

Minutes
Bar Harbor Design Review Board
Thursday, February 13, 2020 at 6:00 P.M.
Council Chambers – Municipal Building — 93 Cottage Street

I. CALL TO ORDER

Chairman Barbara Sassaman called the meeting to order at 6:00 PM.

II. EXCUSED ABSENCES

All five members were present, so there were no absences to excuse.

III. ADOPTION OF AGENDA

Sassaman made a motion to adopt the agenda, with the change that agenda items 8A and 8B be taken up in the reverse order, and that the Design Review Board handbook discussion be done as a workshop rather than during the business meeting so that staff might be able to go home. Member Pancho Cole second the motion, and it carried unanimously (5-0).

IV. APPROVAL OF MINUTES (January 22, 2020)

The minutes from the January meeting were not ready for this meeting, and as such the board will take them up in March.

V. PUBLIC COMMENT

Chairman Sassaman invited public comment, but there were no takers.

VI. BUILDING PERMIT REMINDERS

Chairman Sassaman reminded those in attendance that anyone receiving a certificate of appropriateness for an application before the board tonight would need to get a building permit from the Code Enforcement Office prior to beginning work.

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: DRB-2020-03
Applicant: 9 Lenox Place, LLC (Eben Salvatore, representative)
Project Location: 9 Lenox Place (104-148-000)
Proposed Project: Construction of a new building (construct a 10' x 15' bike rack shelter between the West Street Hotel parking lot and the town-owned parking lot).

Eben Salvatore was present and gave an overview of the application. Cole asked about lighting and whether there would be infrastructure to charge electric bikes. Salvatore said he was not sure how much demand there was among employees for such bikes, but that charging infrastructure could easily be added in the future.

Salvatore said the bike rack shelter will be somewhat screened but still visible. Chairman Sassaman said she thought it would be nice to see a bike rack that's somewhat visible. Salvatore, in response from questions from the board, explained how the racks would be arranged. He also spoke to the style of the shelter, and said the roof will have cedar shingles and not asphalt shingles. Board

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members were glad to hear this. Secretary Pete Bono said the style is very much in keeping with the Bar Harbor community.

Member Andrew Geel made a motion to approve the application as submitted. Vice-chairman Steve Demers seconded the motion, and it carried unanimously (5-0).

b. Certificate of Appropriateness

Application: DRB-2020-04
Applicant: MDI YMCA (Tommy Parham, executive director)
Project Location: 21 Park Street (107-221-000)
Proposed Project: Installation or changes in fences and freestanding walls (construct a new, 10'-high sound mitigation fence to enclose the existing air handling unit located in the rear parking lot, and after-the-fact approval for replacement and relocation of an existing 6'-high cedar picket fence).

Architect Geoff Fraser joined Tommy Parham to present the application. Fraser said since the air handling unit has been put in, there have been complaints about the noise from neighbors. The purpose of this project is to mitigate that noise. The other part of the application is after-the-fact approval for the replacement and relocation of a 6-foot-high cedar picket fence.

Fraser explained the specifics of the fence, noting that the sound mitigation fence will have solid western red cedar on its exterior face and perforated sound board on the inside. The air handler is about 8 feet high, and the fence will be 10 feet high in order to get above the sound. Fraser explained the fence will force the sound upward, preventing it from moving horizontally as it has been, toward abutters.

Fraser noted the applicant, if its budget allows, may choose to extend the fence toward the nearest corner of the Y building to also enclose a dumpster that is there (this section of the fence would be gated, if it is included). Discussion ensued.

Bono asked what percentage reduction of noise is expected. Fraser said it is hard to put a number on it, but that it should make a noticeable difference. He later said if needed, the whole unit could be enclosed if this effort should prove insufficient. There was a discussion about ordinance restrictions on fence heights, and Bono read from §125-69 O. (1), which makes exceptions allowing for taller fences in certain instances such as this.

Geel asked if the western red cedar will be treated, and Fraser said it will not be and will instead age naturally. On the overall design, Demers said he liked that the fence had a little of an architectural sense to it. Chairman Sassaman joked it was almost as if someone with an architectural eye had designed it. There was general discussion about noise and an acknowledgement that is not within the Design Review Board's purview.

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After further discussion, Bono moved to approve the application as submitted, noting that the applicant shall also have the option to extend the sound fence to the edge of the building to enclose the dumpster in a similar fashion. Cole seconded the motion, and it then carried unanimously (5-0).

VIII. OTHER BUSINESS

a. Discussion of DRB matters involving possible LUO amendments for November 2020

Assistant Planner Steve Fuller explained this had been put on as a placeholder in case, as was discussed at a board workshop in December, the board still wanted to try and get something on the ballot in November of 2020.

There was discussion about what, exactly, the board might want to push for. After discussion, it was agreed the first priority should be tying Design Review Board oversight to properties along specific streets/roads, or by tax map and lot number, rather than tying it to certain zoning districts (as zoning district boundaries can, and do, sometimes change). Geel said the idea is to try and eliminate wiggle room and to make the criteria as specific as possible.

It was agreed that Fuller and Chairman Sassaman would set up a meeting on Friday, February 21 to discussion bringing this matter before the Planning Board in either March or April, with the goal of getting it to a public hearing before the Planning Board at its June 3, 2020 meeting as that is when the formal process to get something on the November 2020 ballot begins.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

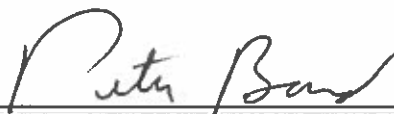
There were no comments or suggestions for the next agenda (the next meeting will be Thursday, March 12, 2020).

X. ADJOURNMENT

At 6:33 PM, Chairman Sassaman made a motion to adjourn the meeting. Cole seconded the motion, which then carried unanimously (5-0).

Note: after adjourning the business portion of the meeting, the board then went into a workshop session to take up the remaining item from its agenda: **VIII. b. Design Review Handbook discussion**. No action was taken during this workshop session.

Signed as approved:



3-12-20

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

Date