

**Minutes
Design Review Board
September 13, 2018
Town Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 6:03 P.M.

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

Town staff present: Janna Richards, Planning Director.

II. EXCUSED ABSENCES

Mr. Cole was an excused absence.

III. ADOPTION OF THE AGENDA

Ms. Sassaman moved to separate item F into part 1 and part 2 and to move part 1, with the applicant being Lark Studio, as the first item under Regular Business. Mr. Bono seconded the motion and the Board voted 4-0 to approve the motion.

IV. APPROVAL OF MINUTES

a. August 23, 2018

Mr. Bono moved to adopt the minutes as submitted. Mr. Demers seconded the motion and the Board voted 4-0 to approve the motion.

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

f. Certificate of Appropriateness

Application: DRB-2018-34, PART 1

Applicant: LARK Studio

Project Location: Newport Drive, Map 104, Lot 523

Proposed Project: Installation or changes in fences and freestanding walls

Mr. Mike Rogers represented the applicant. A pre-application review for the proposed landscaping project at the Bar Harbor Inn was held at the Board's August 23, 2018 meeting. Mr. Rogers described additions and modifications to the proposed project that

meeting. He noted that a fence is not required around the lower pool because of its shallow depth and that lighting specifications are included in the submittal packet for the Board's review. Mr. Demers asked questions related to the location and appearance of the proposed screening, lighting, and landscaping. It was confirmed that a large, existing oak tree near the proposed building will remain and that while a specific fountain has not been chosen, it will be traditional in style.

Mr. Bono moved to approve the application regarding the landscaping and pool portion of the Bar Harbor Inn project as submitted. Mr. Demers seconded the motion. Mr. Geel asked if the fountain should be taken out of this application and brought back before the Board when a specific type was chosen. It was decided that this was not necessary and the Board voted 4-0 to approve the motion.
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a. Certificate of Appropriateness

Application: DRB-2018-29

Applicant: Eden Builders

Project Location: 41 Mount Desert Street, Map 104, Lot 318

Proposed Project: Changes to exterior appearance of historic building

Mr. Todd Hardy represented the applicant. He provided a description of the proposed project, which is to construct an ADA ramp to access the church. The handrail color had not been finalized yet and could potentially be black or have a metal finish. The ramp would be concrete and there would be plantings surrounding the ramp to soften the appearance. Mr. Hardy noted that the intent was to make the ramp as simple as possible as to not take away from the appearance of the building. Mr. Bono read from a portion of section 125-114E of the ordinance that relates to renovations to a historic building to provide for handicap access and stated that the applicant has abided by the requirements in that section. Mr. Geel reiterated the need for plantings surrounding the proposed ramp to soften its appearance. It was noted that the concrete ramp would match the pathway. There was a discussion about the color of the handrail.

Mr. Demers moved to approve the application as submitted with the understanding that the handrail can be a painted steel of an appropriate color to blend in with the existing building and surroundings, and that there be some reasonable effort made to partly screen the concrete side walls. Mr. Geel seconded the motion and the Board voted 4-0 to approve the motion.

The applicant for item 6b was not present and so Mr. Geel moved to place agenda item 6b as the last agenda item under regular business. Mr. Demers seconded the motion and the Board voted 4-0 to approve the motion.

c. Certificate of Appropriateness

Application: DRB-2018-31

Applicant: Cheri & Aldo Miceli

Project Location: 110 West Street, Map 104, Lot 068

Proposed Project: Changes to exterior appearance of historic building

Mr. Greg Johnston represented the applicants for agenda item 6c. He provided a description of the proposed project, which is to re-construct the widow's walk that, according to a historical drawing, once existed on the front façade of the house. There would be no changes to the existing color of the home and the materials would match the materials on the front façade of the home (all wood). The height of the proposed railing would be 36". The windows inside the proposed widow's walk are proposed to be

replaced, but the replacement windows would match the existing windows, and the third floor windows above the widow's walk would be replaced by a door to match.

Mr. Demers moved to approve the application with the understanding that the third floor will have a four-lite over a single panel door to replace the window, the construction will be all wood, and the finishes will match the existing building. Mr. Geel seconded the motion and the Board voted 4-0 to approve the motion.

d. Certificate of Appropriateness

Application: DRB-2018-32

Applicant: Brian Shaw for APTO Holding, LLC

Project Location: 67 Cottage Street, Map 104, Lot 092

Proposed Project: Changes to exterior appearance of historic building

Ms. Audrey Parks, owner of the building, was the project representative. She provided a brief description of the proposed project. The discussion between the Board and Ms. Parks focused on the absence of windows on both the north and west elevations. It was determined that Ms. Parks would add windows that would match the style of the other windows on the building to, and that would make up at least 20% of the exterior wall space of, the north elevation; however, that she was not able to do so on the west elevation because of stipulations in the fire code. Ms. Richards indicated that she would get more information on the inclusion of windows on these elevations and the code. It was also explained that because this is a historic property it is to be reviewed by the Design Review Board even if it cannot be fully viewed from a public way.

Mr. Bono moved for the applicant to request more information and drawings from the builder regarding the installation of windows on the north elevation (drawing A-4 North) to meet at least 20% of the exterior wall space and to table a decision to the next meeting. Mr. Geel seconded the motion and the Board voted 4-0 to approve the motion.

e. Certificate of Appropriateness

Application: DRB-2018-33

Applicant: Geoffrey Fraser

Project Location: 452 State Highway 3, Map 208, Lot 092

Proposed Project: Installation or changes in sign/awning

Mr. Geel noted that he lives across the street from the subject property and that he would like to recuse himself. Ms. Sassaman moved to recuse Mr. Geel. Mr. Demers seconded the motion and the Board voted 3-0 to approve the motion.

Mr. Geoffrey Fraser and Mr. David Witham were the project representatives. Mr. Fraser provided a description of the proposed project. Mr. Fraser stated that there is no other signage aside from the proposed sign that is visible from the public way. He also noted that the sign area does not exceed 10% of the wall area that it is proposed to be attached to.

Mr. Bono moved to approve the application as submitted. Ms. Sassaman seconded the motion and the Board voted 3-0 to approve the motion.

f. Certificate of Appropriateness

Application: DRB-2018-34, PART 2

Applicant: Fraser Associate Architects

Project Location: Newport Drive, Map 104, Lot 523

Proposed Project: Construction of new building or expansion of non-historic building

Mr. Geel returned to the room and re-joined the Board.

Mr. Geoffrey Fraser and Mr. David Witham were the project representatives. Mr. Witham provided a background and a description of the proposed project, including the proposed new landscaping, pool, and breakfast building. Mr. Fraser provided a description of the proposed new building. The Board and the applicant reviewed the colors of the proposed building and the materials to be used on the exterior of the building. Other components of the proposed new building, including the lights, windows, and doors/entrance, were discussed.

Mr. Geel expressed concern that the proposed building does not match the styles of the buildings that exist on the property. Mr. Witham noted that the building was designed to incorporate the styles from the different distinct styles that exist on the property and to not attempt to match one of those styles perfectly. Mr. Demers spoke in favor of the proposed building. Mr. Bono expressed similar sentiments to Mr. Geel, expressing his concern that the building was not in character with the New England style of the Bar Harbor Inn. Mr. Fraser and Mr. Witham explained the features of the proposed building that were meant to match the features of other existing building on the property. Ms. Sassaman inquired about specific features of the proposed building, including the windows and the paneling. Mr. Fraser confirmed that the utilities will be located underground and that the proposed lights will not be greater than 3000k.

There was more discussion about the compatibility of the style of the proposed building to the buildings existing on the property. Ms. Charlotte Evanofski of Lark Studio came forward to add that there is a significant level of screening between the Shore Path and the proposed building.

Ms. Sassaman moved to approve the application as submitted. Mr. Demers seconded the motion and the Board voted 4-0 to approve the motion.

b. Certificate of Appropriateness

Application: DRB-2018-30

Applicant: Eric & Michelle Allvin, ME Properties LLC

Project Location: 74 Mount Desert Street, Map 104, Lot 413

Proposed Project: Changes to exterior appearance of historic building

Mr. Eric Allvin represented the applicant and provided a description of the proposed project. There were some questions asked about the different facets of the proposed project for clarification purposes. Mr. Geel suggested that the storage door be green to match the surrounding shingles and thus mute its appearance.

Ms. Sassaman moved to approve the application as submitted with the following: remove the lattice and vinyl siding on the lower level and replace with green malbec shingles; replace three windows with awnings matching the third floor awning and removing the other two windows completely; paint all east elevation and second story of Mount Desert Street side trim in red to match existing; the bay windows on the east and the porch windows on the east and north will remain white; paint the sunporch stair door red, the overhang to match existing, and the adjacent storage doors green to match shingles; and the new owners deck fence is to be white to match the fence in the application. Mr. Geel seconded the motion. Mr. Demers asked a question pertaining to a window on the first floor level. With no further discussion, the Board voted 4-0 to approve the motion.

VIII. OTHER BUSINESS

a. Pre-Application Review

- i. The applicant (Patrick Taber from the Jackson Laboratory) is seeking an informal review and Board member questions and comments on the installation/changes to a campus signage plan.

Mr. Patrick Taber and Mr. Boyd Morrison were the project representatives. They provided a description of the proposed campus signage plan, including the location and appearance of the different types of signage. The Board only expressed concern about the size of some of the signage. It was determined that the Board and the applicant could hold a site visit before the next meeting to view the size and location of the signage in the field.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

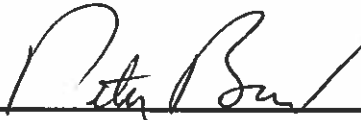
- a. Workshop on proposed changes to the DRB Overlay District to be held Thursday, September 20, 2018.

Ms. Sassaman reminded the Board of the upcoming workshop and asked that the Board review the materials prepared by the Planning Director in preparation of the workshop.

X. ADJOURNMENT

Mr. Sassaman moved to adjourn the meeting at 9:08 P.M. Mr. Bono seconded the motion and the Board voted 4-0 to approve the motion.

Signed as approved:



10-25-18

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

Date