

**Minutes
Design Review Board
Thursday, April 8, 2021
Town Council Chambers (via Zoom) – Municipal Building
93 Cottage Street
4:00 P.M.**

Meeting to be conducted remotely, via video (Zoom), due to COVID-19 (as authorized under the provisions of MRSA §403-A, approved by the Maine Legislature on March 17, 2020 as part of LD 2167). Meeting will be broadcast on Spectrum channel 7 in Bar Harbor and on <https://townhallstreams.com> (select Bar Harbor from dropdown menu)

I. CALL TO ORDER

The meeting was called to order at 4:03 P.M. Members present: Barbara Sassaman, Chair; Peter Bono, Secretary; Pancho Cole, Member; and Andrew Geel, Vice Chair.

Also present: Steve Fuller, Staff Planner; Angela Chamberlain, Code Enforcement Officer; Michele Gagnon, Planner; Tammy DesJardin, Administrative Assistant; and Michael Gurtler, Deputy Code Enforcement Officer.

II. EXCUSED ABSENCES

There were no absences.

III. ADOPTION OF THE AGENDA

Mr. Bono moved to adopt the agenda as proposed. Mr. Geel seconded the motion and the Board voted 4-0 to approve the motion.

IV. APPROVAL OF MINUTES

- a. March 11, 2021*
- b. March 25, 2021*

The minutes were not prepared for approval.

V. PUBLIC COMMENT

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-2021-11 (Project Social signage)**
 - Applicant: Project Social (Cody Gordon)**
 - Owner: Thrumcap, LLC (Kerri Dowdell)**
 - Project Location: 27 Main Street (108-005-000)**

The applicant, Cody Gordon explained his project to the Board. He stated that he was trying to make all the signs uniform in size and shape and he explained the proposed location of each sign in detail.

Mr. Bono noted that he was concerned that this was too many signs which may detract from the visual character of the street. He added that he felt the wood poles used to support the signs were unusual and suggested that the applicant consider mounting some of the signs on the fence instead.

Mr. Gordon responded that the sign posts were the same posts that the previous business had used and he stated that putting the signs flat on the fence would limit visibility up and down the street.

Mr. Geel agreed that he had concerns with the overall amount of signage.

The Board discussed the location of the sign over the archway/entrance at great length.

Mr. Geel moved to approve the application as submitted with the condition that the front archway will complement the existing archway on the house and the sign located on the archway will be at least 8' from the ground. Mr. Cole seconded the motion and the Board voted 4-0 to approve the motion.

b. Certificate of Appropriateness

Application: DRB-2021-13 (Fogtown Brewing signage)
Applicant: Fogtown Brewing Company, LLC
Owner: The 1932 Criterion Theatre
Project Location: 35 Cottage Street (Tax Parcel 104-140-000)
Proposed Project: Installation of signage (new, 3'x5' hanging/projecting sign)

The applicant, Jon Stein explained the project. He began by pointing out that he had posters in the windows to announce his future opening while he was only serving take-out. His new sign was proposed to be similar in size to the previous sign and was an art-deco style with minimal lighting.

Mr. Geel asked where the lights were proposed, he wasn't sure he understood the proposed location. Mr. Stein noted that they were not to light the building but to light the sign but he was unsure of any details for his proposed lighting.

Ms. Sassaman expressed concerns with the proposed sign blocking the marquee and inquired about the size of the proposed sign and the distance from the top of the building. She noted that the landlord did express in the multi-tenant signage plan that they were okay with a projecting sign as long as it didn't block the marquee. The Board spent several minutes discussing the marquee and an appropriate location for the new sign.

Ms. Sassaman moved to approve the application as proposed with the condition that the pole mounting the sign be mounted on top of the pediment, the bottom of the sign be located no less than 12' from the sidewalk, the lights as proposed are not approved but the applicant may install a LED strip within the mounting pole and valance, and the lighting may be no more than 3000k. Mr. Cole seconded the motion and the Board

voted 4-0 to approve the motion.

c. Certificate of Appropriateness

Application: DRB-2021-14 (77 Cottage Street B&B)
Applicant: SSC, LLC
Owner: St. Sauveur Development Corp.
Project Location: 77 & 79 Cottage Street and 8 Summer Street (Tax Parcels 104-056-000, 104-057-000 and 104-053-000)
Proposed Project: Construction of new building (new bed & breakfast)

Tom St. Germain and Dan Pileggi, Esq. gave an overview of the project. Mr. Pileggi began and noted that the site previously housed derelict buildings which have both been recently removed. He pointed out other buildings in close proximity that had flat roofs, he added that the zero setback from the front lot line matched many of the neighboring buildings, and the façade of the building was proposed with clapboards and colonial Williamsburg colors. Mr. Pileggi added that they were confident that the building met the design standards for section 125-114 and was an attractive and compatible addition to the neighborhood.

Mr. Bono asked what the total square footage of the first floor was proposed to be. Mr. St. Germain answered that it was around 9400 square feet.

Mr. Cole asked if retail space was proposed on the first floor. Mr. St. Germain noted that the plan was for half the first floor to be breakfast space and the other half would be guest rooms.

Ms. Sassaman asked if there were floor plans showing the footprint of the proposed building. Mr. St. Germain answered that the building footprint would very closely match the footprint of the entire lot area.

Ms. Sassaman expressed concerns with the overall bulk of the building and asked what the proposed height of the building was. Mr. St. Germain noted that the Cottage Street side would be 29'5", which he estimated to be approximately 8' lower than the neighboring municipal building. Ms. Sassaman again noted that she felt unable to review the application without a rendering of the proposed building on the site in relation to the neighboring buildings. Mr. St. Germain pointed out that the building directly adjacent to the site was four stories high.

The Board discussed the exterior lighting and locations.

Mr. Geel also agreed that a rendering of the building would be helpful for him to visualize how the building would fit into the neighborhood.

Ms. Sassaman suggested that the Board table the agenda item to the next meeting when the applicant could provide the Board with a visual aid to understand the scale.

Mr. Bono also suggested that the applicant consider using color to break up the building mass, at least on the Cottage Street side.

Ms. Sassaman moved to table the agenda item to the next Design Review Board meeting. Mr. Cole seconded the motion and the Board voted 4-0.

d. Certificate of Appropriateness

Application: DRB-2021-15 (Two Cats deck)
Applicant/Owner: Diwas Thapa
Project Location: 130 Cottage Street (Tax Parcel 104-157-000)
Proposed Project: Changes to exterior appearance of historic building (adding a 30'x20.5' deck on the front of the building with cedar decking and glass/stainless-steel post railing)

Mr. Thapa gave a brief overview.

Mr. Cole asked if the decking was proposed as cedar or composite deck boards. Mr. Cole added that he didn't have an issue with the glass lines and did not think that they would change the appearance of the building much.

Mr. Bono disagreed and noted that this was a historic building and the proposal was visually incompatible.

Mr. Geel also noted that he would prefer wood railings as well, this is a traditional colonial building and the materials should be natural.

The Board discussed the railing height and what was allowable under the building code, and the railing and lattice colors.

Ms. Sassaman moved to approve the application with the condition that the railing match the existing railing color and structure, the screen below the deck be green lattice, and the applicant shall meet with the Deputy CEO to determine the railing height, and no lighting or signage was approved with this project. Mr. Cole seconded the motion and the Board voted 4-0 to approve the motion.

e. Certificate of Appropriateness

Application: DRB-2021-16 (78 West St. signs/multitenant signage plan)
Applicant: Fuego Hospitality LLC (David Higgins)
Owner: Sherry Rasmussen
Project Location: 78 West Street (Tax Parcel 104-098-000)
Proposed Project: Installation of signage and approval of new multitenant signage plan (adding decals in front windows and reallocation of signage square footage by unit for building)

The applicant noted that the window decals are already installed. He added that the decals measure 34" X 42" and each window is 42" X 59". Ms. Sassaman stated that this does need meet the 30 % window signage rule. The Board discussed the possibility of adding the transom windows to the calculation to make the calculations work for the applicant. It was determined that even with inclusion of the transoms in the calculations, the signs would still exceed the allowance. The Board discussed the issue at length and made other suggestions to the applicant.

Ms. Sassaman moved to table the agenda item to the following meeting. Mr. Cole seconded the motion and the Board voted 4-0 to approve the motion.

VIII. OTHER BUSINESS

There was none.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Ms. Sassaman requested that the Board vote on the Design Review Board handbook at the next meeting. Mr. Fuller stated that it would be on the April 22, 2021 agenda.

X. ADJOURNMENT

Mr. Cole moved to adjourn. Mr. Geel seconded the motion and the Board voted 4-0 to approve the motion.

Signed as approved:



10-18-21

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

Date