

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

Call to Order 6:05pm	<b>Call to Order</b>
Pledge of Allegiance	<b>Pledge of Allegiance</b>
Consideration of the 11/3/14 Minutes	<b>Approval of Meeting Minutes</b>
<p><b>ITEM 1</b>  <b>Proposal:</b> Remove existing building and construct three-story mixed use building  <b>Action:</b> Review application; Discussion; Recommendations to applicant;  <b>Certificate of Appropriateness;</b>  <b>Owner:</b> Judge Share  <b>Location:</b> 55 East Grand Ave., MBL: 305-5-4, DD-2</p> <p>David Lloyd Architype Architects – You are probably all familiar with the lot. That’s the existing property right now at 3700sf lot. We would be taking this house down. The current plans are actually fairly close to the original footprint with the layout including a front porch. The first floor has the main living space and 4 parking spaces, as well as a rental office. The rest of the house is all single family. There is also a stair going out with a bed and bath above. I am trying to design a contemporary version of the local architecture. We do have a flat roof, deck up top with is just to the peak of the building behind rooftop sight to ocean. I haven’t chosen the color with the clients of which cedar shingle, this is a Maybeck shingle which is very good quality. I have this on my own house. These are the shades of grey taupe we are thinking about. All the trim will be PVC trim which you are probably familiar with. You would paint this to look like wood and it’s very good on maintenance. Up on the porch roof there’s a PVC beadboard, the deck is composite T&amp;G that looks traditional.</p> <p>Questions:</p> <p>Ray DeLeo: Is it a one or two family?</p> <p>David Lloyd: It’s a one family. We did include lobby and office on the first floor with a second floor bed and bath rental as an option with the design. Their game plan is to use it for just family.</p> <p>Don Comoletti: 7 bedrooms must be a big family?</p> <p>David Lloyd: It’s a lot of bedrooms and it’s the same amount of the bedrooms there. Judge Share lives in San Francisco, I think the extended family comes up and uses it. I don’t know the family history of the home.</p> <p>Don Comoletti: What materials are the railings going to be?</p> <p>David Lloyd: They will be steel, powder coated. I want to keep the traditional look with the shingles and the trim, but then little details are more contemporary.</p>	<b>ITEM 1</b>

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

Don Comoletti: So the stairs are going to be?

David Lloyd: They will be a composite material.

Ray DeLeo: Is there a basement?

David Lloyd: There's a full basement.

Ray DeLeo: What's the basement going to be used for?

David Lloyd: Storage.

Ray DeLeo: Where are the mechanicals going?

David Lloyd: Basement.

Ray DeLeo: Air Conditioning also?

David Lloyd: I haven't had a discussion yet with the owner. So, if there is we would tuck it in next to the doghouse, that's the roof access, but it wouldn't be visible from the street.

Ray DeLeo: Would it be visible from the beach?

David Lloyd: No I don't believe so. It would be a small condenser on the roof. It would only come up 2-2.5 feet off the roof.

Don Comoletti: You could do a false wall though to wrap around and hide it.

David Lloyd: And as you can see you don't see much of the roof access doghouse sticking up right there from that perspective.

Ray DeLeo: Is this modular like Pine Point?

David Lloyd: No. At this point I haven't put together the construction notes but it depends on the building. I think I've softened up this one with a porch and the shingle finishes. I feel like it's more traditional.

Ray DeLeo: Well in some instances we are more concerned with what it's going to look like in the neighborhood.

David Lloyd: Right. To me, I'm doing a modern version of really traditional architecture. I like the weathered traditional shingled siding, trim on the windows, traditional steps from the porch. My clients wanted that as well. They didn't want something that would stick out. They want a modern house that fits in.

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

Don Comoletti: I notice no corner boards. I'm not sure if they would look older or not.

David Lloyd: I like the idea of having a strong cornice on top, trimming the windows but letting the siding wrap on the cornice.

Don Comoletti: Do we actually have a filled out application?

Jeffery Hinderliter: It's in the packet.

Don Comoletti: Have you already gone over the application with Jeffery?

Jeffery Hinderliter: Yes, I've worked with David quite a bit. There were a number of zoning issues that aren't DRC related. Including how to establish it as a mixed use, so they could take advantage of a density bonus and impervious surface and setbacks.

Don Comoletti: Any more questions? Do we have a motion?

Ray DeLeo: I would like to go back to the windows and see what's there on page A2.1. So what side is this?

David Lloyd: That's facing the street.

Ray DeLeo: So this what we are going to see from the street? So, it's going to be 4 balconies on this?

David Lloyd: So, I've got the front porch, two balconies up here on the rooms up here, one on the center section up here. We wanted it to be more inviting to the street. Basically on the back of the building you are looking at the back of a hotel until you get up on the roof so you can see to the water.

Ray DeLeo: So this next page A2.2, is the other side of the building?

David Lloyd: That's the side elevation which is the southwest elevation. Showing the stairs going up to that rental bedroom down there.

Ray DeLeo: So if you're going down East Grand Ave towards Pine Point you can see 2.2 or 2.1?

David Lloyd: You would see this elevation first.

Ray DeLeo: I'm looking at square windows all the way up to the top. You have a landing going up this way. Where is the window on this elevation?

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

David Lloyd: It's not on that side, that window is facing the street. This is forward and that is back.

Ray DeLeo: So, you have this window, this is a slider and you have this window here.

David Lloyd: That's a casement window and it's on the side elevation. So that goes back to there.

Kim Schwickrath: Will it have any lights coming up the stairs? Or over the door?

David Lloyd: Well there will be lights recessed under that deck. And then there should be a light over the door.

Ray DeLeo: So, 2.3 is the back of the house?

David Lloyd: Yes, 2.3 is the rear elevation. That's the one you won't see. Because you are totally blocked right behind by a hotel. So when you are on the roof of this house, you can see the top of the other building. But basically this top is even with the other roof.

Ray DeLeo: So, why does it say composite wood for the deck here but then back here it says painted wood?

David Lloyd: Well, both would be composite. And then you're right. I need the light fixtures on the back there and on the elevations.

Ray DeLeo: So, does this go to the Planning Board?

Jeffery Hinderliter: No.

Ray DeLeo: Is that adequate parking for 6-7 bedrooms?

Jeffery Hinderliter: For a mixed use, it's not based upon the bedrooms, it's based upon the use. For the dwelling and the office use, it requires 4 parking spaces.

Don Comoletti: This does not go to the Planning Board. There's no changes that would flag them?

Jeffery Hinderliter: Correct, it's a straight permitted use as per our ordinances.

Don Comoletti: Lot size issues and coverage issues are all taken care of by the building permit process.

Jeffery Hinderliter: We looked at them and decided on those things before we submitted so that the design would work.

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

Ray DeLeo: It's going to be a single family use? So if they go to rent this, what will happen?

Don Comoletti: It's not within our jurisdiction. We don't really have a say in that.

Jeffery Hinderliter: It will go before the Planning Board in terms of the Design Review Certificate but it won't be a site plan review.

Street Scaping

Ray De Leo: So if he has this office is that parking for the clients?

Jeffery Hinderliter: So if it goes as proposed, in this district there is no off street parking required for an office. The parking requirement is for the units use, or 2 per residential unit, which is a maximum of 2 units here so four parking spots.

Ray De Leo: I don't think the house fits in with the neighborhood because it's too dark. There's very little white trim on it at all.

Jeffery Hinderliter: I just wanted to identify a couple things, they show wood for the stairs and it will also be a composite deck choice which is different from the plans. It sounds like the shingle color is yet to be decided.

David Lloyd: It'd be in the weathered grey area. In those kinds of tones. The trim is scheduled to be a cream. They are traditional colors.

Motion to accept the application as complete by Kim Schwickrath  
Seconded by Ray De Leo

4-0 Passes

Mark Lindquist: I don't see the mechanicals, which would be needed for a very large structure with 8 beds and 8 baths. There's no obvious plan or design for them, the space around this house gets very limited and very tight. There's no plan for a sidewalk.

Don Comoletti: Which mechanicals were you specifically thinking of?

Mark Lindquist: Heating or Air Conditioning

David Lloyd: Heating would be

Mark Lindquist: You talked about sticking them on the rooftop which could impact someone else significantly.

**Motion**

**Vote**  
**4 Yes – 0 No**

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

Don Comoletti: I think we had that answered with heating in the basement.

David Lloyd: If there's a condenser unit I can easily add that and hide that.

Don Comoletti: Well we can make that a condition of the approval. If we want to add that in there, we can.

David Lloyd: If there's air conditioning, and I don't even know if the owner wants it, I would locate a condenser on the roof. I can tie it into the stair access to the roof to hide it. These are concept drawings and I didn't think we would be discussing that. But, if he does decide to have air conditioning I could do duct work, if not we could just do a compressor and the rooftop solution.

Kim Schwickrath: So, the issue is we want to see how it's going to look, is it enclosed? How is that going to impact the view?

David Lloyd: I can tell you right now that I can locate those so that no one can see it from the beach or the street. But, the client might not want air conditioning. There's really a small bit of the dog house showing and so the actual roof isn't that exposed.

Don Comoletti: Your access to the penthouse is on the side I notice.

David Lloyd: The actual stair goes up to the roof. But the door opens up to the side, correct.

Don Comoletti: I'm going to run through our requirements:

*Mass & Scale: Mass and scale of all proposed buildings shall be compatible with the surrounding structures or with the local building fabric.*

I believe there are a number of 2-3 storied buildings around that neighborhood.

*Building Height: All buildings should be a minimum of at least two stories.*

*Rooflines: Flat roofs or roof pitches in which the facade of the structure is visually dominant and the roofline is subordinate or concealed.*

*Fenestration: The arrangement of the windows and doors should provide a visual rhythm in the facade without appearing monotonous.*

David Lloyd: I would say that we exceeded 25% on the elevations facing the street. On the rear elevation we are not. But, the street facing elevations would be over that 25%. In those proportions it's necessary for the building not to feel too big, for it to be more traditional style, the windows have to also be to scale.

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

Arrangement of doors & windows: *The preferred facade materials are either wood clapboards or cedar shingles.*

Window dimensions:

Don Comoletti: I notice you are using fairly modern single pane windows. 6 over 1s and then 6 over 1s again. Then here it's 1 over 1. Windows of different dimensions are encouraged.

David Lloyd: I tried to do that actually, with some different windows on this side, a round window here.

Don Comoletti: Did you actually have the opportunity to look at these and try to meet these requirements?

David Lloyd: I did read them. But it's been a while so I don't remember them all.

Façade Materials: Clapboard or Cedar Shingles:

Don Comoletti: We have cedar shingles here.

Architectural Details: - *Architectural details that are appropriate to the downtown business districts include carved roof brackets, bargeboards, cornices with reveals and moldings, storefront bulkheads with recessed or raised panels, cornerboard corbelling. Pilasters and columns are appropriate for adding some architectural flavor to a bland building facade. Spindles, brackets, finials, and balustrades for porches, railings and roof overhangs are classic details reminiscent of seaside cottages.*

David Lloyd: I tried to do that with a porch here and the porch there that are human scale elements. I trimmed the windows and used a heavier roof façade. All those things tend to give it some tie in to traditional details.

Fences and Steps:

Railings and steps: *Railings should be either painted or stained in white or neutral colors or, where appropriate, in the color of the principal structure*

David Lloyd: So, I carried the front steps all the way across. People hanging out and sitting on the steps. But up on these decks I wanted a more clean line and contemporary element. Rather than vertical they are horizontal.

Ray De Leo: What color is it going to be?

David Lloyd: I was going to do the railings in a marine blue, with the grey shingle and a cream trim.

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

Ray De Leo: What are the decks going to be trimmed in?

David Lloyd: That would be the same cream trim. Except for the rail that would punch the rail a little bit. Stainless is great, it's a great product.

Don Comoletti: It's expensive. Street scape improvements: I'm not sure if this qualifies for a street scape, does it in your opinion, Jeffery.

Jeffery Hinderliter: It's not clear for this project because this is not fully single family or fully multi-unit.

Don Comoletti: However, if they were to landscape it according to this drawing, I'd be very happy.

Jeffery Hinderliter: With street scape improvements they can be proposed and then it doesn't need to come back to the DRC it can be approved by the Planning Dept.

Ray De Leo: What are they going do for rain run-off? Is it going to be a central drain or gutters?

David Lloyd: That's a flat roof, so I can collect all the water, but the engineer hasn't given me a plan yet.

Ray De Leo: The only reason I'm asking is because if they are going to have gutters, are there going to be down spouts and things coming across the front and sides.

David Lloyd: I won't do that. If I did have a gutter, I would just bring it to the rear. I might just do an internal drain in the center. I don't have a good answer for you because I have to work that out with my engineer.

Ray De Leo: I have a little bit of concerns of how the building looks like on this side.

David Lloyd: But, you won't see most of that side, because of the building in front of that.

Ray De Leo: Well, that's a 2 story building and we are proposing a 3 story building.

David Lloyd: You're going to see this upper part, right.

Ray De Leo: You can see three windows a big blank space and six windows in the back here.





Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

Brud Weger: Good Evening, gentlemen, as of last meeting I believe we had 8 outstanding items. I'll go through those one by one and submit a new package. First of all, you wanted to know what the roof color was going to be. It's going to be that burgundy. The second issue was, down lights. We put a product cut on page 19 of your packets. They are indicated on the plans, if you look at page 19, in simple x's and o's.

Don Comoletti: Are you really using incandescent fixtures?

Brud Weger: They are incandescent not LED. There were some questions about the mechanical. We put that on page 14 with a site plan that is a simple map showing the Harrisburg property. Where those mechanical units are going you can see they will not be visible from the street or any property except for Harrisburg property. On sheet 14 we also noted that existing sidewalk. If you look at our front elevation and front rendering, we've changed that. The board also requested a simple site plan which we have included on page 14. The board also wanted to see some cuts on the porch railings, we have that also on page 23, a simple square cut wood or vinyl railing. In either material it will be white, more than likely vinyl so we don't have to paint so often. There was a question about the exposed rafter tails, we decided to do away with those because many of the buildings in the area have closed soffits. There was a request for a view from East Grand Ave. page 13.

Kim Schwickrath: It says on here that there was view of sea view ferry. Have we lost that now?

Brud Weger: Yes, that's right. You can tell that we are going to have the shingles up to the second floor, actually to under the third floor windows. The materials will change to clapboard above that. We feel we have fulfilled 100% of the requirements. We would like approval.

Jeffery Hinderliter: I went through all of the conditions and concerns, the only item that I saw that wasn't addressed, was exposed rafter tails. Now that it's not happening. I can recommend that the Design Review Board issue the Certificate of Appropriateness.

Ray De Leo: So, looking at page 13 and looking down towards the street and not towards the wharf. That grass is going to be concrete, right?

Brud Weger: It's concrete now, so it's just going to stay the same.

Ray De Leo: So that's town property. There's no parking or anything.

Jeffery Hinderliter: Oh, the committee asked to see accurate window design. And those changes are shown.

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

<p>Motion to recommend the Certificate of Appropriateness by Mark Lindquist Seconded by Kim Schwickrath</p> <p>4-0 Passes</p>	<p style="text-align: center;"><b>Motion</b></p> <p style="text-align: center;"><b>Vote</b> <b>4 Yes – 0 No</b></p>
<p><b>ITEM 3</b> <b>Proposal: Remove existing building and construct three-story apartment building</b> <b>Action: Review of application; Discussion; Recommendations to applicant; Certificate of appropriateness; schedule site visit?</b> <b>Owner: Atlantic – Ocean Suites II LLC</b> <b>Location: Dube Street, MBL: 305-1-3, DD-2</b></p> <p>Don Comoletti: What number is this on Dube Street?</p> <p>Jeffery Hinderliter: I checked that out. I checked our city records and there's nothing assigned to it.</p> <p>Don Comoletti: Just so I clarify which building we are talking about. There's a white store front on the corner of East Grand and a garage behind it. This is the garage behind. Why don't we let you do your presentation and then open it up to questions and comments from Jeffery. We only have one picture in our packet. Is there a packet that has more information in it?</p> <p>Scott McLeod: The proposal is to remove the standing garage, that wouldn't be standing on its own much longer anyway. So, we propose a similar looking structure to the one I built for the family last year on Brown Street. We tore down 6 Brown Street and renovated it. And this is going to be on par with that other design and structure. It would have the same finishes and character.</p> <p>Don Comoletti: Was 6 Brown Street the one that you were going to be renovating and then ended up tearing down?</p> <p>Scott McLeod: Yes, that is correct.</p> <p>Ray De Leo: So, the new one is going to be very similar to the other one, correct?</p> <p>Scott McLeod: Yes, correct.</p> <p>Ray De Leo: Well, with the one that's standing up now, we never saw a plan or anything, with the vents or the air conditioning. It wasn't on the design. Because if these were on the original design we would not have let you build that.</p> <p>Scott McLeod: It was in the packet, I know that. But in regards to blueprints, I don't know.</p>	<p style="text-align: center;"><b>ITEM 3</b></p>

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

Don Comoletti: Am I seeing what would be a p-tacking right there?

Scott McLeod: Yes, that is correct.

Don Comoletti: We are not going to allow p-tacking.

Scott McLeod: We are not going to have a p-tacking that's in the structure.

Don Comoletti: They are not showing up on the drawing?

Scott McLeod: It's not going to be used on this structure.

Jeffery Hinderliter: We still have our responsibilities here as committee members. There were a number of comments I had. There was enough that was not included in this application that it's lacking in enough information for the committee to make its recommendation. I certainly don't provide my recommendations to hold things up. I make my recommendations so you can secure your approvals. If I was a DRC member I would not approve this tonight. With the information that I'm about to offer, it's not over burdening you. It's identifying the information that the committee needs to make a positive decision on this approval. So, I'll go through this quickly and provide this to you in writing. We have roof shingles and trim, but the specific type of materials are not identified.

Scott McLeod: When you say that do you mean brand?

Don Comoletti: Well asphalt, fiberglass, is it a 20 year, 30 year?

Scott McLeod: Yes, this is an asphalt shingle here and that is exactly what would be on the structure. Well, it's asphalt fiberglass, and it's lifetime. So, all the companies have gone to this.

Don Comoletti: I guess what I mean to say is that you are expected to give us a cut sheet showing this certain kind of shingle.

Jeffery Hinderliter: The window type and materials is not identified anywhere in the application. As well as the door type and materials. Railings, what are those materials. Exterior lighting, it's not showing in the plan. Any architectural details you were thinking of adding. I highlighted this in my e-mail to your architect.

Scott McLeod: In reading this I can see that he, referring to the last structure done, would have assumed that it was all done because it's calling out all the same specs.

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

Don Comoletti: Well, we need him to make this an individual packet.

Jeffery Hinderliter: Photos showing what exists right now. We had that in the other applicant's packets tonight. We don't have that in this packet.

Scott McLeod: That is in house. I have taken them and turned them in with our ZBA packet.

Jeffery Hinderliter: This is a separate review now, so if you have those you should include that.

Scott McLeod: I know that I got them in the packet to you and the Code Enforcement officer.

Ray De Leo: The other thing I don't think you mentioned, Jeffery, is the mechanicals. It's going to have an indoor pool in the first floor.

Kim Schwickrath: It depends if you are putting CO2 outside, tanks, holding areas.

Mark Lindquist: So, I think it would be reasonable to table this to the January meeting?

Don Comoletti: Well, I think it's worth talking about so we can make sure that it's a better packet next time.

Jeffery Hinderliter: That was actually my next comment on the mechanicals. Any exterior details should be shown and give us the materials. Again, these comments are provided for you to get the information the DRC needs to approve the project.

Ray De Leo: Would there be any street scaping for this project?

Scott McLeod: No, there is just parking in front of it.

Kim Schwickrath: It's hard to tell from this drawing.

Don Comoletti: I'm going to raise one question right now. I have actually visited the site and there are some two story structures adjacent to it. There's a one story structure in front. I may have a concern about the mass of the building.

Ray De Leo: This went through the ZBA and one of the issues we did have with it, was also, in that zone, they can use the full footprint of the property to build on. So, there's no setbacks.

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

<p>Scott McLeod: Actually the existing structure has a larger footprint than the proposed structure. It is taller than what is present. The Brown Street structure is about equivalent height. There is another small cottage abutting it, that is a two story. This is a three story, so that might have some marginal differences here.</p> <p>Don Comoletti: First of all, everyone needs to go look at this. Especially now that we have something in mind, and then if you can provide some architectural renderings to show us how it fits in. We would want to see what it looks like coming down East Grand because you are going to see it. Coming down East Grand at least Westbound, you will certainly see it.</p> <p>Scott McLeod: One question I do have, pertaining to the ZBA. There is a time constraint on that, how does this pertain to that time constraint? Does that not count toward that? Does it start count down from the time of the approvals?</p> <p>Ray De Leo: With ZBA you have to go to Alfred Street for the county to register the approval. Then you have 90 days?</p> <p>Jeffery Hinderliter: I think it's six months. If you address all these issues you shouldn't have a problem securing your recommendation. If it did become an issue, then you could certainly secure a renewal.</p> <p>Ray De Leo: Is this stopping you from demolishing the building?</p> <p>Scott McLeod: I don't think it's stopping them from demolishing the building. Don Comoletti: Let's say you were moving ahead and trying to get the building demolished you could come with a separate package just to do that permit.</p> <p>Scott McLeod: Seeing this, as minimal as it is, so I'm sure we will have something better for January.</p> <p>Kim Schwickrath: January 5<sup>th</sup> at 6pm.</p>	<p><b>Tabled</b></p>
<p><b>Approval of the Meeting Minutes:</b> Ray De Leo: I'll make a motion to accept the minutes of the November 3<sup>rd</sup>, DRC Meeting.  Kim Schwickrath: I second it.  3-0 with Mark Lindquist abstaining.</p>	<p><b>Approval of Minutes</b></p> <p><b>Motion</b></p> <p><b>Vote</b> <b>3 Yes – 1 Abstain</b> <b>– 0 No</b></p>
<p><b>Other Business</b> Jeffery Hinderliter: The Planning Board has reviewed the plans for 36 &amp; 29 Old Orchard Street and they've tabled it. I have a strong feeling that things will be changing.</p>	<p><b>Other Business</b></p>

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

Don Comoletti: In regard to visibility and closeness to the other building?

Jeffery Hinderliter: Yes, stuff like that. It may change a little bit. We have new materials and I am looking to see how it is received by the Planning Board.

Don Comoletti: So it wasn't received very well initially?

Jeffery Hinderliter: There were some questions, more with 36 Old Orchard than with 29. The one right by Beach Bagel. Including was we looked at with the Beachology window.

Ray De Leo: And also the propane tanks by Beach Bagel.

Don Comoletti: Some of those things weren't ours to deal with.

Jeffery Hinderliter: I think it's likely you will see that again. Also, if you notice the items tonight say site walk, which is not required but I think they can be helpful. I can certainly make myself available for that. Finally, we have the 7 Design Review Criteria, I tell everyone to use those when designing your proposal, and I recommend that you provide rigorous responses to each. I don't think it's required, but it really helps DRC with review.

Don Comoletti: Prior to your administration that was part of something that would come to us as part of the agenda and application. In the past, we had to have information or a response to each of those questions. That's how much in advance we are asking them to prepare, to get a good packet.

Mark Lindquist: If I may, what's going on with the other Harrisburg project?

Jeffery Hinderliter: It's on hold.

Ray De Leo: I have a copy of the packet for you if you want to read it. It's about his dealings with the town.

Mark Lindquist: I guess, where is the hold? Is it Town related?

Jeffery Hinderliter: Well I told him, you are this close to your DRC approval, it's the Planning Board that is different. He got very frustrated with the Planning Board process and a particular member's recommendation.

Mark Lindquist: If I can, one more question. On West Grand Ave there was a small single family house?

Jeffery Hinderliter: It looks like my fault. I don't have a recollections of this, but in November 2013, it looks like my handwriting, showing a DRC approval.

Town of Old Orchard Beach  
Design Review Committee  
December 1, 2014

<b>Good &amp; Welfare</b>	<b>Good &amp; Welfare</b>
<b>Adjournment at 7:35pm</b>	<b>Adjournment</b>

*I, Molly Phillips, Secretary to the Design Review Committee of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of 16 pages (16) is a true copy of the original minutes of the Zoning Board of Appeals Meeting of December 01, 2014.*

*Molly Phillips*