

OLD ORCHARD BEACH DESIGN REVIEW COMMITTEE
March 10, 2014 - 6:00 pm
Police Department Community Room

Call to Order at 6:12 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 Helstrom; Administrative Assistant.</p>	
<p>CONSIDERATION OF 1/16/2014 MINUTES</p> <p>Carl D’Agostino made a motion to approve the January 16, 2014 meeting minutes, seconded by Ray DeLeo.</p>	<p style="text-align: center;">MOTION</p> <p style="text-align: center;">VOTE</p> <p style="text-align: center;">(5-0)</p>
<p>ITEM 1</p> <p>Planning for 2014: Discuss DRC related items such as the Design Review Ordinance; Application and Review Procedure; Design Review Districts; DRC Projects; Museum in the Streets.</p> <p>Jeffrey Hinderliter opened the meeting and explained three primary pieces to DRC:</p> <ol style="list-style-type: none"> 1. Ordinances 2. Areas under DRC Jurisdiction. 3. Applications associated with DRC submissions (both Administrative and for Committee review). <p>With the Comprehensive Plan beginning to work on the future land use ordinance/future land use plan, this is the perfect time to begin considering anything associated with the DRC’s responsibilities of review, etc. Mr. Hinderliter would like the DRC’s opinion with what works and what doesn’t work and what we should look at and also what can be brought to the Comprehensive Plan Committee as part of the Future Ordinance changes. One of the primary documents with the DRC is the 7 standards for review criteria and recommendations. These standards are very consistent with municipalities that have a Historic Preservation Commission to go off the Secretary of Department of Interior Design Standard Books. Mr. Hinderliter would like to have the DRC’s thoughts on the ordinances including the standards for review, the map of the area that is under your jurisdiction and the applications.</p> <p>Chair Comoletti asked if Mr. Hinderliter feels that the DRC has the support of the Planning Board and the Council in making changes.</p> <p>Mr. Hinderliter feels that the Planning Board and the Current Council is very supportive and if they are going to propose changes, now is the time to do it.</p> <p>The DRC discussed whether they should have not just an advisory roll but an authoritative decision making roll. The authority to make decisions rather than the authority to make recommendations</p> <p>The Board Members discussed building heights, paint color, etc.</p> <p>Mr. Hinderliter stated that with building heights, we have a minimum of 2 stories although mass and scale should neither be overpowering or visually dominant the landscape. But with each person it could be different. Chair Comoletti would like to see the DRC have control of the color palate.</p> <p>Mark Lindquist stated that the Corridor/Gateway to the downtown is the key to the community.</p>	<p style="text-align: center;"><u>ITEM 1</u></p>

<p>Jeffrey Hinderliter added that the objective is to improve the entryways into town.</p> <p>Mr. Hinderliter added that in regards to standards that we create, what comes into existence as a result of these standards. Do they look out of place and artificial.</p> <p>Carl D'Agostino would like to see a build/sell type arrangement in the ordinance that if something happens, there is only 5 years that the lot can be vacant.</p> <p>Mr. Hinderliter questioned if our standards are preventing other people from doing more sidewalk café's.</p> <p>Mark Lindquist suggested that the more seating that could provide that is tastefully done that is uniform, the more likely that you can have people sit, relax and take advantage of those businesses that surround those seated spots.</p> <p>Mr. Hinderliter would like the DRC to look over page 9 in the handbook and also the 7 review criteria. This is where it gets into what is applicable for the Design Review. Also the classifications between administrative and full committee review.</p> <p>Mark Lindquist suggested maybe look at grants or low income matching fund grants as a way to rejuvenate the downtown and historic area. It takes time and effort to administer that kind of a grant.</p> <p>Mr. Hinderliter suggested that we could get someone from the Maine Historic Society to come and talk to the DRC about other communities and how they work.</p>	
<p>GOOD & WELFARE</p> <p>Museum in the Streets:</p> <p>Mr. Hinderliter that the Museum in the Streets would encourage people to walk up to the top of the hill to allow them to visit businesses.</p> <p>Don Comoletti suggested that we need to start the process in determining how we raise money and how we approach the businesses of Old Orchard and show them how it is going to benefit them to support this. We need to start putting together a list of property owners, business owners.</p> <p>Mr. Lindquist suggested that in this type of a community the focus is on kids. We need to target creating some level of interest with the younger children as well as all ages.</p>	
<p>Meeting adjourned at 7:36 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 two (2) pages is a true copy of the original minutes of the Design Review Committee Meeting of March 10, 2014.

Valdine Helstrom