

Minutes
Design Review Board
October 28, 2010
Auditorium – Municipal Building
93 Cottage Street
3:00 P.M.

I. CALL TO ORDER

Members Present: Todd Hardy, Chair; Barbara Sassaman, Vice-Chair; Val Davis, Secretary; Diana de los Santos, member; Pancho Cole, member; Alexis Byrne, member.

Also Present: Anne Krieg, Planning and Development Director; Brian Madigan, Staff Planner.

This meeting was not televised.

II. ADOPTION OF THE AGENDA

Ms. Sassaman moved to adopt the agenda. Mr. Cole seconded the motion and the Board voted unanimously to approve the motion.

III. EXCUSED ABSENCES

There were none.

IV. APPROVAL OF MINUTES

a. October 14, 2010

Ms. Sassaman moved to adopt the minutes as written. Ms. De Los Santos seconded the motion and the Board voted unanimously to approve the motion.

V. BUILDING PERMIT REMINDER

Mr. Hardy reminded all applicants to obtain a building permit prior to construction of each project.

VI. REGULAR BUSINESS

a. Continuation - Certificate of Appropriateness

Application: DRB-10-60

Applicant: Dana Pelletier

Project Location: 2 Derby Lane

Proposed Action: Construct new building

Mr. Pelletier gave an overview of the visual analysis included with his updated application. He also gave an overview of the goal of the design associated with the proposed structure, and explained how the structure would fit with the surrounding buildings in terms of size and scale. Mr. Cole stated that he was concerned with size of the building. He noted that Derby Lane is more residential in scale, whereas Main Street lends itself toward commercial and larger sized buildings. He stated that he would be more comfortable with the proposal if the larger building were located on Main Street rather than Derby Lane. He stated that he felt the building would be more appropriate if it scaled back in size the further one traveled down Derby Lane. Ms. De Los Santos stated that she did not feel the proposed building was out of scale with its surroundings. Mr. Hardy stated that he felt the visual study relied too heavily on buildings situated on Main Street rather than Derby Lane.

Ms. Davis suggested that the building might be more in scale if it were the same height as the applicants' building, which has frontage on Main Street. Ms. Sassaman stated that she was interested in scale of the proposed building as it relates to the Ivy Manor. She suggested the applicant drop the structure a story and add dormers instead.

Ms. Byrne moved to approve the proposed structure based on the fact that it is located in a commercial district and complies with Section 125-114 of the Land Use Ordinance. Ms. De Los Santos seconded the motion and the Board voted 2 – 4 in favor of the motion. The motion failed with Mr. Hardy, Ms. Sassaman, Mr. Cole, and Ms. Davis opposed to the motion.

Ms. Krieg stated Board should refer to Section 124-114 to review the standards for scale and compatibility with the surrounding neighborhood. Ms. Davis stated that it seemed the applicant's structure with frontage on Main Street had established a pattern. She also suggested adding a dormer to the proposed structure.

Ms. Sassaman moved to continue the project to the next meeting. Mr. Cole seconded the motion and the Board voted unanimously to approve the motion.

b. Certificate of Appropriateness

Application: DRB-10-61

Applicant: Circle K / Irving

Project Location: 99 Cottage Street

Proposed Action: Alter current signage

Ms. Sassaman stated that the proposed sign would present a cleaner and neater alternative to the current signage.

Ms. Sassaman moved to approve the proposed signage. Ms. Byrne seconded the motion. Mr. Cole verified that the lighting would be night sky compliant. The Board voted unanimously to approve the motion.

- c. Certificate of Appropriateness**
 - Application:** DRB-10-62
 - Applicant:** MDI YMCA
 - Project Location:** 21 Park Street
 - Proposed Action:** Alter current signage

The applicant stated that the proposed sign would be located where the current farmer's market sign is located.

Ms. De Los Santos moved to approve the signage provided that it is not a high gloss finish. Ms. Sassaman seconded the motion and the Board voted unanimously to approve the motion.

- d. Certificate of Appropriateness**
 - Application:** DRB-10-63
 - Applicant:** Bar Harbor Savings and Loan
 - Project Location:** 103 Main Street / Emery Block
 - Proposed Action:** Replace doors / alter historic building

The applicant gave an overview of the proposed door replacements.

Mr. Cole moved to approve the application. Ms. Byrne seconded the motion. Ms. Sassaman stated that she did not feel the proposed doors would match the architectural style of the building. The Board voted 5-1 in favor of the motion with Ms. Sassaman opposed.

- e. Certificate of Appropriateness**
 - Application:** DRB-10-64
 - Applicant:** Atlantic Brewing Company
 - Project Location:** 15 Knox Road
 - Proposed Action:** Addition to existing Tavern Building

Mr. Maffucci gave an overview of the proposed addition. The Board discussed the proposal at length.

Ms. Sassaman moved to approve the proposed project. Ms. De Los Santos seconded the motion and the Board voted unanimously to approve the project.

Mr. Maffucci noted that he planned to submit a subsequent proposal to the Board which would involve the use of corrugated metal. He noted that the Land Use Ordinance prohibits this type of material and asked the Board to provide some feedback.

The Board discussed this provision at length. Mr. Cole noted that they Board is also compelled to review the façade design of the surrounding structures, which already utilize this material. He stated that because Mr. Maffucci has utilized corrugated metal on buildings throughout the

campus, this should be mechanism enough to approve the project. Mr. Hardy stated that the Board would continue the conversation when the application was officially submitted.

F. Certificate of Appropriateness

Application: DRB-10-65

Applicant: Bar Harbor Bike Shop

Project Location: 141 Cottage Street

Proposed Action: Adjust roofline

Ms. Sassaman moved to recuse Mr. Cole. Ms. De Los Santos seconded the motion and the Board voted unanimously to recuse Mr. Cole

Ms. Sassaman moved to approve the application. Ms. Byrne seconded the motion. The Board briefly discussed the details of the roofline change and need for replacement. The Board unanimously to approve the motion.

VII. OTHER BUSINESS

There was none.

VIII. PLANNING DIRECTOR'S REPORT

Ms. Krieg gave no report.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Ms. Sassaman stated that she had prepared documents for the Board to review such as an FAQ and flowchart describing the DRB approval process. Mr. Madigan stated that Staff would prepare items for the Board's review at the November 18 DRB meeting

X. ADJOURNMENT

Ms. Sassaman moved to adjourn the meeting. Mr. Cole seconded the motion and the Board voted unanimously to approve the motion.

Signed as approved:



Val Davis, Secretary

Town of Bar Harbor Design Review Board

Date

11-10-10