

Design Review Board
Thursday, April 13, 2023 at 4:00 PM
MINUTES

Attending were Chairperson Barbara Sassaman, Vice-chairperson Francis "Pancho" Cole, and members Mike Rogers, and Kate Macko. Absent was Secretary Andrea Lepcio.

Present for town staff were Code Enforcement Officer Angie Chamberlain, Planning Director Michele Gagnon, and Staff Planner Cali Martinez.

I. CALL TO ORDER

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

II. EXCUSED ABSENCES

Ms. Lepcio was excused.

III. ADOPTION OF AGENDA

Mr. Cole moved to adopt the agenda with an amendment to add under section VIII Other Business – Appendix A. Ms. Sassaman seconded the motion, which then carried unanimously (4-0).

IV. APPROVAL OF MINUTES

a. October 27, 2022

The October 27, 2022 minutes were approved on a motion by Ms. Sassaman, seconded by Ms. Macko (4-0).

b. March 23, 2023

The March 23, 2023 minutes were approved on a motion by Ms. Sassaman, seconded by Mr. Rogers (3-0). Mr. Cole abstained.

V. PUBLIC COMMENT

None

VI. BUILDING PERMIT REMINDERS

Chairperson Sassaman reminded the applicant that they would need to get a building permit for any work approved by the board.

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: DRB-2023-08

Applicant: Salt and Steel, Kimberly Kraus

Owner: 321 Main Street, LLC.

Project Location: 321 Main Street (108-073-000)

Proposed Project: Changes to Exterior Appearance of Nonhistoric Building (pergola)

This was an after the fact approval.

The application was approved as submitted on a motion by Ms. Macko, seconded by Mr. Cole (4-0).

b. Certificate of Appropriateness

Application: DRB-2023-09
Applicant: Inn Finity, LLC.
Owner: Bill and Alegra Hodgdon
Project Location: 41 Rodick Street (104-359-000)
Proposed Project: Changes to Exterior of Nonhistoric Building (paint trim and doors)

This project was not discussed by the board as it was determined that it is not subject to Design Review due to the paint color being listed on the DRB color chart.

c. Certificate of Appropriateness

Application: DRB-2023-10
Applicant: Mandy Fountaine and Matt Leddy
Owner: 8 Cottage Street, LLC.
Project Location: 8 Cottage Street (104-373-000)
Proposed Project: Installation or Changes in Sign or Awning (new sign and window decals)

The application was approved as submitted on a motion by Ms. Macko, seconded by Mr. Rogers (4-0).

VIII. OTHER BUSINESS

a. Appendix A

Per the discussion during the March 30 board meeting, Ms. Martinez added all the National Register of Historic Places (NRHP) properties within Bar Harbor to Appendix A. The properties added include individual listings and the contributing buildings and structures within the NRHP districts.

Ms. Martinez asked the board if the superscripts in the "Significance" column were adequate for showing properties that are within a NRHP district. After some discussion, the board agreed the superscripts were clear.

She also asked for clarity on how to list multiple contributing buildings and structures on one property in Appendix A. For example, The Farm House NRHP district has two contributing buildings on the same lot; should those two

buildings be listed within one row instead of two? The board agreed that all contributing buildings and structures within one property be listed in one row.

The third question involved asking if all contributing structures be added to Appendix A. The board discussed how it has purview over "structures" but not "sites," but they do have some say if a viewshed of a historic property could be impacted. This question started a discussion of whether or not the board's purview should include noncontributing buildings and structures within NHRP districts. They discussed if the review process should be different for contributing buildings versus noncontributing buildings.

The board discussed if there were applicable review standards in the ordinance that would apply or not apply to a non-contributing building or structure.

Ms. Martinez will send the board the link to read over the NRHP districts' details.

b. Other

There was a general discussion regarding the organization of a meeting or meeting(s) in July and/or August, with a remote participation option, for the board to introduce and explain to property owners whose property is on the NRHP and the possibility to have it listed locally in Appendix A.

The board asked that we request less paper copies of applications. It was agreed that we would bring only one paper copy to the meeting for the board to refer to.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

None

X. ADJOURNMENT

At 4:47 PM, Mr. Rogers moved to adjourn the meeting. Ms. Sassaman seconded the motion which passed unanimously (4-0).

Signed as approved:



Andrea Lepcio, Secretary

5/11/23