

**OLD ORCHARD BEACH DESIGN REVIEW COMMITTEE**

**REGULAR MEETING**

**April 3, 2017- 6:00 p.m.**

**Town Council Chambers**

DRC Meeting Notes

04/03/17

Present: Don Comoletti, Frank Manduca, Kim Scwickrath, Pat & James Brown, Jeffrey, Megan

Elections were already done months ago – Don is still Chair and Ray is still Vice Chair

**AC Unit – Brunswick:**

Sameer went to the association with information on the unit and got approval for it. He called the Town and explained what he was trying to do and the Town said since there are no architectural changes to the building, it wouldn't require Design Review. It was discussed that the Town was under the impression it was a window AC unit.

Sameer is trying to install a ductless AC unit. The Association said they'd rather see the unit placed on the side of the building as opposed to on the deck facing the beach. The reason for installing the unit is because one of the biggest complaints of people renting at the Brunswick is that there is no AC and they do not want to see a series of window units. There are already cable/satellite dishes in that area.

The DRC asked about association requirements for things on the side of the building. Dirigo Management said there are no issues as long as the board gives approval. Sameer spoke to the Association over the phone at one of their meetings.

The DRC would like to see the unit put in another location. The *consensus of the board* regarding the unit:

- It looks inappropriate
- It should be self-contained and not visible

The wires are visible and they should go away once the unit is completed. It looked like the unit was not installed to standard. The AC unit is for 3 rooms: 2 bedrooms and 1 living room.

The DRC does not want to see a white fence around the unit and asked to have it moved:

- Could it be located on the ground level?
- Can it be put on the roof of the Brunswick?
- Can it be placed above the slider in the area of the overhang– what are the dimensions of that area?
- Can it be placed against the back wall next to the slider?
- Can it be mounted out of site on a structural panel on the right hand wall?

They also discussed checking with Codes from a structural standpoint about where to locate the unit.

There are a couple of options that the DRC can take to address the application:

1. Not accept the application and allow the applicant to come back with a solution
2. Not accept the application and give Sameer information to help him position the unit and let staff administratively review it to see if it meets what the DRC is looking for.

There is a possibility of putting a brown covering over the wires so that they blend into the back of the building. With the unit on the deck, tubing/wiring could be high so that it can't be seen at the ground level.

Sameer: Email Megan and Jeffrey options of different areas he's thinking of for placement of the unit.

The DRC tabled the decision until Sameer can bring back the application with more information at the next meeting.

Kim made the motion, Frank seconded.

### **Design Standards:**

Freeport and Newcastle have similar ordinances. Bar Harbor is very extensive with detailed standards.

One idea that Bar Harbor does is to divide buildings into classifications: historic, architectural, neighborhood significance (do not have many historical structures left in OOB). These classifications are defined in the ordinance.

OOB is a unique Town and it is hard to copy and paste an ordinance from another community to fit in OOB. Standards can be tailored/fit to meet the Town by making some alterations to create ordinance standards such as the "neighborhood significance" definition.

The Temple Ave area has a number of historic buildings if the DRC decided to expand the districts covered.

Ocean Park has more historical architectural significance than the downtown, for example, West Grand is one of the entryway into Town from Ocean Park over and should be considered as a "gateway."

Bar Harbor has a series of structural classes for different areas labeled A, B, C: A & B have special standards that have to be met.

Bar Harbor also has specific areas subject to review as well as those that are not. In addition, they have a 3 page document with what is applicable to the community and on the 2<sup>nd</sup> page they list activities that are not subject to DRC. Specifically, section 4E discusses AC units. It does, however, list landscaping/buffering requirements for the units so that they are out of site.

There are so many mechanical items that could fall under the DRC jurisdiction – when does 1 become 10?

One concern the DRC has is when do you impact someone so much to the point where they can no longer do their project? A simple \$5,000 job might become a \$15,000 job by the time someone is done with the DRC process.

Bar Harbors ordinance is separated into five categories:

- Visual Completeness
- Materials and Design
- Structural Project Details
- Details Accessory to Project/Signs
- Historic Buildings

On pages 13-16 standards for materials and design projects are listed. Each of the five categories have a lot of information.

Specific standards would add length to the ordinance, however, it adds to the responsibilities and amount of information DRC is responsible for.

DRC would like to see example applications for these communities.

Newcastle and Freeport – on Pg. 7 Freeport has design guidelines for all buildings and these are similar to ours, but still broad. It is all up for interpretation as it comes down to how the proposal meets the standard.

The DRC discussed becoming a board not a committee, when becoming a board it requires a change in the Town Charter because responsibilities change. It is more than just an ordinance change and it takes more effort. Being a board, however, gives more shall authority and would allow DRC to bypass the Planning Board as their decisions would be binding. It would cut down on the regulatory bodies because now DRC proposals would only be reviewed by one board instead of two.

- The DRC would like to see 5 full time members that appear to the meetings before becoming a board.

The DRC would like to deal with the districts that are already under their jurisdiction now and as they get comfortable expand to cover other districts.

**Projects for the DRC to work on and come back for the next meeting:**

- 1) *Project Jurisdiction* – what falls under the purview of the DRC, what does not (think of this in terms of the 3 pg. Bar Harbor document).
- 2) *Location Jurisdiction* – where should the jurisdiction apply, think of the ABC class and where the location should apply according to the map.

*Respectfully submitted,*  
*Megan McLaughlin, Assistant Planner*

