

OLD ORCHARD BEACH DESIGN REVIEW COMMITTEE

June 2, 2014 - 6:00 pm

Town of Old Orchard Beach

Council Chambers

Call to Order at 6:00 pm	Call to Order
<p>Roll Call: Chair Don Comoletti; Ray DeLeo, Kim Schwickrath, Mark Lindquist. Staff: Jeffrey Hinderliter; Town Planner, Valdine Camire; Administrative Assistant.</p>	
<p>CONSIDERATION OF 4/7/14 MINUTES</p> <p>Ray DeLeo made a motion to approve the meeting minutes for April 7, 2014, seconded by Kim Schwickrath.</p> <p>Unanimous.</p>	<p align="center">MOTION</p> <p align="center">VOTE (4-0)</p>
<p><u>ITEM 1</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 amended application; Certificate of Appropriateness recommendation</p> <p>Owner: The Harrisburg Group</p> <p>Location: 11 East Grand, MBL: 306-3-3</p> <p>J.Brug Weger from Weger Architects brought the Board Members up to date on the description of changes to this proposal:</p> <ul style="list-style-type: none"> • Hang the air conditioners in the narrow space between the buildings. • Building will be moving forward approximately 10’. • Moving the dumpsters off the lot and they will be fully fenced with a stockade wooden fence. • Lighting fixtures have changed to enclosed fixtures with lenses. These will be high efficiency 25 watt florescent tubes. The light spread landing on the road will be approximately 1 ft. candle. • Windows will be 2 over 2 on all windows except for the display windows and exterior doors. • Add plants in tubs and planters. <p>Chair Comoletti expressed some concern with the significant lighting levels. Chair Comoletti asked to get the lighting aspect adjusted so that the cut off lines match the actual width of the sidewalk area and also in the front of the building.</p> <p>He also suggested that maybe they could plant street trees in the public sidewalk that are similar to other trees in the area instead of tubs and planters.</p> <p>Mr. Hinderliter informed the Board Members that the abutter comments that are included in the proposal and is more associated with the Planning Board review which will happen later in the month.</p>	<p align="center"><u>ITEM 1</u></p>

<p>Mr. Hinderliter also added what remains from our last meeting are 4 items:</p> <ul style="list-style-type: none"> • Location of exterior mechanicals and shielding of the equipment. It appears that the only exterior mechanicals observable are hidden. • Be sure that any drawings showing windows represent the actual proposed windows. • Specifications on handrails, material and color. (Mr. Weger stated that there will be white vinyl system handrails) • Exterior lighting changes to LED or other type. If so make sure that these changes are shown on the plans and cut sheets. (Mr. Weger stated that they essentially went from an exposed bulb to a fixture with a crystal lens and high efficiency bulbs). • <p>Ray Deleo asked about the sidewalk on Kinney Avenue. Mr. Weger stated that they will replace the broken sidewalk with concrete curb material (granite). Color and texture will be similar to other sidewalks in the area. The width of the sidewalk will be 5 feet.</p> <p>Abutter Cynthia Kerr introduced herself to the Board Members and would like to see the town build in some solutions to help the complaints of the neighborhood.</p> <p>Mrs. Kerr: Concerns about keeping the dumpsters closed. Chair Comoletti stated that the dumpsters will be fully fenced in accordance with the DRC's request. Mrs. Kerr: Store Windows/Reduce the number of illuminated windows on Kinney Avenue. Mrs. Kerr also asked about neon lighting. Mr. Weger stated that it is not part of this plan.</p> <p>Ray DeLeo stated that he would like to see what is on the West Elevation look more like the front of the building for architectural interest.</p> <p>Chair Comoletti suggested having freeze board above the south elevation, second floor windows across the building that would somewhat reflect the elevation of the west elevation of first floor windows.</p> <p>Mark Lindquist was concerned with having no plans for the back of the building to create a visual appeal. A nice surface with drainage and appropriate fencing.</p> <p>Jeffrey Hinderliter reminded the Board Members that DRC only deals with the building portion itself. Other non building items, the 7 design standards deals with roof lines, fenestration, fencing and railings. It doesn't deal with architectural design standards. The Planning Board would oversee these items.</p> <p>Ray DeLeo suggested allowing a condition that if and when Mr. Harrisburg does the other building that the north elevation has to be addressed as well and be brought up to specs. Jeffrey Hinderliter stated that he would suggest that this be a recommendation instead of a condition. He suggested that if the DRC would like, he would develop some sort of language</p>	<p>MOTION</p> <p>VOTE</p> <p>(4-0)</p>
--	---

NEW BUSINESS

Don Comoletti brought up the fact that Beachwood Motel has done a lot of work there but didn't come before the Design Review Committee. Mr. Hinderliter stated that he will look into this.

Surfside Restaurant was also brought up with adding an enlarged patio. Mr. Hinderliter stated that this went through Administrative Review.

Mr. Hinderliter stated that the tattoo parlor has gone through the zoning change and now it is going through the Planning Board review. The owner of the tattoo parlor will not be putting Good and Evil on his sign.

**GOOD & WELFARE
ADJOURNMENT**

The meeting adjourned at 7:35 p.m.

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 June 2, 2014.



June 2, 2014
DESIGN REVIEW COMMITTEE
MEETING MINUTES