

Minutes — Design Review Board
Thursday, June 24, 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.

Present for town staff were Planning Director Michele Gagnon, Code Enforcement Officer Angela Chamberlain and Assistant Planner Steve Fuller.

I. CALL TO ORDER

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

II. EXCUSED ABSENCES

All four of the board's appointed members were present, so there were no absences to excuse.

III. ADOPTION OF AGENDA

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

IV. APPROVAL OF MINUTES

- a. April 8, 2021
- b. April 22, 2021
- c. May 13, 2021
- d. June 10, 2021

As none of the minutes were ready for the board to review prior to the meeting, the board moved on to the next agenda item.

V. PUBLIC COMMENT

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

There was no public comment, either by email or from anyone present in the room.

VI. BUILDING PERMIT REMINDERS

Chairman Sassaman reminded applicants they would need to obtain building permits for any activities approved by the Design Review Board.

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: DRB-2021-31 (Agamont Park charging station)

Applicant/Owner: Town of Bar Harbor

Project Location: 3 Newport Drive (Tax Parcel 104-530-000)

**Proposed Project: Changes to exterior appearance of non-historic property
(adding two charging stations for electric vehicles)**

Town Manager Cornell Knight was present on behalf of the town and recapped the application for the board. It was clarified that there will be one pedestal with two charging cords, in addition to a parking meter (a higher rate at that meter will help defray the cost of electricity used, Mr. Knight explained). The station will serve two parking spaces, directly on the east side of the Newport Drive

comfort station. Mr. Knight said he expected the town would install more such stations in the future. In response to a question, he said there would be some signage to go with the charging stations.

On a motion from Mr. Cole, seconded by Vice-chairman Geel, the board voted unanimously (4-0) to approve the application as submitted.

b. Certificate of Appropriateness

Application: DRB-2021-32 (Mother's Kitchen/Coffee Matter)

Applicant: Chris Marcial

Owner: Vicky Salsbury

Project Location: 1501 State Highway 102 (Tax Parcel 219-033-000)

Proposed Project: Installation of signage and changes to exterior appearance of non-historic building (new sign, addition of porch for takeout window, addition of awning and shade sail)

Cristina Devora was present on behalf of the applicant (her partner). She reviewed the application with the board, which had questions about size of the proposed porch, the new signage, what would happen to an existing sign over the new takeout window (to be removed) and placement of the shade sail. Chairman Sassaman asked what would happen to the awning in the winter, and Ms. Devora said it would remain in place but fully retracted. Ms. Devora was also asked about signage in the winter, and was advised that the signage would last longer if it is taken in during the winter months.

On a motion from Mr. Cole, seconded by Mr. Bono, the board voted 3-1 (with Vice-chairman Geel opposed) to approve the application as submitted

c. Certificate of Appropriateness

Application: DRB-2021-33 (Steamboat Landing signage plan)

Applicant: Peter Hastings

Owner: H-Squared, Inc.

Project Location: 1500 State Highway 3 (Tax Parcel 212-059-000)

Proposed Project: Approval of a multi-tenant signage plan

Elizabeth Bunker, operations manager for the applicant, was present. The board discussed the proposed plan, and whether there needed to be specific dimensions for each of the sign locations indicated on the plan. After consulting with staff and the ordinance, it was determined that the description of allowable square footage for each of the two units (as provided by the applicant) was sufficient.

On a motion from Vice-chairman Geel, seconded by Mr. Cole, the board voted unanimously (4-0) to approve the application as submitted.

d. Request for Recommendation for Removal from Appendix A

Application: DRB-2021-34 (112 Cottage St. Appendix A)

Applicants/Owners: Sam Coplon and Jeff Dobbs

Project Location: 112 Cottage Street (Tax Parcel 104-181-000)

Proposed Project: Request for Design Review Board recommendation regarding removing 112 Cottage Street from Appendix A (Historic Properties in Design Review Overlay District)

Sam Coplon and Jeff Dobbs were present in the audience. David Latulippe sat at the applicant's table for this item. Mr. Latulippe is the president of CJ Developers, Inc., which has an interest in

redeveloping the property in question. In addition to a letter from Mr. Coplon and Mr. Dobbs requesting that the board consider endorsing their request to have the property removed from Appendix A due to lack of historic significance, the board also had for its consideration an 18-page dossier prepared by a consultant documenting the lack of historical significance of the property.

[Note: the property in question, 112 Cottage Street, has been listed as an historic property in the Land Use Ordinance since at least 2001. The listing indicates it is because of a historical personage, and the name associated with the property is that of Everett Liscomb. While Mr. Liscomb did live at the property in the 1970s and appears to have been an upstanding citizen of the town, it does not appear that he had any particular historical significance. Chairman Sassaman indicated she had been told the property was listed due to an association with someone who had done important work for Acadia National Park, and a Liscomb who fits that bill would be Andrew Liscomb who oversaw much trail work. There is, however, no indication in the historical record that Andrew Liscomb ever lived at 112 Cottage Street — Added by Asst. Planner SEF].

Board members complimented Mr. Latulippe for the work done by the consultant and the document that was prepared. After further discussion, presentation from Mr. Latulippe and consultation with staff, board members generally agreed they felt the property could be removed (via vote at Town Meeting, as outlined in Section 125-112 D. (1)(c) of the Land Use Ordinance).

Chairman Sassaman moved to recommend to the Town Meeting that the town remove 112 Cottage Street from Appendix A. Vice-chairman Geel seconded. The motion then carried unanimously (4-0).

VIII. OTHER BUSINESS

Board members said they would like to discuss freestanding canopies and tents (where they are allowed and under what circumstances, per the Land Use Ordinance) at a future meeting.

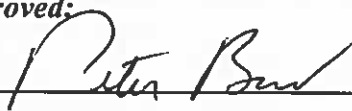
IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

No comments or suggestions beyond the item referenced above under Other Business.

X. ADJOURNMENT

At 4:43 PM, Mr. Cole moved to adjourn the meeting. Vice-chairman Geel seconded, and the motion carried unanimously (4-0). The board then moved directly into a workshop session, described on the following page.

Signed as approved:



7-8-2021

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

Date

Workshop Session — June 24, 2021

- I. Pre-application discussion with CJ Developers, Inc. about possible demolition of 112 Cottage Street building

Immediately following the business portion of the meeting, the board had a workshop session with Mr. Latulippe, with Mr. Coplton, Mr. Dobbs and other interested parties in attendance. The process whereby which Mr. Latulippe, on behalf of his client, could apply for a certificate of appropriateness to demolish 112 Cottage Street was discussed. See Section 125-113 D. (1) and Section 125-114 E. (2) of the Bar Harbor Land Use Ordinance, respectively. There was a discussion on, and understanding of, how this process and the de-listing process from agenda item VII. d. could and would work together. The workshop concluded shortly after 5 PM.