

**Town of Old Orchard Beach
Design Review Committee
March 7, 2016 6:00 pm**

Call to Order: 6:08pm	Call to Order
<p>Roll Call: Don Comoletti Chair, Kim Schwickrath, Ray DeLeo, Mark Lindquist. Staff: Jeffery Hinderliter; Town Planner, Megan McLaughlan; Assistant Town Planner.</p>	Roll Call
Pledge of Allegiance	Pledge of Allegiance
<p>ELECT CHAIR AND VICE CHAIR: Don Comoletti was voted in as DRC Chair and Ray DeLeo was voted in as DRC Vice Chair. All in favor. They also discussed the former Hoss and Mary's, which is currently getting a new foundation DRC needs to see when that building goes back together, that it is something that the DRC approved.</p>	<p>MOTION</p> <p>VOTE (4-0)</p>
<p>Meeting Minutes: Approval of minutes from 11/2/15, 2/1/16</p> <p>Ray DeLeo made a motion to accept the November 2, 2015 meeting minutes. Kim Schwickrath seconded the motion. All in favor.</p> <p>Ray DeLeo made a motion to accept the February 1, 2016 meeting minutes. Seconded by Kim Schwickrath seconded the motion. All in favor.</p>	<p>MOTION</p> <p>VOTE (4-0)</p> <p>MOTION</p> <p>VOTE (4-0)</p>
<p><u>ITEM 1</u> Proposal: Replace siding, windows and doors to match existing conditions Action: Review application, Discussion, Recommendations to move forward Owner: Festival Hospitality LLC Location: 30 West Grand Ave, MBL: 307-4-1, DD-1</p> <p>Applicant King Weinstein stated that he is proposing to add a 10 – 20 ft. addition on the rear of the building. The railroad is part of the purchase and requires a chain link fence to be installed on the perimeter. Proposing to use the same materials natural wood sheathing T-111 and it will be stained to match. On the street side they will remove one set of stairs and add a window and a door and existing siding to match what is already there. The window is white framed as the other ones are and the doors will be the same color as the existing. This will be a 2 story addition.</p>	<u>ITEM 1</u>

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<p>Adding a room upstairs. Dryer vents are direct vented outside from the rear wall. No signage. There will be a light over the entrance door.</p> <p>Mark Lindquist made a motion to accept the package as complete. Seconded by Ray DeLeo.</p> <p>Mark Lindquist – Yes Ray DeLeo – Yes Chair Comoletti – Yes Kim Schwickrath – No</p> <p>Ray DeLeo and Kim Schwickrath would like to see a rendering of what the building looks like in the back. More detail.</p> <p>Mark Lindquist made a motion in favor of the Certificate of Appropriateness be issued for this project and the drawing to be updated and submitted to planning showing T111. Seconded by Ray DeLeo. All in favor.</p>	<p style="text-align: center;">MOTION</p> <p style="text-align: center;">VOTE</p> <p style="text-align: center;">(3-1)</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 2</u></p> <p>Proposal: Construct a new building</p> <p>Action: Review application, Discussion, Recommendations to move forward</p> <p>Owner: Albert Mosseri and Alea Penius</p> <p>Location: 31 Old Orchard Street, MBL: 206-31-4, DD-1</p> <p>Applicant Tim Swenson is proposing to build this 1 story building. This building recently had a fire and was torn down. The previous building was a 3 story and what they are proposing is a 1 story building. The previous building was also condemned 2 years ago. He brought color samples for the Board Members to look at. The roof is a rubber roof which is flat but slopes to 2 sides and all you will see will be a trim board going around. No HVAC. They may do a split unit and they will put it behind the façade so it will be hidden. The façade will be similar in height to the building next door. The siding will be vinyl shakes. No basement, same footprint. Solid block for side wall.</p> <p>Megan McLaughlin stated that at the Department Head meeting, they suggested to see something to break up the blank wall.</p> <p>Chair Comoletti stated that he would like to see a couple of windows or freeze board to break up the wall. They would like to see the wall painted however they do not want to see a mural.</p> <p>They would put a couple of similar lights on the front of the building.</p>	<p style="text-align: center;"><u>ITEM 2</u></p>

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<p>Chair Comoletti would like to see some sort of azek trim on that long wall and break it up into 15' sections. The applicant will have the architect come up with something. Mr. Swenson would like to be able to get working on the foundation at least for now. Board members agreed. The Board Members discussed the option of awnings. And Chair Comoletti suggested that the DRC needs to add to the list of things to consider for the future.</p> <p>Kim Schwickrath made a motion to accept this package as complete. Seconded by Mark Lindquist.</p> <p>All in favor. Unanimous.</p> <p>Ray DeLeo made a motion to approve the Certificate of Appropriateness for 31 Old Orchard Street and note that certain items as noted will be handled through an administrative review and to allow the applicant to go forward with the foundation only to move ahead with the existing project and bring back to us with a proposal for the side architectural design for the wall and lighting scheme. Seconded by Mark Lindquist.</p> <p>All in favor. Unanimous.</p> <p>Discussion followed. The paint color will be granite gray, azek plain shakes and azek equivalent trim. Aluminum windows. The height of the stone will be around 2 ½ - 3'.</p>	<p style="text-align: center;"><u>MOTION</u></p> <p style="text-align: center;"><u>VOTE</u> <u>(4-0)</u></p> <p style="text-align: center;"><u>MOTION</u></p> <p style="text-align: center;"><u>VOTE</u> <u>(4-0)</u></p>
<p>Other Business:</p>	<p style="text-align: center;">Other Business</p>
<p>Good and Welfare: Ray DeLeo brought up discussion about mass and scale regarding the house that is going up on East Grand Avenue. It is a 4 story building. They approved this and expressed concern about the size of it at the time.</p>	<p style="text-align: center;">Good & Welfare</p>
<p>Adjournment 6:45pm</p>	<p style="text-align: center;">Adjournment</p>

I, Valdine Camire, Administrative Assistant to the Design Review Committee of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of three pages (3) is a true copy of the original minutes of the Design Review Committee Meeting of March 7, 2016.

Valdine Camire

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