

Minutes — Design Review Board
Thursday, March 10, 2022 at 4:00 PM
Remote Meeting (via Zoom)

Under the Board's Remote Participation Policy, the March 10, 2022 meeting was conducted remotely, via Zoom, due to the urgent issue of the continuing COVID-19 pandemic and the declarations of a public health emergency by both the United States and Maine departments of Health and Human Services.

*Members of the public were able to view the proceeding by visiting <https://www.townhallstreams.com> and selecting **Bar Harbor** from the dropdown menu. Instructions on how to attend the Zoom meeting and to offer comment during the public comment portion of the March 10, 2022 meeting were posted in advance of the meeting at: <https://www.barharbormaine.gov/271/Design-Review-Board>.*

Design Review Board members present were Chairperson Barbara Sassaman, Vice-chairperson Andrew Geel, Secretary Pete Bono and members Pancho Cole, Maya Caines and Andrew Lepcio. Town staff present were Code Enforcement Officer Angela Chamberlain, Assistant Planner Steve Fuller and Administrative Assistant Tammy DesJardin.

I. CALL TO ORDER

Chairperson Sassaman called the meeting to order at 4:00 PM.

II. EXCUSED ABSENCES

All Board members were in attendance, so there were no absences to excuse.

III. ADOPTION OF AGENDA

Mr. Cole moved to adopt the agenda. Vice-chairperson Geel seconded the motion, which then carried unanimously (6-0) on a roll-call vote.

IV. APPROVAL OF MINUTES

- i. December 9, 2021
- ii. December 16, 2021
- iii. February 10, 2022

Ms. Lepcio moved to approve the minutes from December 9, 2021 and December 16, 2021 as presented. Mr. Cole seconded the motion. Assistant Planner Fuller noted for the record that he had corrected the spelling of Chairperson Sassaman's last name from when the draft minutes were first presented to the Board. The motion to approve the two sets of minutes then carried 5-0, with Vice-chairperson Geel abstaining as he was not present at the December 9, 2021 meeting.

The minutes from the February 10, 2022 Board meeting were not yet ready for review/approval.

V. PUBLIC COMMENT

To make comment, please email designreview@barharbormaine.gov (goes to all board members and town staff), or attend meeting via Zoom (see above)

There was no one from the public present in the meeting, and no public comment was received by email prior to the meeting. Assistant Planner Fuller said for the record that notice for the meeting had contained instructions on how people could provide comment on applications if they wished.

Owner: Ancora, LLC
Applicant: Brian D. Shaw Inc.
Project Location: 51 Mount Desert Street (104-296-000)
Proposed Project: Changes to exterior appearance of non-historic building
(change in exterior siding/color, addition of covered entry)

As this agenda item was introduced, Vice-chairperson Geel said he was an abutter on two sides of the property in question, and as such he felt he should be recused. Mr. Cole moved to excuse (recuse) Vice-chairperson Geel from the agenda item, and Chairperson Sassaman seconded the motion. It then carried unanimously, 6-0, on a roll-call vote.

Stephen Coston was present on behalf of the applicant and explained what the application entailed. "Anything to cover T-111 [siding] in downtown Bar Harbor is welcome," quipped Mr. Cole. The Board asked questions about lighting, trim and more, all of which Mr. Coston answered.

Chairperson Sassaman asked if the shutters would be staying. Mr. Coston said he was stumped on that question, but that the applicant was flexible. Chairperson Sassaman said it would look "a little more New England" with the shutters in place. "We'll keep them, then," said Mr. Coston.

Chairperson Sassaman moved to approve the application as submitted with the proviso that the trim on the doors, windows, corner boards and entry porch be white, and that the roof shingles on the covered entry way match the existing building's roof shingles. Mr. Cole seconded the motion, which then carried unanimously (5-0) on a roll-call vote.

Following the vote on this application, Vice-chairperson Geel rejoined the Board. With his return, the voting membership of the Board went back to six members.

iv. Certificate of Appropriateness

Application: DRB-2022-06 (Main Street Motel exterior colors)
Owner: Main Street Motel, LLC
Applicant: Brian D. Shaw, Inc.
Project Location: 315 Main Street (107-191-000)
Proposed Project: Changes to exterior appearance of non-historic building
(changing exterior colors for siding, trim and doors)

Stephen Coston was also present on behalf of the applicant for this application. He gave the Board an overview of what the application entailed. There was extended discussion about the colors, both present and proposed as well as others used in that neighborhood. Mr. Cole shared his screen via Zoom and used Google StreetView to show other properties in the area, as well as the subject lot. It was confirmed by Mr. Coston that there are not any shutters at present on this building and that the applicant does not intend to add any as part of this application. Discussion on colors continued, and whether certain colors were "cheerful" or "dour" was debated by Board members.

Vice-chairperson Geel moved to approve the application as submitted, with the addition (as suggested by Chairperson Sassaman) that the railing balusters will be white. Mr. Cole seconded the motion, and was agreeable to the suggestion by Chairperson Sassaman. The motion then carried unanimously (6-0) on a roll-call vote. In response to a question, Mr. Coston said the applicant had no intention to board over windows in the off-season.

VIII. OTHER BUSINESS

i. Discussion of boundaries of Design Review Board overlay district

VI. BUILDING PERMIT REMINDERS

Chairperson Sassaman reminded the applicants in attendance that they would need to apply for, and obtain, building permits for any of the work approved by the Board before starting that work.

VII. REGULAR BUSINESS

i. Certificate of Appropriateness

Application: DRB-2022-03 (Stratford House parking)
Owner: Stratford House, LLC
Applicant: Andrew Geel
Project Location: 39 High Street (104-317-000)
Proposed Project: Changes to exterior appearance of non-historic building (removal of non-historic garage, converting space to lawn and parking area)

Chairperson Sassaman moved to recuse Vice-chairperson Geel, as he was the applicant for this application. Mr. Cole seconded the motion, which then carried 5-0 on a roll-call vote (Vice-chairperson Geel abstained). With Vice-chairperson Geel's recusal, the voting membership of the Board dropped to five members.

Mr. Geel, now speaking as the applicant, explained that the application entailed removing the garage behind the Stratford House on High Street in order to make more room for parking. In response to questions from the Board, Mr. Geel said the small shed on the property would be removed and that the "tangled mess" of vegetation behind the garage would be cleaned up.

Mr. Cole moved to approve the application as submitted, with the specific stipulation that the shed is being removed. Secretary Bono seconded the motion, which then carried unanimously (5-0) on a roll-call vote.

Following the vote on his application, Vice-chairperson Geel rejoined the Board. With his return, the voting membership of the Board went back to six members.

ii. Certificate of Appropriateness

Application: DRB-2022-04 (Eden Village signage)
Owner/Applicant: Lena Hatch
Project Location: 986 State Highway 3 (206-054-000)
Proposed Project: New signage (replacing existing 61"x68"/28.8 square foot sign with 48"x96"/32 square foot sign)

Lena Hatch was present as the applicant. She explained the application was to replace the "old dilapidated sign" with a new one of a larger size in the same location. She said there would be vacancy/no vacancy signage to hang on hooks on the sign. There was a question about the lighting for the sign; Code Enforcement Officer Chamberlain said if the existing lighting was not being changed (it was not), she was not aware how the Board could make the applicant change the lighting — although they could ask the applicant to do so. In response to a question about seasonal closure, Ms. Hatch said the new sign would be weather-resistant and would be left out year-round.

Vice-chairperson Geel moved to approve the application as submitted. Mr. Cole seconded the motion, which then carried unanimously (6-0) on a roll-call vote.

iii. Certificate of Appropriateness

Application: DRB-2022-05 (Anchorage Motel siding)

In a continuation of discussions from previous meetings, the Board discussed a possible change to the boundaries of the Design Review Board overlay district as established in the Land Use Ordinance. The main point of the proposed change would be to tie the overlay district to road frontage rather than zoning districts, as is the case now. During this discussion, the Board looked at two parts of town in particular: Town Hill and Hulls Cove. Assistant Planner Fuller prepared three maps for each neighborhood: one showing the existing overlay district, one showing the proposed overlay district (based largely on a proposal from several years ago) and the third showing changes between the two (lots that would no longer be in the overlay, as well as lots that would be newly added to the district).

The Board expressed a general comfort with what was shown in the Town Hill area, as a starting point for further conversation. In Hulls Cove, much of the discussion centered around where the southern terminus of the new overlay would be. Eventually, consensus was reached around the entrance road to the Hulls Cove Visitor Center (which also corresponds with the southern terminus of the Hulls Cove Business District directly across Route 3). There was agreement that the Design Review Board would need to do outreach with both the public and the Planning Board if this idea were to move forward in the form of a proposed Land Use Ordinance amendment. Outreach ideas for the public included letters to abutters and affected property owners, newspaper ads, Facebook posts and more. There was agreement that buy-in was key. It was recommended to use simple, direct and straightforward language (to the extent possible, when dealing with ordinance changes) and to make sure the public knows that the Board is truly interested in hearing from them.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

None.

X. ADJOURNMENT

At 5:30 PM, Mr. Cole moved to adjourn the meeting. Vice-chairperson Geel seconded the motion, which then carried unanimously (6-0) on a roll-call vote.

Signed as approved: (approved 4/14/2022)



7-8-22

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

Date