

**Minutes
Design Review Board
May 14, 2020 — 6:00 PM
Town Council Chambers – Municipal Building
93 Cottage Street**

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

I. CALL TO ORDER

The meeting was called to order at 6:02 P.M. Members present: Barbara Sassaman, Chairman; Peter Bono, Secretary; Pancho Cole, Member; and Steve Demers, Vice-chairman. Member Andrew Geel was not present.

Also present: Angela Chamberlain, Code Enforcement Officer; Steve Fuller, Assistant Planner; and Patrick Lessard, Deputy Code Enforcement Officer.

II. EXCUSED ABSENCES

There were no excused absences, though Chairman Sassaman did note Member Geel's absence.

III. ADOPTION OF THE AGENDA

Mr. Cole moved to adopt the agenda as proposed. Vice-chairman Demers seconded the motion and the Board voted 4-0, on a roll-call vote, to approve the motion.

IV. APPROVAL OF MINUTES

a. April 23, 2020

Chairman Sassaman offered two corrections: that at the top of page three, "horizontal" should be "horizontally," followed by the word "in" before "either." Secondly, that in the motion that followed, the cardinal direction "east" should be added to the line that said "south" and "west."

Mr. Cole moved to approve the minutes, as amended. Vice-chairman Demers seconded the motion. The Board then voted 4-0, on a roll-call vote, to approve the motion.

V. PUBLIC COMMENT

There was none. Assistant Planner Fuller noted for the record that it was posted on the agenda to send any public comment via email to sfuller@barharbormaine.gov, and that as of the start of the meeting no comment had been received.

VI. BUILDING PERMIT REMINDERS

The applicants were reminded by Chairman Sassaman 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-2020-16 (Lompoc Cafe)

Applicant: Lompoc Cafe and Books

Owner: James Pike, LLC

Project Location: 36 Rodick Street / 104-393-000

Proposed Project: Installation or changes in sign or awning (replace existing hanging sign with one of the same size and shape and a different business logo design)

The applicant, James Pike, was present and introduced his application: to put up a sign that is the same size as the current sign, with a new logo. Lighting and other infrastructure to remain the same. Mr. Bono asked if there was any other signage, and Mr. Pike said there was but that it will be coming down.

Mr. Bono asked that the lights be warm lights, in the 2,700 to 3,000 Kelvin temperature range.

Mr. Cole moved to approve the application as submitted, which was seconded by Vice-chair Demers. The motion then carried unanimously, 4-0, on a roll-call vote.

b. Certificate of Appropriateness

Application: DRB-2020-17 (Terramor)

Applicant/Owner: Kampgrounds of America, Inc.

Project Location: 1453 State Highway 102 / 219-038-000

Proposed Project: Installation of changes in sign or awning (construct new sign — consisting of stone plinth, timber members and an aluminum panel with internally lit acrylic lettering — approximately 32 feet from the edge of State Route 102)

Sam Coplon was present to represent the applicant, and he introduced the application. He noted that he did not design the sign, and that he is instead the agent for the applicant. He said the sign is well under the square footage limit for the property. He said the application called for a sign approximately 17 square feet in size, and that the applicant proposed to increase that to 21 square feet by making the sign 6 inches longer and 4 inches taller.

Mr. Coplon noted the sign has a painted (charcoal color) aluminum frame, with internally illuminated acrylic letters. He said it is similar to signs at The Jackson Laboratory, College of the Atlantic and the Mount Desert Island Biological Laboratory.

Mr. Coplon explained the increase in sign size would push the sign from a width of 6'7" as shown in the application to 7'1", and from a height of 2'7" as shown in the application to 2'11". He later said the overall sign, with its other components, would have an overall width/length of 121 inches and a height of 70 inches at its highest point.

Chairman Sassaman asked about the temperature of the lighting, noting that the MDI Bio Lab sign lighting seemed too blue and too harsh on the eyes. Vice-chairman Demers asked about the push-through acrylic lettering, and how much the letters would project or extrude above the black sign.

Mr. Coplon said he did not know the answer to Vice-chairman Demers' question, but said he thought the height of the letters could vary. Ed Tapley from Bangor Neon, present for another application, was consulted. He said he does not do a lot of signs like that but believed the

lettering could range from 1/8 of an inch to 1 inch high. Mr. Coplon estimated the letters would be about 1/2 an inch high.

Vice-chairman Demers said higher letters effectively increase the square area of the lit surface. There was a discussion about the other similar signs in town. Mr. Coplon said the applicant's intent is to keep the sign understated. He said the push-through letters are the most effective way to light a sign without light spill. The intent, he said, "is not to make this thing glow." The question was asked if the board wanted to establish a maximum depth (height) of projection of the lettering, followed quickly by agreement that was not within the board's purview at a regular meeting such as this. Discussion continued on the subject.

Mr. Coplon suggested that the contractor doing the work could be advised to keep the extrusion of the letters to the minimum amount possible to be effective. Vice-chair Demers liked the idea. Chairman Sassaman said she believed the board could put both the recommended Kelvin value and the idea Mr. Coplon offered into a motion, both as suggestions. Vice-chairman Demers said it should be more than a suggestion, that the applicant would need to ask the sign fabricator to extrude the letters the minimal amount possible for an effective sign.

Vice-chairman Demers moved to approve the application as submitted, with the larger dimension sign (7'1" by 2'11") with a proportionally scaled-up superstructure or mount, and that the board encouraged the applicant to keep the internal lighting Kelvin value (in the 2,700 through 3,000 Kelvin color temperature range), and that the applicant had agreed to instruct the sign builder to use the minimum depth push-through lettering necessary to effectively light the sign. Mr. Cole seconded the motion, and it then carried unanimously (4-0) on a roll-call vote.

c. Certificate of Appropriateness

Application: DRB-2020-18 (Emery's Cottages)

Applicant: Bangor Neon Signs

Owner: Nathan Young

Project Location: 181 Sand Point Road / 204-011-000

Proposed Project: Installation or changes in sign or awning (new sign faces applied over existing faces)

Ed Tapley from Bangor Neon was present to represent the applicant and he introduced the project. He said the owner is looking to update the entrance signs, just to make it a little more modern. The new signs will be printed on ACM panel and sandwiched over the old sign faces in between.

Mr. Bono asked if there would be any lighting. Mr. Tapley said he was not aware of any lighting directly on the sign itself but said there might be some already on site (existing).

Mr. Cole moved to approve the application as submitted. Vice-chairman Demers seconded the motion, and it then carried unanimously (4-0) on a roll-call vote.

d. Certificate of Appropriateness

Application: DRB-2020-19 (Cottage Street parking area)

Applicant/owner: Karol A. Foss

Project Location: 56 Cottage Street / 104-327-000

Proposed Project: Changes to exterior appearance of non-historic building (construction of a 42-space private parking area, with entrance/exit from Cottage Street and a sidewalk-accessible landscaped esplanade along Cottage Street)

Greg Johnston was present to represent the applicant and he introduced the application. He talked about pavers, planting beds and a short (3-foot high) fence going around the lot, as well as trees (both existing and new) and other landscape enhancements.

Mr. Johnston spoke about signage, and said no signage is planned to advertise the lot and that the only signage on site will be internal signage (i.e., directional signs). On the subject of lighting, he said there is a lot of ambient light at the site already and no pole-mounted lighting is proposed as part of this project. There will be some 42-inch tall bollards, though.

Mr. Johnston recounted the planning process for the project so far, and how a connection with Kennebec Street proposed in the original plan was dropped after hearing feedback from neighbors at a Planning Board meeting. He described the plan as "well-thought out and planned by the landscape team." Vice-chair Demers said he thought the parking area "is going to be the coolest parking place in town."

Mr. Bono asked that lighting be kept in the 2,700 to 3,000 Kelvin range. Mr. Johnston spoke about the specific bollards that will be used. Chairman Sassaman asked about any coordination with the Cottage Street renovation plan done for the town previously by LARK Studios.

Chairman Sassaman noted that when Atlantic Brewing went in, the company put a sidewalk a short way up Kennebec Street on its side of the road for the benefit of pedestrians. She said she wondered if it made sense to soften the corner on the parking area side of the intersection to make it safer for pedestrians. Mr. Johnston said he liked the idea of making it a curved corner instead of a 90-degree corner. Chairman Sassaman said it was just a suggestion.

Chairman Sassaman asked questions about the fence, location of fire hydrants and what would be painted on the parking lot for directional arrows or instructions. Mr. Johnston answered the questions.

Vice-chairman Demers returned to the topic of a rounded corner at the intersection of Cottage and Kennebec streets. Discussion followed about traffic and pedestrian flow at that spot. There was also a discussion about pavers.

Vice-chairman Demers moved to approve the application as submitted, with the understanding that there will be a little additional sidewalk space/flat paved area at the outside corner of Cottage and Kennebec streets that is now shown as green space [on the plan].

Chairman Sassaman said she would make that optional, rather than required. Mr. Johnston agreed, noting he had not yet had a chance to speak with the applicant about it and had also not completed the Planning Board review process. Chairman Sassaman suggested amending the motion to say that the Design Review Board recommends that that happen.

Vice-chair Demers amended his motion to say that the application be approved [as submitted] and that the board recommend that the applicant round the sidewalk at the corner of the intersection of Cottage and Kennebec streets and work with Public Works

and the Planning Department as necessary on that effort. Mr. Cole seconded the motion, which then carried unanimously (4-0) on a roll-call vote.

e. Certificate of Appropriateness

Application: DRB-2020-20 (Weathersby apartment building)

Applicant: Paul Weathersby

Owners: Paul and Jane Weathersby

Project Location: 1338 State Highway 102 / 227-016-000

Proposed Project: Construction of a new building or expansion of non-historic building (build a new, 10-unit apartment building located behind existing structures on the lot (away from the road)

Greg Johnston remained in the meeting, joined by the applicant Paul Weathersby. Mr. Weathersby asked if board members had seen the video he shared showing a model of his building, and they said that they had. Mr. Weatherby explained the structure is considered a single building for zoning purposes (portions are connected by a bridge). He said the different massings are each a classic Maine vernacular, of a residential form. He said the forms are staggered to create outdoor spaces and visual interest. He explained how the various units will be set up inside the structure.

Mr. Weathersby said parking will be located behind the buildings, and that the curb cut to access that parking will be located directly across State Route 102 from the Crooked Road.

Mr. Bono asked about windows, and Mr. Weathersby answered the question. Mr. Bono asked about lighting, and recommended warm lighting in the 2,700 to 3,000 Kelvin temperature range. Mr. Weathersby said he would do that. Mr. Bono asked how visible the parking area would be from State Route 102, and the answer was that buildings would block the view. Mr. Bono said the model was very helpful to him with regard to visualizing the project.

There was a discussion about siding (a mix of board and batten, lathe and cedar shakes, Mr. Weathersby said), the height of the bridge and the overall height of the building. The latter was listed between 36 and 38 feet, according to Mr. Johnston. Mr. Weathersby said the roof had gone from a planned 9x12 pitch to a 12x12 pitch.

Chairman Sassaman said she thinks the building "fits its environment very well," and that it would be "an attractive addition to Town Hill."

Vice-chairman Demers moved to approve the application as submitted, with the understanding that the elevations supersede the model in terms of actual scale dimensions, and that the roof line is a 12x12 pitch. Mr. Cole seconded the motion, and it then carried unanimously (4-0) on a roll-call vote.

VIII. OTHER BUSINESS

Chairman Sassaman had a couple of things. She asked that something be put on the website stating that paper copies are not required during the pandemic, as board members are doing fine with PDF copies sent via email.

Discussion then turned to the new buildings going up at the Ferry Terminal. Chairman Sassaman said she thought that property was in the DRB's jurisdiction, but all she could find in the ordinance related to signage there.

Code Enforcement Officer Chamberlain said the property is not in the board's jurisdiction (for buildings). Chairman Sassaman said once the town starts to do something there, DRB should be consulted and involved. Vice-chairman Demers agreed, saying it seemed to him "as if it falls within the purview of this board." Mr. Cole said it is, for all practical purposes, too late because the buildings for the ferry line are already going up.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Assistant Planner Fuller noted the Bar Harbor Cheesecake Co. (DRB-2020-11) would be on the agenda for the next meeting, with a revised application for new signage only rather than the plan they submitted earlier that called for signage and landscaping changes.

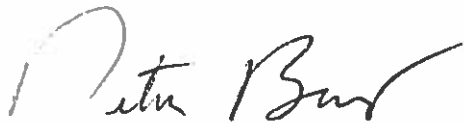
Chairman Sassaman asked if there were any updates about getting DRB matters to a vote for certain Land Use Amendments. Assistant Planner Fuller said staff had a discussion earlier that day about what the schedule looked like for the November 2020 municipal ballot, but that there were not any definitive answers on that question just yet.

Chairman Sassaman said she liked meeting via Zoom. She said she thought the board should continue doing its meetings this way. Assistant Planner Fuller said the board was doing a great job with it, noting that they were approving applications and that the review process seemed to be going smoothly. He said it would depend on what state law allows, going forward, as far as continuing with remote meetings.

X. ADJOURNMENT

Mr. Cole moved to adjourn the meeting at 7:24 P.M. Mr. Bono seconded the motion and it then carried unanimously (4-0) on a roll-call vote. In voting in the affirmative, Chairman Sassaman said, "Yes, sir"; Vice-chairman Demers said, "Ayuh"; Mr. Bono said "Absolutely"; and Mr. Cole said "Positively.")

Signed as approved:



6-26-20

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

Date