

**Minutes
Design Review Board
April 23, 2020
Town Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.**

Meeting was conducted remotely, via video, due to COVID-19 (as authorized under the provisions of MRSA §403-A, approved by the Maine Legislature on March 17, 2020 as part of LD 2167)

I. CALL TO ORDER

The meeting was called to order at 6:03 P.M. Members present: Barbara Sassaman, Chair; Peter Bono, Secretary; Pancho Cole, Member; Andrew Geel, Member; and Steve Demers, Vice Chair.

Also present: Steve Fuller, Staff Planner; Angela Chamberlain, Code Enforcement Officer; Patrick Lessard, Deputy Code Enforcement Officer; and Michele Gagnon, Planning Director.

II. EXCUSED ABSENCES

There were no absences.

III. ADOPTION OF THE AGENDA

Mr. Cole moved to adopt the agenda as proposed. Mr. Demers seconded the motion and the Board voted 5-0 to approve the motion.

IV. APPROVAL OF MINUTES

a. April 9, 2020

Mr. Cole moved to approve the minutes of April 9, 2020 as prepared. Mr. Demers seconded the motion and the Board voted 5-0 to approve the motion.

V. PUBLIC COMMENT

There was none.

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**
Application: DRB-2020-11 (Bar Harbor Cheesecake Co.)
Applicant: Bar Harbor Cheesecake Co.
Project Location: 1 Stanwood Place / 108-009-000

Proposed Project: Changes to exterior appearance of non-historic building and installation or changes in sign or awning (replace fence, remove shrubs/stone, add water fountains and arbor and seating, add new sign, replace wooden ramp with bring ramp and replace timbers with natural pine)

The applicant, Britney Gayhart introduced herself. She explained that this project was an exterior renovation to the old "Poor Boys" restaurant building. She noted that the applicants were requesting approval to replace the existing white picket fence, remove the stones and shrubs out front and replace them with a water fountain system, add a sign on the existing sign post (replacing the bracket with a new one), remove and replace the entrance ramp to make it safer, and on the Stanwood Place side of the building, replace the landscape timbers, remove the ground stone, add brick pavers, add a water fountain feature, an arbor, and a sitting area.

The Board asked questions at length about the details of the project. The Board discussed tabling this item to the next agenda when they could have additional information, and suggested that the applicant might consider retaining the services of someone who could produce drawings with the level of detail the Board needed to make findings on the application.

For guidance, they asked the applicant to provide for the next meeting:

***Fence:** details with height, materials, size, and finish.*

***Water Fountain:** details of the fountain itself, the finish grade of the location of the fountain, and materials proposed for the area behind the fountain and retaining wall.*

***Ramp:** details on the support system and handrails.*

***Pavers:** cut sheets on the brick proposed, handrail details, paint colors, and overall dimensions of the area.*

***Trellis:** a drawing of what the applicant is proposing, details and photos/drawings of the fountain itself, height of the boards proposed along Stanwood Place, stair railing details.*

***Signs:** photoshop them into the pictures indicating where they will be located.*

In addition, the Board requested a formal letter of authorization from the property owner allowing the applicant to apply on their behalf, and the applicant needs to sign the Design Review Board application.

Mr. Geel moved to table the item to the next meeting. Mr. Demers seconded the motion and the Board voted 5-0 to approve the motion.

b. Certificate of Appropriateness

Application: DRB-2020-12 (Nous Sommes du Soleil, LLC)

Applicant: Nous Sommes du Soleil (Debby Morehouse)

Project Location: 988 Crooked Road / 227-092-000

Proposed Project: Changes to exterior appearance of non-historic building (rebuild gable ends with addition of entry doors with wood or poly covering and re-cover body of existing 28' X 48' greenhouse with poly cover as well as gravel site work around exterior of greenhouse)

Debby Morehouse introduced herself and explained the project. She explained that the proposal was to reclaim the greenhouse and re-cover it with poly, rebuild the gable end walls, proposed as wood on the north end, and either wood or poly on the south end. She said the walls would be tongue and groove or just planks, but they would be running

horizontally, in either option. She added that they would build a wide sliding barn door system, or a traditional wood door. She also noted that she was proposing to extend the vehicle access to the greenhouse from the existing parking area, as an 18' wide gravel driveway to the doors, along the west side of the greenhouse.

Mr. Demers moved to approve the application as proposed with the details that the applicant could install either a hinged wood door or a sliding barn door, the gable end walls will be horizontal board siding and may be natural wood or a bleach combination, and the applicant may construct a 18' wide gravel driveway to the east, west and south sides of the greenhouse. Mr. Geel seconded the motion and the Board voted 5-0 to approve the motion.

c. Certificate of Appropriateness

Application: DRB-2020-13 (Island Place)

Applicant: Island Place, Inc.

Project Location: 51 Holland Avenue / 104-189-000

Proposed Project: Installation or changes in sign or awning (repaint two existing signs, including name change and background design)

The applicant explained the proposal was to simply paint the two existing signs and to change the logo. Ms. Sassaman asked if the business was open year-round, and if not, what were the plans for seasonal closure. The applicant noted that her business is closed in the winter and she uses a custom-made canvas tarp.

Mr. Cole moved to approve the application as proposed. Mr. Demers seconded the motion and the Board voted 5-0 to approve the motion.

d. Certificate of Appropriateness

Application: DRB-2020-14 (Mount Dessert Bakery)

Applicant: Mount Dessert Bakery (Robyn Clark)

Project Location: 122 Cottage Street / 104-160-000

Proposed Project: Changes to exterior appearance of non-historic building and installation or changes in sign or awning (replace existing windows, replace exterior light fixtures with similar style as existing, repaint trim and bottom exterior of building, affix decal signage on new windows and install new vertical "BAKERY" sign)

The applicant explained that she was proposing to replace the single-pane windows, one is cracked and they don't hold in any heat. She noted that she was also proposing a take-out window, window decals, and hopper windows at the top of the large windows to allow airflow in the building. She added that the application included removing all the exterior yellow paint and the green trim from the building.

The Board discussed the proposal and options at length.

Mr. Demers moved to approve the application with the condition that the windows may be double-hung with hopper windows on the top, which must open on the inside; the exterior conduit on the building must be painted to match the building color, the fixed panel above the sliding window must align with the bottom of the hopper windows, and all window glazing must fit within the existing window openings. Mr. Cole seconded the motion and the Board voted 5-0 to approve the motion.

e. Certificate of Appropriateness

Application: DRB-2020-15 (Bar Harbor Massage)

Applicant: Bar Harbor Massage (Nikki Look)

Project Location: 77 Mount Desert Street / 104-190-000

Proposed Project: Installation or changes in sign or awning (Keeping overall existing sign structure, replacing inner signage with new logo and with smaller individual signs below that sign listing services offered)

The applicant explained that she was proposing to reface the existing red sign on the white post; she would replace all the red color on the site to match her logo.

Mr. Cole moved to approve the application as proposed with the condition that the applicant have the option to change the street number sign, use white and black signage, and add an outline around the sign lettering. Mr. Demers seconded the motion and the Board voted 5-0 to approve the motion.

VIII. OTHER BUSINESS

There was none.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

There was none.

X. ADJOURNMENT

Mr. Cole moved to adjourn the meeting at 7:47 P.M. Mr. Demers seconded the motion and the Board voted 5-0 to approve the motion.

Signed as approved:

 *6-26-20*
Peter Bono, Secretary **Date**
Design Review Board, Town of Bar Harbor