

Agenda
Design Review Board
February 28, 2019
Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.

Chairperson Barbara Sassaman, Vice-chair Steve Demers, board members Francis “Pancho” Cole, Andrew Geel, and Peter Bono were present. The sixth and seven seats on the board are currently vacant.

Town staff present were Planning Director Michele Gagnon and Code Enforcement Officer Angela Chamberlain.

I. CALL TO ORDER

Chairperson Sassaman called the meeting of the Design Review Board to order at 6:00 PM.

II. EXCUSED ABSENCES

There were no absences.

III. ADOPTION OF THE AGENDA

Geel moved to adopt the agenda. Demers seconded the motion. The motion carried unanimously (5-0).

IV. APPROVAL OF MINUTES

a. February 14, 2019

Geel moved to adopt the minutes of February 14, 2019, as prepared. Cole seconded the motion. The motion carried 4-0, with Cole abstaining.

V. PUBLIC COMMENT PERIOD

There were no comments.

VI. 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.

VII. REGULAR BUSINESS

a. Certificate of Appropriateness – Tabled from February 14, 2019

Application: DRB-2019-01

Applicant: Emily Damon for Island Star Take Away

Project Location: 1317 Route 102, 227-091-000

Proposed Project: Installation of New Signage

The Board asked Chamberlain to contact the owner of West Eden Common to request that the following exhibits be reconciled: West Eden Common Signage Key 2008, West Eden Common - existing signs and grandfathered locations totaling 141.19 SF of 187.5 and West Eden Common - existing signs and grandfathered locations totaling 46.41 SF of 187.5.

Bono moved to approve a multi-tenant signage plan for this application per the following: as depicted in the pictures for each location which gives the dimension of each signs and its square footage which corresponds to the site plan for the entire West Eden Common such that the appropriate signage lettering follows and we are approving the signs and their locations as pictured but not specific square footage for each business and we are also discarding the signage key for 2008 which is out of date. Cole seconded the motion. There was no discussion. The motion carried 4-1 with Geel voting against it.

Pancho moved to approve the application as submitted. Geel seconded the motion. There was no discussion. The motion carried unanimously (5-0).

b. Certificate of Appropriateness

Application: DRB-2019-05

Applicant: Max Linn

Project Location: 7 Main Street, 104-120-000

Proposed Project: Changes to Exterior of Non Historic Building

Although the applicant was not present, the board briefly discussed the application. It was noted that the proposed red color is not on the board's list of approved colors. Sassaman indicated that although it was not on the list, it was an era color. The board asked if the applicant intended to have only the primary front façade painted or the entire building including the back building. It was agreed that the applicant needs to be present to answer questions.

Geel moved to table the application. Sassaman seconded the motion. The motion carried unanimously (5-0).

VIII. OTHER BUSINESS

a. Review Design Review Board overlay language, Design Review Overlay Map, and Appendix A

The board asked Chamberlain to make the following changes to the submitted Article XIII. Design Review:

- Page 5, §125-112 A (2)(c)[2] — at the end of the sentence add, in parenthesis, “not depicted on the map titled ‘Design Review Overlay District of the Town of Bar Harbor, Maine’.”
- Page 5, §125-112 A (3) (a) — refers to §125-67 BB [§125-67 BB (6) (a) [1]] which includes a list of zoning districts ([a] through [k]). The board wants to replace [a] through [d] with [a] all sign within the Bar Harbor Village Area; [b] all signs within the Town Hill Village Area; [c] all signs along Route 3; and [d] all signs along Route 102. Delete the rest of the list. [The introductory paragraph will need to be adapted to work with the proposed changes].
- Page 22, §125-114 C (1) (a) [3] — change the sentence to read “unfinished flat sheet products such as plywood or T-111. . .
- Page 25, §125-114 C (1) (g) [2] — specify what is the later section which is located on page 27-§125-114 D (1).

- Page 27, §125-114 D(1)(b)[3] — ask Janna Newman what was the intent of the proposed language and then the board will illustrate with a diagram.
- Page 27, §125-114 D (1) (b) [4] — add a provision to allow for tents that would provide for health and safety.
- Page 28, §125-114 D (1) (e) [1] — change the word allowable with appropriate.
- Appendix A, List of Buildings — consider adding the Hinckley's Motor Court.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Time frame to get on the November Vote and Appendix A.

X. ADJOURNMENT

At 7:30 PM Bono moved to adjourn the meeting. Geel seconded the motion. The motion carried unanimously (5-0).

Minutes prepared by: Michele Gagnon, Planning Director

Signed as approved:



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

Date: 3-28-19