

**Minutes
Design Review Board
August 9, 2018
Town Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 6:00 P.M.

Members present: Barbara Sassaman, Chair; Steve Demers, Vice-Chair; Pancho Cole, Member; Peter Bono, Secretary; and Andrew Geel, Member.

Town staff present: Janna Richards, Planning Director and Catherine Leatherman, Administrative Assistant.

II. EXCUSED ABSENCES

There were no excused absences.

III. ADOPTION OF THE AGENDA

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

IV. APPROVAL OF MINUTES

a. June 14, 2018

Mr. Geel moved to adopt the minutes as submitted. Mr. Cole seconded the motion and the Board voted 4-0-1 to approve the motion, with Mr. Demers abstaining.

V. PUBLIC COMMENT PERIOD

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-2018-25

Applicant: Rain Dog LLC DBA Acadia Image Arts (Darrin Staunesli)

Project Location: 20 Mount Desert Street, 104-451-000

Proposed Project: Installation of Signage

Mr. Staunesli represented the applicant. After discussion with the Board, it was clarified that three out of the five signs for the store were approved by the Design Review Board to be located on the previous building before it was re-built. Two of the signs were not

previously approved. Ms. Sassaman noted that the total sign area equal 33.88 square feet.

The existing multi-tenant signage plan from 2017 indicates that the applicant's unit (unit #1) is to be allocated 25 square feet of signage; however, a memo from the owner indicates that unit #1 can utilize the sign area not being utilized by unit #2, and a letter from the owner indicates that unit #1 has the owner's permission to utilize 11 square feet of signage not being used by unit #2 until further notice or until the end of their occupancy in unit #1.

There was discussion about the wall signs on the front façade and if they are within 10% of the wall area to which it is attached. The Board requested staff to look into determining the definition of wall area and whether or not it includes window and door area.

Mr. Cole moved to accept the amended multi-tenant signage plan with the corrections as submitted by the owner of the property. Mr. Geel seconded the motion. Mr. Demers clarified that the updated calculations would be 50 square feet of signage permitted for the hotel, 36 square feet of signage for unit #1, and 14 square feet of signage for unit #2. The Board voted 5-0 to approve the motion.

There was further discussion about the wall signs on the front façade being within 10% of the wall area. Ms. Sassaman estimated the total square footage of the front wall of unit #1 and determined that the square footage of the wall signs on the front façade was just within 10% of the wall area. Mr. Cole suggested that the vertical sign to the right of the door could be painted with black letters on a white background to help reduce the visual impact. Mr. Demers agreed with Mr. Cole's suggestion and asked the applicant if he would be able to make that change. The applicant stated that he did not fully understand the benefit of changing the sign and explained that the sign painted as is helps with its visibility from the Village Green. Ms. Sassaman suggested that another option may be to remove the window decal.

After deliberations, Mr. Geel moved to approve the application for the window decal, but not the Maine Made Gifts sign (the vertical sign). Mr. Bono seconded the motion and the Board voted 2-2-1, with Mr. Cole abstaining.

Ms. Sassaman moved to approve the application for the Maine Made Gifts sign (the vertical sign), but not the window decal. Mr. Geel seconded the motion and the Board voted 1-2-2, with Mr. Cole and Mr. Geel abstaining.

Ms. Sassaman move to approve the signage as submitted. Mr. Cole seconded the motion and the Board voted 2-3 to oppose the motion.

Mr. Geel moved to approve the window decal sign as submitted and to approve the Maine Made Gifts sign (vertical sign) with the revision that it be repainted with black lettering on a white background. Mr. Cole seconded the motion and the Board voted 3-2 to approve the motion.

b. Certificate of Appropriateness

Application: DRB-2018-26

Applicant: 108 Cottage Street Associates, LLC

Project Location: 32 Holland Avenue, 104-233-000

Proposed Project: Construction of New Building

Mr. Greg Johnston represented the applicant. Mr. Johnston provided a description of the proposed project. There was discussion about the proposed sidewalk/walkway and how it is in line with the sidewalk on the Machias Savings Bank property, despite a curb bump out that is the current location of a utility pole. Mr. Johnston noted that there has been discussion with Emera about the potential to move the pole in the future so that the bump out could be removed. He also pointed out that the landscaping on the bank/wall between the Machias Savings Bank property and the subject property provides some screening of the buildings on the subject lot when being viewed from the Cottage Street and Holland Avenue intersection.

Mr. Johnston explained that the existing laundromat building and the proposed building are of a similar scale and that the height of the existing and proposed buildings are similar. He explained that there was an effort to incorporate visual design characteristics from existing neighboring buildings into the design of the newly proposed building. The lighting being proposed are under-mounted lights and there are false gables being proposed along the roof. Mr. Johnston described where the proposed building would be located on the site and provided the Board with additional photos of neighboring buildings. He also provided samples of the materials proposed to be used in the building construction. The utility doors are 12 feet by 12 feet.

There was discussion about the location of the proposed entrance to the showroom portion of the building. There was also a discussion about the location of the utility hookup on the building and Mr. Bono stated that utility service hookups for power, air conditioning units, and outdoor compressors should be placed in the rear of the building (the south face). Mr. Johnston explained that power poles along the southern property line are proposed to be removed and that the car repair building would maintain their current service. There was a discussion about the location of the existing utility poles in that section of Holland Avenue and Mr. Johnston confirmed that power can be serviced at the rear (south face) of the building.

Ms. Sassaman asked the applicant to consider increasing the landscaping space near the front entrance along Holland Avenue so that it continued up to the entrance. There was a discussion about the potential to raise the sidewalk/walkway and the application's compliance with Section 125-114 B(7). It was clarified that the area near parking space #15 would be painted green to help demarcate parking spaces.

Mr. Bono began a discussion in regard to Section 125-114 B(2)(c)[1] to determine if the proposal meets the requirement that "windows or architectural treatments designed to simulate windows shall comprise no less than 20% of the exterior wall surface." The Board came to a consensus that the proposal was designed to avoid large areas of blank wall space, which is the purpose of that section of the ordinance. Mr. Geel asked what the landscaping/access proposal is for the side of the property that faces Ash Place and Mr. Johnston indicated that at this time there was no landscaping being proposed along that property line and no vehicular access being proposed onto Ash Place.

At this time in the meeting, it was discovered that Mr. Geel's immediate family owns the property directly abutting the subject property and that he would need to recuse himself. Mr. Geel recused himself and left the room. He did not return to the meeting. Mr. Cole

moved to recuse Mr. Geel from further discussion on this application. Mr. Demers seconded the motion and the Board voted 4-0 to approve the motion.

Mr. Demers expressed concern that there are no windows being proposed on the south or east face of the building. Mr. Johnston noted that there may be potential to add windows to the showroom portion of the south face of the building. Ms. Sassaman expressed concern about the scale and trim of the transom windows on the north face of the building. She also expressed concern about the size of the overhang situated over the front door. Mr. Johnston proposed that the transom windows could be made larger in an attempt to match the panes and trim on the glass wall. Ms. Sassaman expressed concern about the size of the gables on the roof. There was a discussion about roof design options.

There was a discussion on whether a vote should be taken at the meeting or to wait to see alternative options from the applicant. Ms. Sassaman and Mr. Bono expressed that they would like to see alternative options for the roof and revisions to the windows as discussed previously. There was a discussion on how the Board's requests are validated by the ordinance. Mr. Demers added that he would like to see different color options for the doors.

Ms. Sassaman moved to table the application to the next scheduled meeting. Mr. Cole seconded the motion and the Board voted 4-0 to approve the motion.

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

There were none.

IX. ADJOURNMENT

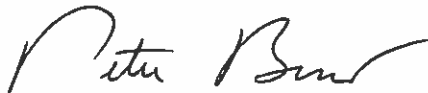
Mr. Cole moved to adjourn the meeting at 8:15 P.M. Mr. Demers seconded the motion and the Board voted 4-0 to approve the motion.

X. WORKSHOP

- a. Discussion of Proposed Amendments to the Design Review Board Overlay District

Given the time, the Board decided to postpone the workshop to a later date.

Signed as approved:



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

8-23-18

Date