

OLD ORCHARD BEACH DESIGN REVIEW COMMITTEE

April 7, 2014 - 6:00 pm

Police Department Community Room

Call to Order at 6:02 pm	Call to Order
<p>Roll Call: Chair Don Comoletti; Carl D’Agostino, Ray DeLeo, Kim Schwickrath, Mark Lindquist. Staff: Jeffrey Hinderliter; Town Planner, Valdine Camire; Administrative Assistant.</p>	
<p>Pledge to Allegiance</p>	
<p>CONSIDERATION OF 3/10/14, 3/24/14 MINUTES</p> <p>These minutes were postponed until the next Design Review Meeting.</p>	
<p><u>ITEM 1</u></p> <p>Proposal: Revision: Amendment to “Green Monster” and awning to increase size of indoor/outdoor café (Slyders)</p> <p>Action: Review application; Certificate of Appropriateness recommendation</p> <p>Applicant: Slyders LLC (Mike Paul)</p> <p>Location: 16 Old Orchard St., MBL: 205-5-5, DD1</p> <p>Carl D’Agostino informed the board members that he will abstain from any voting on this proposal as he is working with the applicant on this proposal. Slyders LLC came back before the Design Review Committee with a submittal to the changes of the Green Monster. Carl D’Agostino stated that they increased the size of the Green Monster from 4’ x 16’ to 8’ x 18’ because they need more storage. The height will not be changed. The awning comes out away from the trailer an additional 6’. There will be 6 tables under the awning and 6 tables towards the Green Monster outside the awning.</p> <p>It is the consensus of the Design Review Committee that they would like to see something like a baseball related mural on the back wall to give it some architectural detail. Mr. D’Agostino will talk to Mike Paul and decide what he would like to put on the wall and submit it to the Design Review Committee before the board meets again.</p> <p>Chair Comoletti asked if an occupancy permit will be issued for this or just a business license. Mr. Hinderliter explained that it is up for business license consideration on April 9, 2014 by the Town Council and once construction is complete there will also be a final inspection.</p> <p>It is the consensus of the Design Review Board that this can be approved administratively.</p> <p>Ray DeLeo questioned that they originally had decided on diamond plated on the bottom of the trailer. Mr. D’Agostino stated that they changed their plan for the bottom of the trailer and will be painted green instead of the diamond plating.</p>	<p><u>ITEM 1</u></p>

<p>Chair Comoletti stated that he would like for the applicant to submit the changes and forward them to Mr. Hinderliter.</p> <p>Kim Schwickrath made a motion that the Design Review Committee accept the revisions for Slyders LLC, 16 Old Orchard Beach MBL: 205-5-5, DD1 for the Green Monster increasing in size to 8' x 18' and the awning increasing in size as well, along with these stipulations: They have to submit the signage and it get approved administratively with the advice and consent of the DRC before April 11, 2014 and that the change in the skirting around the trailer be submitted to the Town Planner before April 11, 2014. Seconded by Ray DeLeo.</p> <p>Unanimous.</p>	<p>MOTION</p> <p>VOTE</p> <p>(5-0)</p>
<p><u>ITEM 2</u></p> <p>Proposal: Removal of existing building and construction of a three story retail and residential 10,976 sq. ft. building</p> <p>Action: Review application; Certificate of Appropriateness recommendation</p> <p>Owner: The Harrisburg Group</p> <p>Location: 11 East Grand, MBL: 306-3-3</p> <p>Mr. Hinderliter informed the Board Members that he has been working with the applicant on this project for quite some time and appreciates the efforts that they have taken to consider his comments and to get to the point of where they are right now. They have a solid submission. This will require Planning Board review and has had to go through DEP permitting.</p> <p>J. Brud Weger from Weger Architects introduced himself to the Board Members. Mr. Weger made a presentation of the proposed project. They are looking to start the project in September of 2014. Their plan is to demolish the current building at 11 East Grand Avenue and replace it with a mixed use building, having approximately 4,000 sq. ft. of retail on the bottom floor and 4 residential units on the upper floor. The bottom floor will have vinyl shingles and the upper floor will be vinyl clapboards. The trim will be white vinyl and the roof will be red galvanized steel. The rear of the building will be similar to the front with the repeating gables and windows with decks on the third floor. Mr. Weger brought in samples of the materials to be used. There will be pervious brick type paving. The signage will be keeping with the DRC guidelines. The windows will be white vinyl clad. The residential units will have 2 over 2 window grills. There will be central air in the units. There will be gas fireplaces in the units with special venting. The mechanicals will be located in the basement. The access to the storage area will be on the East side of the building with a conveyer belt and 2 stairways. The handrails will be metal. Trim is Azek. The goal is as maintenance free as possible.</p> <p>They discussed many choices for the lighting. Chair Comoletti suggested having fixtures with a lens. The DRC's recommendation is to go back and look at lighting again and try to come up with something more architecturally pleasing than an open fixture. There are no issues with lighting levels.</p> <p>Ray DeLeo would like to see a visual simulation of the proposed building showing the existing building. All agreed that this building will fit in with the surrounding buildings.</p> <p>Jeffrey Hinderliter informed the Board Members that this will require Planning Board review which will be approximately a 6 week process.</p> <p>Chair Comoletti read through the Design Standards.</p>	<p><u>ITEM 2</u></p>

<p>Carl D’Agostino made a motion to accept this package as complete, seconded by Kim Schwickrath. Chair Comoletti suggested that we are going to table this until the next meeting to discuss mechanical systems and upgrade the drawings on windows.</p>	<p><u>MOTION</u> <u>VOTE</u> <u>(5-0)</u></p>
<p><u>ITEM 3</u> Proposal: Update: Amend building design to include 2nd door, increased roof pitch, increased height, shingle roof, cedar impression and clapboard siding Action: Review application; Certificate of Appropriateness recommendation Owner: Viola Margarones Location: 33 Saco Ave. MBL: 206-27-11, (Beach Lobster & Farmstand).DD2</p> <p>The applicant came back to the Design Review Board with an amended building design:</p> <ol style="list-style-type: none"> 1. The plan revision of the left elevation to show the architectural detail (freeze board) 2. Detailed lighting plan to include under canopy lighting and other lighting. More detailed lighting itself including installing gooseneck lighting. 3. The applicant will have the same design that they currently have. <p>The applicant added that they are also going to have a hearth on the side of the building for cooking.</p> <p>The Board Members were all in agreement that the applicant has fulfilled their requirements.</p>	<p><u>ITEM 3</u></p>
<p>GOOD & WELFARE</p> <p>Ray DeLeo questioned whether 6 Brown Street has followed the original plan that they had been approved by the DRC. It looks like they have put stucco instead of architectural shingles. Mr. Hinderliter will look into this.</p> <p>There was some concern about the Beachwood Motel doing an addition to what was previously approved by the DRC. Mr. Hinderliter will look into this.</p> <p>There was some discussion about the Tattoo Parlor (Good & Evil). Mr. Hinderliter informed the Board Members that what is being proposed in front of the Planning Board and the Council is allowing tattoo parlors as a conditional use within the GB-1 district.</p> <p>The Soho building was again mentioned about constantly adding things to their building without checking with the DRC.</p> <p>Carl D’Agostino informed the Board Members that Code Officer, Dan Feeney is doing a fantastic job for Old Orchard Beach and should be recognized.</p>	

Meeting adjourned at 7:30 pm. Motion by Kim Schwickrath to adjourn, seconded by Ray DeLeo.

ADJOURN

I, Valdine Camire, Design Review Committee Clerk of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of four (4) pages is a true copy of the original minutes of the Design Review Committee Meeting of April 7, 2014.

Valdine L. Helston