

Minutes
Design Review Board
Thursday, October 27, 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; Judith Noonan, Member and Pancho Cole, Member. Also in attendance was Bob Osborne, Planning Director.

II. EXCUSED ABSENCES *Emily Dwyer*

III. ADOPTION OF THE AGENDA

Mr. Cole moved to adopt the agenda but requesting that item c. (The Blue Door) should be moved to the top of the agenda. Mr. Demers seconded the motion which passed five in favor and none against.

IV. APPROVAL OF MINUTES (October 13, 2016)

Mr. Cole moved to approve the October 13, 2016 minutes as presented. Mr. Demers seconded the motion which passed four in favor and none against with one abstention.

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

Member Cole asked to be recused on this item and the Board agreed.

c. Certificate of Appropriateness

Application: DRB-2016-56

Applicant: Bobbie Lynn Hutchins (The Blue Door)

Project Location: 135 Cottage Street, Tax Map & Lot 104-029-000

Proposed Project: Changes to Exterior Appearance of Non-historic Building & Installation or Changes in Signage

Bobbie Lynn Hutchins spoke to the Board about the application. She noted that although it is a seasonal business they will leave up the sign year round. She indicated that the color of the door and trim is cool aqua which is not a Williamsburg color.

After a brief discussion Member Noonan moved to approve the application as submitted. Mr. Demers seconded the motion which was approved four in favor and none against.

a. Certificate of Appropriateness (previously postponed)

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 and Doug Maffucci spoke to the Board about the landscaping proposed for the site. Mr. Moore explained that the paver product that he displayed to the Board was proposed for the site and is a reflection of the Post Office granite color. The winter safety of the product was discussed. A pattern for stability was discussed. There are three sizes of the paver and it is a running bond. The corner seating area was discussed. The bench design was discussed. The wall behind the building was discussed being stone and transitioning to pressure treated wood. Bike racks were discussed.

Mr. Demers moved to approve the application as submitted with the option for bike rack where applicant sees fit. Mr. Cole seconded the motion which was approved five in favor and none against.

b. Certificate of Appropriateness (Previously Tabled)

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 and discussed the changes to the design documents since the last meeting. He noted that the building's front façade was changed to widen the windows to nearly the full width of the building. The siding was now all vertical bead board, James Hardie material in ivy green with white trim. He noted that there is a transom window over the front door. He noted there is a ceiling light in the alcove. He noted that there is now trim around the back doors of the building as well.

Mr. Cole asked about the ownership of the building. He noted that the application indicates that Mr. Shein owns the building but actually he is the intended purchaser of the building. It was noted that the seller could provide an authorization letter.

Mr. Demers indicated that the building would benefit from a water table feature on the bottom.

It was noted that there would likely be seasonal closure but no changes are proposed.

Ms. Early Ward moved to approve the application as submitted pending receipt of an authorization letter from the current owner. She also conditioned that the lighting would be 2,700K LEDs and the water table option added. Option to panelize under the store windows added. Mr. Cole seconded the motion which was approved five in favor and none against.

d. Certificate of Appropriateness

Application: DRB-2016-57

Applicant: Jeff and Jenna Young

Project Location: 47-49 Rodick Street, Tax Map & Lot 104-360-000

Proposed Project: Changes to Exterior Appearance of Nonhistoric Building.

Jeff Young spoke to the Board about their proposed building addition. He indicated that the addition was a connecting addition between the two buildings. 47 Rodick Street is the juice bar and 49 Rodick Street is the café. He indicated that the intent is to expand the dining area of the café and to build new kitchen area on the ground floor (basement level). Mr. Young indicated that there are two overhead doors (aluminum frame – mostly glass) proposed in the plan. They are glass overhead doors like the Finback on Cottage Street.

Chair Sassaman indicated that she was concerned about the appearance of the overhead doors at what is visually well above grade and was concerned that might look out of place. She suggested that the appearance might be visually improved if the deck extended to the juice bar building.

Mr. Demers expressed concern that the plans were proposing many changes and that the details were unclear to him.

Mr. Young indicated that they wish to start right away.

Ms. Noonan agreed that the changes proposed were difficult for her to envision.

Chair Sassaman asked for clarification on how the addition connects to the other building?

It was explained that the addition has a 1,450 sq. ft. footprint and connects the two buildings together.

Mr. Demers asked about the roof in back and it was explained that it is a single pitch, ends at the middle and follows the roof line down.

Mr. Demers questioned if the submittal was adequate.

Mr. Young asked for a vote on the submittal as is.

There was no motion.

Ms. Early Ward indicated that elevations from all sides would be helpful.

Mr. Young indicated that the addition can only be seen from the street.

Mr. Cole moved to approve the application as submitted. Ms. Early Ward seconded the motion which failed none in favor and five against.

Mr. Cole moved to have a followup meeting on Thursday November 3, 2016 with materials for the meeting submitted by Tuesday. It was discussed that there would be door specifications and image; lights; fenestrations; roof pitches; trims and siding details.

Mr. Cole moved to continue the item. Mr. Demers seconded the motion which was approved unanimously.

e. Discussion Item.

Applicant: Kevin DesVeaux (West Street Café)

Project Location: 76 West Street, Tax Map & Lot 104-099-000

Proposed Project: Construction of New Building.

Kevin Des Veaux spoke to the Board about the design of the proposed building. He indicated that the site is a very visible corner lot and that the building is proposed with a flat roof design because it both looked appropriate and it avoided height issues.

The Board had a discussion about many features of the design including the roof, windows, and street scape.

Mr. Cole excused himself at 7:46 pm.

f. OTHER BUSINESS

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. The Board signed the letter addressed to the Town Council.

g. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

None

h. ADJOURNMENT

Member Demers moved to adjourn the meeting at 8:05 pm. Ms. Early Ward seconded the motion which was approved unanimously.

Signed as approved:


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

11/3/2016
Date