

Minutes — Design Review Board
Wednesday, January 22, 2020 at 4:00 P.M.
(RESCHEDULED from Thursday, January 16, due to weather)
Council Chambers – Municipal Building — 93 Cottage Street

I. CALL TO ORDER

Chairman Barbara Sassaman called the meeting to order at 4:00 PM.

II. EXCUSED ABSENCES

Member Pancho Cole was not present, and his absence was noted by Chairman Sassaman. *EXCUSED*

III. ADOPTION OF AGENDA

Vice-chairman Steve Demers moved to approve the agenda, and member Andrew Geel seconded the motion. It then carried unanimously (4-0).

IV. APPROVAL OF MINUTES (December 12, 2019)

Geel moved to accept the minutes, and Demers seconded the motion. It then carried unanimously (4-0).

V. PUBLIC COMMENT

Chairman Sassaman invited public comment, but there were no takers.

VI. BUILDING PERMIT REMINDERS

Chairman Sassaman reminded those in attendance that anyone receiving a certificate of appropriateness for an application before the board that night would need to get a building permit from the Code Enforcement Office prior to beginning work.

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application:	DRB-19-44 (Destination Health apartment building)
Applicant:	Destination Health Properties, LLC
Project Location:	124 Cottage Street (and Brewer Avenue)/104-159-000
Proposed Project:	Construction of new building (two-story apartment building previously approved by DRB, with new color scheme to match adjacent/associated commercial building and change to pitched roof from previous flat roof)

Stewart Brecher and Geoff Fraser were present to represent the applicant. Brecher described the application as straightforward, and said they were seeking to modify the appearance of the apartment building in order for it to look like the commercial building on Cottage Street, following the change to the design of that building with the Design Review Board last year.

Brecher noted the proposed orientation of the apartment building is that so the applicant can, at a later time, put solar panels on the roof. Fraser spoke about the color choices for the buildings, noting that the main building has horizontal trim with a gray color. He spoke about the siding options that are being considered by the applicant right now. He and Brecher said the ultimate color pattern will be gray and gray (all for the main building). They then explained how those color choices related to the apartment building. Brecher said they will try to match the colors as closely as

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possible. The gray color references was #6251 – Outer Space, by Sherwin Williams. “Someone has a job to name these things,” said Fraser. “I want that job,” said Sassaman.

Fraser and Brecher spoke about the financial challenges the applicant is facing. Discussion then turned to light fixtures, and Brecher spoke about where they will be placed, noting that the lights are the same as proposed before and that they are Dark Sky Compliant. Geel asked if the apartments would be year-round rentals, and Brecher said he was unsure (other than that one apartment would be for an employee of Destination Health).

Demers asked about the height of the building. Discussion ensued with the applicant’s representatives. Demers asked if the eve line could be dropped at all. Brecher said doing this would lead to headroom issues. Becher and Fraser spoke about the layout of the neighborhood. Demers said he thought this would be the tallest building in the entire neighborhood. There was more discussion. Fraser and Brecher said structural and budgetary issues would limit the design options.

Demers moved to approve the application as submitted for both buildings, with the understanding that on the Destination Health commercial building on Cottage Street the siding color is going to be either Sherwin Williams 6251 or something quite similar and that on the residential apartment building the addition of a pitched roof as illustrated is approved and also the installation of two down lights at each of the two entries, the same as previously approved. Bono seconded the motion. Without further discussion, it then carried unanimously.

b. Certificate of Appropriateness

Application:	DRB-2020-01 (Holbrook House bed & breakfast)
Applicant:	ME Properties, LLC (Eric and Michelle Allvin)
Project Location:	74 Mount Desert Street/104-413-000
Proposed Project:	Changes to exterior appearance of a non-historic building (replacing existing windows and door, and stock molding color change to match rest of building)

Eric Allvin was present. He said they are “just trying to keep the color scheme coming around the house.” He recounted the history of prior Design Review Board approvals for work at the property. He described the specific components of this proposal.

After further discussion, **Demers moved to approve the application as submitted.** Geel said he had a question, seeking clarification on the windows and door being replaced as well as the grille patterns on certain sashes. Allvin responded, and then Demers then sought further clarification. Allvin responded again. **Demers then moved to approve the application as submitted, with the understanding that all double-hung windows being replaced will have the Prairie grille pattern in the upper sash only. Bono seconded the motion, and it carried unanimously (4-0).**

Following the vote, Chairman Sassaman complimented Allvin on the work that has been done at his property. Other board members echoed her words.

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c. Certificate of Appropriateness

Application: DRB-2020-02 (Acadia Landscape & Design)
Applicant: Acadia Landscape & Design, LLC (Mike Gillis)
Project Location: 1434 State Highway 102/220-087-000
Proposed Project: Construction of new building (install modular/pre-built seasonal building, with colors to match existing structure)

Mike Gillis was present. He gave a history of the property since he has owned it, and explained how the site is used currently. There was discussion between the board and the applicant to ensure board members understood they layout of the site and what the application involved. Chairman Sassaman had specific questions relating to lighting.

Geel moved to approve the application as submitted, with the understanding that the office will be painted the same color as the existing garage and tool shop (trim as well), and with expectations that there will be a light installed near the doorway for safety (Dark Sky Compliant with 3,000 Kelvin or less temperature). Chairman Sassaman seconded the motion, and it then carried unanimously (4-0).

VIII. OTHER BUSINESS

a. Design Review Handbook discussion

There was an acknowledgement nothing had been done on this since the last meeting. Chairman Sassaman said she would send out more material and asked board members to read it and respond.

b. Review of DRB matters to discuss with Planning Board at its Feb. 5, 2020 meeting

Assistant Planner Steve Fuller explained this was on the agenda because of discussion at the December meeting and further explained why it was on the agenda tonight. Discussion ensued. There was agreement the board needed notes from that December meeting to have a better talk.

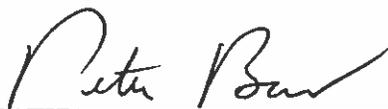
IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Chairman Sassaman said the board is “going to get this dang handbook done... piece by piece, if I have to drag you backwards through bushes to do so.”

X. ADJOURNMENT

At 4:36 PM, Chairman Sassaman made a motion to adjourn the meeting and Demers seconded it. The motion then carried unanimously.

Signed as approved:





Peter Bono, Secretary
Design Review Board, Town of Bar Harbor

Date