

Minutes — Design Review Board
Thursday, March 11, 2021 at 4:00 P.M.
Council Chambers (via Zoom) – Municipal Building — 93 Cottage Street

Meeting was conducted remotely, via video (Zoom), due to COVID-19
(as authorized under MRSA §403-A, approved by the Legislature via LD 2167)

Meeting was broadcast on Spectrum channel 7 in Bar Harbor and is
archived on <https://townhallstreams.com> (select Bar Harbor from dropdown menu)

Present for the meeting were Design Review Board Chairman Barbara Sassaman, Vice-chair Andrew Geel, Secretary Pete Bono and Member Pancho Cole. Planning Director Michele Gagnon and Assistant Planner Steve Fuller were in attendance. Code Enforcement Officer Angela Chamberlain joined later in the meeting.

I. CALL TO ORDER

The meeting was called to order at 4:00 PM.

II. EXCUSED ABSENCES

There were no absences to excuse.

III. ADOPTION OF AGENDA

Mr. Cole moved to adopt the agenda. Vice-chair Geel seconded. Chairman Sassaman noted the first item (DRB-2021-05) had been removed from the agenda (note: staff found that Design Review Board review was not required for that application. On a roll-call vote, the motion to adopt the agenda carried unanimously (4-0).

IV. APPROVAL OF MINUTES

a. February 11, 2021

These minutes were not available for review/approval.

V. PUBLIC COMMENT

To make public comment, please email sfuller@barharbormaine.gov

Assistant Planner Fuller reported no public comment had been received as of the start of the meeting.

VI. BUILDING PERMIT REMINDERS

Chairman Sassaman reminded applicants they would need to obtain building permits for any planned work approved by the board that evening.

VII. REGULAR BUSINESS

a. ~~Certificate of Appropriateness~~

~~Application: DRB-2021-05 (Versatile U signage)~~

~~Applicant: Susana Del Cid~~

~~Owner: Testa's, Inc.~~

~~Project Location: 53 Main Street (Tax Parcel 104-131-000)~~

~~Proposed Project: Installation of signage (new sign to follow template of other businesses in complex, using existing support and lighting)~~

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b. Certificate of Appropriateness

Application: DRB-2021-06 (Melt signage)
Applicant: Melt LLC (Alexis Walls and Amanda Smith)
Owner: Jack Coopersmith
Project Location: 27B Main Street (104-128-000)
Proposed Project: Installation of signage (sign for new restaurant to cover sign used by previous tenant, using same mount/lighting)

Alexis Walls and Amanda Smith were present. It was noted that a couple of door decals had been added to the original application submission. There were no questions from the board in regard to the application.

Mr. Cole moved to approve the application as submitted, and Vice-chair Geel seconded the motion. Assistant Planner Fuller confirmed that the "application as submitted" included the decals, and the board confirmed that it did. On a roll-call vote, the motion then passed unanimously (4-0).

c. Certificate of Appropriateness

Application: DRB-2021-07 (MDI Hospital MRI)
Applicant: H.E. Callahan Construction Co. (Matt McClenahan)
Owner: Mount Desert Island Hospital (Chrissi Maguire)
Project Location: 10 Wayman Lane (Tax Parcel 108-007-000)
Proposed Project: Construction of new building (installation of a prefabricated modular unit to house a new MRI, including a foundation)

Present for this application were Matt McClenahan from H.E. Callahan Construction and Dana Fadley and Doug Springer from MDI Hospital. Mr. McClenahan gave the board an overview of the application and a description of the specific components of the project. Mr. Springer noted why the project is important for the hospital. Mr. Fadley said the unit would fit well with the hospital building.

Board members asked several questions of the applicant and hospital representatives. Mr. Cole moved to approve the application as submitted, and Chairman Sassaman seconded the motion. It then carried unanimously (4-0) on a roll-call vote. The board complimented the hospital's team on a quality application.

d. Certificate of Appropriateness

Application: DRB-2021-08 (The Kedge porch)
Applicants/Owners: Susan and Steven Raab
Project Location: 112 West Street (Tax Parcel 104-041-000)
Proposed Project: Change to exterior appearance of historic building (re-creation of the original, wrap-around covered porch and associated architectural features)

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Geoff Fraser and Nate Raab were present for this application. Mr. Fraser offered board members a description of the project and what would be involved. He also placed the work in historical context for the house.

Board members asked several questions and Mr. Fraser responded. Chairman Sassaman said she thought the project was “a lot of fun,” and said, “I like to see it going back [to the way it used to be].” Other board members echoed her complimentary comments.

Chairman Sassaman asked a Planning Director Gagnon a question about parking. Planning Director Gagnon deferred to Assistant Planner Fuller, who credited his boss with a smooth hand-off of the question. Discussion with Mr. Fraser followed.

There was a discussion about whether the ceiling of the porch would be painted light blue, following an historical precedent in which the color was apparently used to keep away hornets and wasps. Chairman Sassaman shared her understanding that the stinging creatures believe the blue to be the sky and do not wish to build their nests in an exposed location. Mr. Fraser said he would discuss it with the Raabs.

Vice-chair Geel moved to approve the application as submitted and Mr. Cole seconded. On a roll-call vote, the motion then passed unanimously (4-0).

e. Certificate of Appropriateness

Application: DRB-2021-09 (116 Cottage Street)
Applicant/Owner: Sargent Properties, LLC
Project Location: 116 Cottage Street (104-161-000)
Proposed Project: Changes to exterior appearance of non-historic building (new front door design, replace two existing windows with sliding windows and new exterior paint colors & lighting)

Tom Sargent was present as the applicant and gave the board members an overview of the application. He said Open Table MDI is expected to be the new tenant at the location. He explained why the applicant wanted to move the doors out to the edge of the sidewalk, and also addressed the other components of the application.

Chairman Sassaman referred to 125-114 C. (1) (d), which states that in the Downtown Village districts “entrance doors shall be recessed from the property line so as not to interfere with pedestrian traffic when they are opened.” She said she thought fire code would require the doors to open outward. So, she said, she thought by code, the idea would not be allowed. Mr. Sargent said he understood.

Mr. Cole said he was surprised, but glad, to see the building coming back. Mr. Sargent said he thought a lot of people were probably surprised. Questions from the board followed about the details of the proposed work.

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Code Enforcement Officer Angela Chamberlain joined the meeting. The question about the doors and code issues was presented to her. She confirmed the doors would have to swing outward (though from the existing recessed location).

Chairman Sassaman moved to approve the application as submitted, with the exception that the relocation of the doors cannot happen. Mr. Cole seconded the motion. On a roll-call vote, the motion then carried unanimously (4-0).

VIII. OTHER BUSINESS

Assistant Planner Fuller noted that the proposed Land Use Ordinance amendment relating to signage had moved to the Warrant Committee review stage.

Chairman Sassaman spoke about the Design Review Board overlay map, and what she would like staff to prepare for a proposed revision to that overlay map.

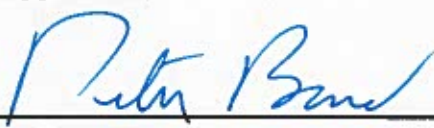
IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Assistant Planner Fuller said he would like to have a workshop discussion at the next meeting regarding language about replacing signs and how the ordinance is to be interpreted and applied. He said that would be helpful for staff.

X. ADJOURNMENT

At approximately 6:40 PM, Mr. Cole moved to adjourn the meeting and Vice-chair Geel seconded. On a unanimous (4-0) roll-call vote in favor of the motion, board members each offered their own unique affirmative expressions.

Signed as approved:

 *7-23-21*

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

Workshop Session
(immediately following business meeting)

I. Design Review Board handbook

The board had a workshop to discuss the proposed revisions to the Design Review Board handbook.

(conclusion of workshop session)