

Minutes — Design Review Board
Thursday, June 10, 2021 at 4:00 P.M.
Council Chambers – Municipal Building — 93 Cottage Street

Present were Chairman Barbara Sassaman, Vice-chairman Andrew Geel, Secretary Pete Bono and Member Pancho Cole. The other three seats on the board are currently vacant. Assistant Planner Steve Fuller was present for staff, joined later in the meeting by Deputy Code Enforcement Officer Mike Gurtler.

I. CALL TO ORDER

Chairman Sassaman called the meeting to order at 4 PM.

II. EXCUSED ABSENCES

With all four appointed members present, there were no absences to excuse.

III. ADOPTION OF AGENDA

Mr. Cole moved to adopt the agenda, seconded by Vice-chairman Geel. The motion then carried unanimously (4-0).

IV. APPROVAL OF MINUTES

- a. March 25, 2021
- ~~b. April 8, 2021~~
- ~~c. April 22, 2021~~
- ~~d. May 13, 2021~~
- e. May 27, 2021

Two sets of minutes, those from March 25, 2021 and those from May 27, 2021, were available for the board to review. The other three sets were not ready.

Vice-chairman Geel moved to approve the minutes of March 25, 2021 as presented. Chairman Sassaman seconded, and the motion carried unanimously (4-0).

Vice-chairman Geel moved to approve the minutes of May 27, 2021 as presented. Chairman Sassaman seconded, and the motion carried unanimously (4-0).

V. PUBLIC COMMENT

To make public comment, please email designreview@barharbormaine.gov.

There was no public comment, either via email or in person.

VI. BUILDING PERMIT REMINDERS

Chairman Sassaman reminded applicants of the need to obtain building permit(s).

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: DRB-2021-28 (Mound Desert Islander signage)

Applicant: Mount Desert Islander

Owner: MDI Hospital

Project Location: 310 Main Street (Tax Parcel 108-010-000)

Proposed Project: Change in signage (adding new hanging sign, removing free-standing sign)

This application was taken up second in the order of business, after Destination Health. Though no one was present on behalf of the applicant, the board had no questions about the application.

Mr. Bono noted there was a minor discrepancy on the size of the sign. One place in the application said it was 24"x42", while in another spot it said 24"x48". Chairman Sassaman suggested allowing the applicant the larger size, in case that was the correct number.

Mr. Cole moved to approve the application as submitted, with the understanding the sign will be 24"x48" or less. Vice-chairman Geel seconded the motion. With no further discussion, the motion carried unanimously (4-0).

b. Certificate of Appropriateness

Application: DRB-2021-29 (Destination Health signage)

Applicant: Maija Leyendecker and Sheridy Olson

Owner: Destination Health Properties, LLC

Project Location: 124 Cottage Street (Tax Parcel 104-159-000)

Proposed Project: Installation of signage and changes to exterior appearance of non-historic building

This application was taken up first. Present for the applicant was Maija Leyendecker. She explained the work that was involved in the project. In response to questions about a banner-type sign attached flat against the side of the building (size of 6 square feet), Ms. Leyendecker said it could be taken down. Board members said they thought that would be good.

There was a discussion about an A-frame/sandwich board-style sign (the ordinance allows once such sign without DRB approval, though Assistant Planner Fuller indicated it did still count toward the overall signage square footage total) as well as a dry-erase board. Chairman Sassaman said she thought it might be nice if the latter sign could be mounted flush on the exterior wall. Ms. Leyendecker said she understood where the board was coming from with that suggestion.

Discussion turned to landscaping and the exterior walkway. Assistant Planner Fuller explained how a certain plan (brushed concrete walkway/ramp) had been presented in 2019 when the building got DRB approval. The applicant's change to a flagstone walkway was what prompted the item to come back to the Design Review Board (with landscaping included for context/a complete picture). Ms. Leyendecker walked the board through what is proposed. She answered questions about the proposed water feature and stone benches.

Mr. Cole moved to approve the application as submitted (with the math done by Assistant Planner Fuller). Vice-chairman Geel seconded the motion. The motion then carried unanimously (4-0).

Before Ms. Leyendecker left, Chairman Sassaman asked her if she would be taking down the banner that is affixed to the wall. Ms. Leyendecker said removal of that banner is "the ultimate plan."

c. Certificate of Appropriateness

Application: DRB-2021-30 (Choco-Latte Awning)

Applicant: Michael Boland

Owner: Dean Paine

Project Location: 240 Main Street (Tax Parcel 104-485-000)

Proposed Project: Change of awning (removing existing awning and replacing with new awning of different style and color)

Michael Boland was not present initially. Mr. Cole called Mr. Boland and provided him with a conference call line phone number.

While waiting for Mr. Boland, board members discussed having to pay for parking to attend the meeting. Assistant Planner Fuller said he would inquire about how best to handle this matter.

Assistant Planner Fuller asked board members to review what issues or questions they had regarding the application while waiting for Mr. Boland to join. Chairman Sassaman asked if the awnings would be up all winter, and if black was chosen as a color to help with melting snow. Chairman Sassaman expressed concern about bare metal framework being left up if the awnings were taken in during the winter. She also asked if there would be any writing on the valance.

Vice-chairman Geel asked if the height requirement (8' from the bottom of the valance to the ground) was met. The application did not indicate how high the bottom of the valance would be off of the ground. There was discussion about this issue among board members.

Mr. Geel moved to table the application, but there was no second.

Mr. Bono said he had a question about the exterior color of the building, and whether or not it might be changing. The confusion was due to one of the illustrations submitted with the application. Vice-chairman Geel said changing the color of the building itself was not one of the activities mentioned in the application, and therefore was not even up for consideration.

Mr. Boland joined the meeting via the conference call phone line and Assistant Planner Fuller shared the board's questions with him. Regarding what happens to the awnings in the winter, Mr. Boland said he did not know whether they would be taken down. He said the metal framing would remain up if the awnings came down. Chairman Sassaman said the goal is to avoid that. Mr. Boland said the metal framework cannot be removed once it is put in place.

Mr. Boland confirmed he was not changing the building color. Regarding the distance between the bottom of the valance (awning) and the ground, Mr. Boland said he would make sure the company installing the awning knows the ordinance requirement and that there would be a minimum of eight feet of clearance.

Chairman Sassaman asked about the patio and what was supposed to be in place for plantings (this related to a previous DRB approval from 2014, which spoke of plantings to separate the sidewalk and driveway from the stone patio). Assistant Planner Fuller asked what the current status of the patio area was. Mr. Boland said he went with boxes (rather than in-ground plantings). Discussion followed. Chairman Sassaman said if there weren't plantings where Mr. Boland said he was going to have them (stemming from the 2014 DRB approval), it would be good to have planters in place.

Mr. Boland said his goal is to have the awnings up year-round, but said he could not guarantee that at this time. He said he believed he had selected a good, weather-resistant and snow-bearing fabric, but said he was advised by the awning company that in a large storm it still might not be able to

bear the load. Mr. Boland said his overall goal was to make the property look good and attractive. Mr. Boland then left the phone call (and the meeting) because he had another commitment.

Vice-chairman Geel moved to approve the application as submitted and Mr. Cole seconded the motion. Mr. Bono asked about adding a stipulation regarding the 8' height requirement. Vice-chairman Geel and Mr. Cole both agreed to making this modification, noting that the code says the bottom of the valance. The motion then carried unanimously (4-0).

VIII. OTHER BUSINESS

Assistant Planner Fuller said staff would like to update Appendix A, as the board is charged to do annually. He noted he had recently received guidance from Town Attorney Ed Bearor on the matter, and how the process to change Appendix A is different from other Land Use Ordinance amendments. He said the goal is to get a batch of changes on the November 2021 ballot. He said a property owner has requested their property be removed from Appendix A. He said he would bring it to the next meeting on Thursday, June 24.

Chairman Sassaman asked Vice-chairman Geel to take a picture of the hedge in front of his inn.

Assistant Planner Fuller updated the board on the status of the proposed signage amendment to the Land Use Ordinance. The next step is a public hearing at the Planning Board on July 7, 2021.

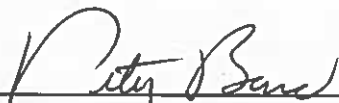
There was additional discussion about how to cover parking for board members. Assistant Planner Fuller reiterated that he would check on this for the board.

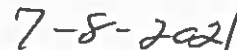
IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA *None.*

X. ADJOURNMENT

At 4:51 PM, Chairman Sassaman moved to adjourn the meeting. Mr. Cole seconded the motion, which then carried unanimously (4-0). The board then shifted directly into a workshop session, detailed on the following page.

Signed as approved:





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

Date

Workshop Session — immediately following business meeting

I. Pre-application discussion with MDI Hospital about pending project at 294 Main Street

The board held a workshop session with MDI Hospital President & CEO Chrissi Maguire (present via Zoom) and architect Mike Sealander (present in person) regarding a planned new building at 294 Main Street. This was the third design board members had seen, and they spoke positively about changes made since previous designs. The hospital's team will return at some point in the future for either another workshop, or when an application is submitted.