brackets.

Mr. Demers asked if applicant is looking for approval tonight? Mr. Sinclair indicated that they are.

After some discussion it was established that the Board would be looking for a number of changes that would necessitate review of a revised plan. They would include elimination of the horizontal siding on the front of the building. Lowering the pediment to the top of the new trim over the windows on the front of the building.

Mr. Demers asked if Mr. Sinclair had anyone capable of assisting him with the design of the building? Mr. Sinclair indicated that he does. It was noted that the Board needs everything to scale.

Chair Sassaman indicated that the Board could look at the second floor now so that it all works together.

Ms. Dwyer suggested that applicant look at spacing the light fixtures evenly between the brackets.

Ms. Early-Ward moved that the item be tabled to the next meeting. Mr. Demers seconded the motion which was approved unanimously.

e. Certificate of Appropriateness

Application: DRB-2016-55

Applicant: Rite Aid Real Estate

Project Location: 34 Cottage Street, Tax Map & Lot 104-367-000

Proposed Project: Installation or Changes in Signage.

Mr. Moore spoke to the Board about the application. He indicated that the proposal is replacement of existing signs that is below the allowable amount of signage and is a reduction in the amount of sign area currently utilized.

After a brief discussion Mr. Cole moved to approve the application as presented provided that the property owner authorization be obtained prior to issuance of a building permit. Mr. Demers seconded the motion which passed unanimously.

VII. OTHER BUSINESS

The Board discussed their role in the Cottage Street Streetscape Project. The Planning Director suggested that initially the Board could be the historic preservation connection for the project by helping the participants understand the history this street represents to the Town.

The Board discussed the update on the design review overlay. There is an effort to have a revised Appendix A that can go to Town Meeting.

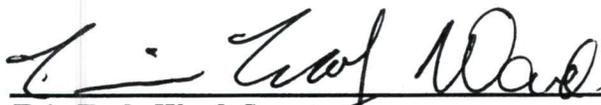
VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Member Early-Ward requested that a workshop be scheduled to discuss completeness issues with applications.

IX. ADJOURNMENT

Member Cole moved to adjourn the meeting at 8:01 pm. Ms. Demers seconded the motion which was approved unanimously.

Signed as approved:


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


Date