

**Old Orchard Beach Design Review Committee Meeting
Monday, May 6, 2013
Old Orchard Beach Police Department Conference Room
6:00 p.m.**

Call to Order at 6:15 pm	Call to Order
Pledge to the Flag	
Roll Call: Chair Don Comoletti; Carl D'Agostino, Kim Schwickrath; Ray DeLeo. Staff: Jeffrey Hinderliter, Town Planner; Valdine Helstrom, Administrative Assistant.	
<p>CONSIDERATION OF 2/4/13 MINUTES:</p> <p>Ray DeLeo moved to accept the February 4, 2013 meeting minutes, seconded by Kim Schwickrath.</p> <p>Unanimous.</p>	<p style="text-align: center;">Motion</p> <p style="text-align: center;">Vote</p> <p style="text-align: center;">(4-0)</p>
<p><u>ITEM 1</u></p> <p>Proposal: Replace existing windows</p> <p>Action: Review application; determine Certificate of Appropriateness recommendation</p> <p>Owner: Town of Old Orchard Beach (Historic Society)</p> <p>Location: 4 Portland Ave. MBL: 205-1-22, HO</p> <p>Dan Blaney, Chairman on the Board of Trustees from the Old Orchard Beach Historical Society introduced himself to the Board Members.</p> <p>They would like to replace the single glazed, double hung windows with wood simulated insulated composite windows. They would also like to replace the outside casing with Aztec which is a composite and match the paint with the dark brown that they have on the windows today.</p> <p>In the back of the building they would like to replace those windows with a double hung window. This project will be paid for with a trust fund that Mr. Harmon had set up in 1974. No cost to the town. Mr. Blaney added that with the replacement of windows that they are proposing, there will be less maintenance and will cut the fuel cost immensely.</p> <p>Mr. Blaney also added that these will be replacement windows vs. new construction.</p>	<p style="text-align: center;"><u>ITEM 1</u></p>

<p>Carl D'Agostino made a motion to accept the package is complete for 4 Portland Avenue, Old Orchard Beach Historical Society, MBL 205-1-22, seconded by Kim Schwickrath. Unanimous.</p> <p>Kim Schwickrath made a motion to recommend to the Old Orchard Beach Planning Board to issue a certificate of appropriateness to the Old Orchard Beach Historical Society, 4 Portland Avenue, MBL 205-1-22, seconded by Ray DeLeo. Unanimous.</p>	<p>Motion</p> <p>Vote (4-0)</p> <p>Motion</p> <p>Vote (4-0)</p>
<p><u>ITEM 2</u> Proposal: Paint building facade Action: Review application; determine Certificate of Appropriateness recommendation Owner: Keith O'Leary. Judy Patterson (applicant) Location: 41 Old Orchard St. MBL: 206-31-9, DD1</p> <p>Judy Patterson introduced herself to the Board Members. She is proposing to open a shop called Groovy Judes on May 17, 2013. They would like to paint the front of the building to compliment the beach boutique. Ms. Patterson passed out copies of the signage and color schemes that she would like to use. It will be painted with a color called autumn purple and she will use majestic violette for the trim. The whole shop will compliment each other. On the inside and in the signage will be a teal color. All of the signage has been approved. The door will be majestic violette and the railings will be white. The awning is gone.</p> <p>Carl D'Agostino made a motion to accept this package as complete for MBL 206-31-9, 41 Old Orchard Street. Seconded by Kim Schwickrath. Unanimous.</p> <p>Ray DeLeo made a motion to recommend to the Old Orchard Beach Planning Board to issue a Certificate of Appropriateness for 41 Old Orchard Street, MBL 206-31-9. Seconded by Kim Schwickrath. Unanimous.</p>	<p><u>ITEM 2</u></p> <p>Motion</p> <p>Vote (4-1)</p> <p>Motion</p> <p>Vote (4-1)</p>
<p>Good and Welfare:</p> <p>Jeffrey Hinderliter had processed a number of Administrative Approval application items for April and included them in the Committee's packets for their review:</p>	

Beachwood Motel: Existing Use: The current use is a motel with a 35 sq. ft. freestanding sign

Proposed Changes: The current use will not change, only the sign will change. The proposed 28 sq. ft. freestanding sign will continue to advertise the business.

Big Daddy's Restaurant: Existing Use: The current use is a restaurant with two signs totaling 52 sq. ft.

Proposed Changes: The current use will not change, only the signage will change. The changes include removal of the two existing internally lit signs and installing one 20 sq. ft. attached sign with gooseneck lights directed onto to the sign and a 6 sq. ft. attached sign.

Groovy Judy's (new business at 41 Old Orchard St.): Existing Use: The existing use of the property is a restaurant.

Proposed Changes: The proposed changes consist of installing one 23" x 28" vertical sign and one 42" x 22" horizontal sign. Proposed use from restaurant to retail sales.

Beau Rivage (21 Milliken St.): Existing Use: The existing use of the property is a mixed use development consisting of residential and apartments.

Proposed Changes: The proposed changes consist of installing 6' high Dogwood style with lattice fence, a split rail fence and attached 6 sq. ft. sign (attached to Milliken Apartment Building).

Mr. Hinderliter discussed some information regarding food stands with the Board Members. He also included the area identified by the ordinance where food stands are permissible. The food stands fit under the food stand definition.

Ice cream trucks have its own section and have a very specific duty because they are pre-packaged/prepared food.

Food stands are different because they are selling a portion that is pre-packaged/prepared and food is also made on site.

The one key with food stands is that it must be consumed off premise.

The one problem that we have is that victular is not defined as a permitted use within this district, food stands are a permitted use within the district.

Mr. Hinderliter stated that in terms of land use he feels very confident that that food stand definition clearly allows this to move forward to council and whether the council, with their authority under business licensing, makes another decision that could be something else.

Chair Comoletti stated that there are a lot of aspects that we are all concerned about but he doesn't think that we should be worried about, but we can offer our opinions to the town council and we might be able to make a statement on behalf of the Design Review Committee. Chair Comoletti suggested that maybe we could create a section of code that deals with these types of issues.

Chair Comoletti asked Mr. Hinderliter what we can do to prep ourselves for Council.

Mr. Hinderliter stated that as a Chairman, he could write a letter and have the rest of the DRC members sign the letter. If they are going to do that, they should get this to them by next Wednesday.

Mr. Comoletti added that he doesn't want to band all food trucks, but he would like to band

<p>them from certain places and certain times.</p> <p>Mr. Hinderliter stated that it is his plan to have the Planning Board address these sort of issues in late fall of this year.</p> <p>Kim Schwickrath made a motion to adjourn at 6:55 p.m., seconded by Ray DeLeo.</p>	
<p>Meeting adjourned at 6:55 pm.</p>	<p>ADJOURN</p>

I, Valdine Helstrom, 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 May 6, 2013.

Valdine J. Helstrom