

**Town of Old Orchard Beach
Design Review Committee
November 3, 2014 6pm**

Call to Order 6:05pm	Call To Order
Pledge of Allegiance	Pledge of Allegiance
Roll Call: Don Comoletti, Chair of the Board, Kim Schwickrath, Ray DeLeo, Staff: Jeffrey Hinderliter, Town Planner, Molly Phillips, Meeting Minute Notetaker.	
<p>Item 1 Proposal: Façade Improvements (windows, siding, trim), Action: Review application; recommendations; Certificate of Appropriateness Recommendation, Owner: Lucky Five LLC, Location: 4 West Grand Ave., MBL: 307-3-3</p> <p>Isaac Naim of Lucky Five</p> <p>The project will add 6 50"X68" tall windows to the front of the building and re-side front with cedar impressions vinyl siding and Azek trim.</p> <p>Answers from the Application: Architectural Design Standards:</p> <ol style="list-style-type: none"> 1. Mass and Scale: The size and shape of the façade will be unchanged. The goal of the renovation is to bring the building up to the standard of the neighborhood. 2. Fenestration: The windows will all be the same size. They will be installed in pairs separated by existing doors. 3. Façade Materials: The façade materials will be cedar impressions vinyl siding. This material gives the look of painted cedar shingles without the need for frequent re-painting. We feel this will give the building a similar appearance to others in the area such as the Grand Victorian. 4. Architectural Details: Azek trim and scotia molding will be used to fram the façade and windows and will be used by the contractor to create raised and recessed panels, corners etc., similar to the building two doors up the street that houses 'big licks' ice cream. <p>Basically we are replacing the roll-ups over these doors with two windows in each bay instead of doors framed in with Azek.</p> <p>Ray DeLeo: So there won't be any doors?</p> <p>Isaac Naim: No.</p> <p>Kim Schwickrath: They are on both sides right?</p> <p>Isaac Naim: Yes. There is actually three bays with six windows total.</p>	<p>ITEM 1</p>

<p>Ray DeLeo: Is this all going to be the same color?</p> <p>Isaac Naim: No.</p> <p>Don Comoletti: You'll be doing the whole façade with that?</p> <p>Isaac Naim: No, just the bottom. The upper part is corrugated steel and we do not have any other plans for it other than to paint that.</p> <p>Don Comoletti: Will they match?</p> <p>Isaac Naim: The idea is paint them white but we can match it.</p> <p>Don Comoletti: I'll leave that up to you.</p> <p>Kim Schwickrath: So this you will paint?</p> <p>Isaac Naim: Yes.</p> <p>Don Comoletti: So the existing roof entrance is still there, that's not changing?</p> <p>Isaac Naim: That's not changing.</p> <p>Don Comoletti: No lighting changes?</p> <p>Isaac Naim: No.</p> <p>Ray DeLeo: Is there any lighting there now?</p> <p>Isaac Naim: Yes.</p> <p>Ray DeLeo: Will there be roll-ups?</p> <p>Isaac Naim: No Rollups.</p> <p>Kim Schwickrath makes motion to grant the application as complete with Ray DeLeo seconding. 3-0 passes.</p> <p>Open to Discussion and Questions</p> <p>Jeffrey Hinderliter: You mentioned the corrugated steel would be painted, I just wanted to clarify as a match or white?</p> <p>Don Comoletti: Do we want to be specific? I think we can leave it as either.</p>	<p style="text-align: center;">Motion 3 Yes to 0 No</p>
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<p>Ray DeLeo makes motion to grant the Certificate of Appropriateness Recommendation which is seconded by Kim Schwickrath. 3-0 passes.</p>	<p style="text-align: center;">Motion 3 Yes to 0 No</p>
<p>Item 2 Proposal: Construct 50 X 100 Building on a Vacant Lot Action: Continue application review; Certificate of Appropriateness Recommendation Owner: Ike Naim Location: 29 Old Orchard Street, MBL: 206-31-5</p> <p>Jeffrey Hinderliter: We collected the various comments, submitted minutes and comments.</p> <p>Jeffrey Halferty, Architect: We incorporated the suggestions in, the plans for 29 went through a significant change. The gable changed to a domed façade. We added gooseneck lighting. We now have an accurate survey, increased setbacks and allowed for the right of way.</p> <p>We added architectural detail, clapboard, CMU trimboards, galvanized roofing and white aluminum windows. It will be designed foundationally for a second level but our client doesn't want to install a second level.</p> <p>Open to discussion and questions</p> <p>Don Comoletti: Do you have the questions handy so that we can quickly run over them?</p> <p>Jeffrey Hinderliter: These are common between both projects.</p> <p>Building Material samples with either samples or cut sheets?</p> <p>Jeffrey Halferty: I have materials with the cut sheets in the packet. We have a hearty panel clapboard, PVC trim, cement board on the bottom, CMU, cobblestone, split face masonry on pg. 20 of the packet.</p> <p>Will the equipment and mechanicals show for the proposed building?</p> <p>Jeffrey Halferty: Currently we have internal units. If we have a restaurant we would need to do something different. Right now they are being concealed in the roofline with typical penetrations for ingress and egress for air. We could hide the equipment behind a parapet wall and hide it back off the street.</p> <p>Don Comoletti: At such time, if any changes would make things visible you would be coming back to DRC.</p>	<p style="text-align: center;">ITEM 2</p>

<p>Second floor, was discussed, the standards say that if market conditions do not dictate the construction of a second floor then a first floor is okay as long as it can support a second floor.</p> <p>Jeffrey Hinderliter: It sounds like that was the intention here. But has the owner signed off on that?</p> <p>Jeffrey Halferty: Yes, it will be designed for a second floor; the owner has signed off on that.</p> <p>More panoramic pictures? We do have that this evening.</p> <p>Show lighting on the plan? We have that.</p> <p>Also the Design Standards and the 7 criteria of approval needed to be shown. It's up to the DRC at this point to move forward if they are comfortable with the plans and materials submitted to meet those criteria. It seems to be quite a complete packet.</p> <p>Kim Schwickrath: Originally we were supposed to have condensing units on the roof?</p> <p>Jeffrey Halferty: We internalized those with as little penetration as possible to hide those. Which is just typical venting that we would color to match.</p> <p>Kim Schwickrath motions to accept this packet as complete, Ray DeLeo seconds. 3-0 passes.</p> <p>Jeffrey Hinderliter: Just a recommendation that you may want a condition to provide that any changes come back to you for approval.</p> <p>Ray DeLeo motions to grant Certificate of Appropriateness Recommendation with the condition that any visual changes to the roofline or changes to the mechanicals to the roof be re-visited by the DRC. Seconded by Ray DeLeo. 3-0 passes.</p>	<p style="text-align: center;">Motion</p> <p style="text-align: center;">3 Yes – 0 No</p> <p style="text-align: center;">Motion</p> <p style="text-align: center;">3 Yes – 0 No</p>
<p>Item 3 Proposal: Construct 50 X 100 Building on a vacant lot Action: Continue application review; Certificate of Appropriateness Recommendation Owner: Ike Naim Location: 36 Old Orchard Street, MBL: 205-3-8</p> <p>Jeffrey Halferty: We've shifted the building to the party wall to allow for the existing equipment with the bagel restaurant, allow for relief in the front Architecture stayed the same, shrunk width to 48'6", similar architecture, roof forms are from the area, and preserved glazing to wall ratio. There is a gable form to provide shelter with inset entry to</p>	<p style="text-align: center;">ITEM 4</p>

get people off the commercial core and trees have allowance. We have not taken a signage bonus.

Ray DeLeo: I think I left before we discussed the window of Beachology at the site walk. Was that being accommodated or not addressed?

Don Comoletti: I am looking at page 15 which looks like the building matches the front of the other building uphill.

Kim Schwickrath: So we are blocking that window or not blocking it?

Don Comoletti: So, in reality, the physical front of the building would be all the way forward.

Ray DeLeo: I'm fine with it.

Kim Schwickrath: I'm not. I feel it's not being a good neighbor. People's livelihoods are at stake here.

Ray DeLeo: Well if a building had been there before, they wouldn't have had that opportunity for a window there.

Don Comoletti: I believe Beachology will have to dispute that in a different forum.

Jeffrey Hinderliter: Do we actually have the permission to attach to that uphill building from the owner?

Jeffrey Halferty: We don't need that. We aren't attaching, we have to stay on our property and remain independent of that wall. So, we've got 1-2 inches from that wall.

Jeffrey Hinderliter: The only thing I want the DRC to be careful of are changes. We might want to formalize it as a condition. If you recommend approval of the design certificate it still has to go to the Planning Board who may change this.

Don Comoletti: So, the planning board on their own could accept whatever they decide on their own to accept.

Jeffrey Hinderliter: I would have liked to see that window from Beachology preserved. They aren't required to do that, but looking at that window it would have been nice to preserve it as it exists today.

Kim Schwickrath: I agree. I just think it would be nice as in being a good neighbor.

<p>Kim Schwickrath makes motion to approve the proposal with conditions complete. Seconded by Ray DeLeo. 3-0 passes.</p> <p>Ray DeLeo makes a motion to grant Certificate of Appropriateness Recommendation with the condition that any changes in exposure on the roof or any planning board changes to plan would require further review from the DRC. Seconded by Kim Schwickrath. 3-0 passes.</p>	<p style="text-align: center;">Motion</p> <p style="text-align: center;">3 Yes – 0 No</p> <p style="text-align: center;">Motion</p> <p style="text-align: center;">3 Yes – 0 No</p>
<p>Item 4 Proposal: Demolish existing motel and replace with new motel on same footprint Action: Review Application; recommendations; Certificate of Appropriateness Recommendation Owner: Harold Harrisburg of Samco, Inc. Location: 2 Harrisburg Street, MBL: 306-4-6</p> <p>Brud Weger for Weger Architects</p> <p>Currently a 2 unit building going to a 3 unit building by adding a story and converting the bottom floor into an office and swimming pool. As far as materials are concerned we are using vinyl siding and trim with shakes on the first two floors, red metal roofing, white vinyl Anderson windows. We are using the same footprint. We are raising the building 7-8' by bringing the first floor down to ground level.</p> <p>Don Comoletti: Are you getting all applicable permits?</p> <p>Brud Weger: The permits are mostly easy to obtain because we are using the same footprint. DEP is not affected because this is a vertical expansion.</p> <p>Ray DeLeo: (to Jeffrey Hinderliter) Does this go to the Zoning Board of Appeals?</p> <p>Jeffrey Hinderliter: Nope. For committee review it is only DRC and doesn't require Planning Board approval. Because there is no footprint expansion. This is a conforming use so it fits in the zone.</p> <p>Don Comoletti: I am concerned that this will not be going through the planning board.</p> <p>Jeffrey Hinderliter: Well, this recommendation will be going through the Planning Board for the Certificate of Appropriateness.</p> <p>Ray DeLeo: So, is adequate parking there?</p> <p>Jeffrey Hinderliter: During the building permit process that will all have to be checked.</p>	<p style="text-align: center;">ITEM 4</p>

Ray DeLeo: Are there two spots per car?

Jeffrey Hinderliter: I think the parking requirement is 1.5. Because the use is for motel not a residence. Lodging in this district does not have a density requirement. Residential uses are more restrictive. I was surprised too but in our discussions with the architect and preparing for this meeting.

Don Comoletti: So, this is seasonal. Will it be winterized?

Brud Weger: Three season use. We are planning on using packaged heating, heat pumps, something like that on the back of the building where it won't be seen.

Ray DeLeo: What about the venting?

Kim Schwickrath: Is there existing HVAC?

Harold Harrisburg: We have some wall units.

Ray DeLeo: So they are ground units?

Brud Weger: Wall mount

Don Comoletti: You're putting ductless splits in then?

Brud Weger: Yes

Don Comoletti: What I don't see is a plan view with the adjacent properties? Am I just missing that?

Brud Weger: We don't have that. We are planning to put the units on the North East wall which is completely surrounded by Harold's motel units.

Don Comoletti: Porches, Decks and Railings:

Brud Weger: There will be low maintenance PVC.

Ray DeLeo: The first floor is going to be an enclosed pool?

Brud Weger: Yes, that's correct. A small pool at 15' X 27'.

Ray DeLeo: So you're going to have fans for that?

Brud Weger: Yes, they will be through the wall.

Kim Schwickrath: You're not going to have any purification or anything like that?

Brud Weger: The mechanicals will all be internal.

Kim Schwickrath: How are you Chlorinating the water?

Ray DeLeo: I went to a class recently and they said the main thing they wanted was to remove the vapors.

Kim Schwickrath: So where are the mechanicals for the pool going to be housed?

Brud Weger: So all the mechanicals will be on the back wall or internal.

Kim Schwickrath: You can't have a vat of Chlorine outside, so where are you going to put it?

Brud Weger: There is a partial basement where we plan to put the equipment.

Don Comoletti: At the end of the office area?

Brud Weger: Yes.

Ray DeLeo: These three units are upstairs/downstairs with two bedroom?

Jeffrey Hinderliter: The Lodging requirements are different for parking and don't take into account the bedrooms but only look at the unit. Usually it's 1 space per unit. Then there's a .5 because of housekeeping parking standard. I do have a question of exterior lights. I didn't see that on the plans.

Brud Weger: We are having down lights on the underside of the decks, no wall mount lighting.

Ray DeLeo: I'm looking at the picture with the 2 mailboxes on the South East Elevation and I see grass there? Is there going to be grass or sidewalk there?

Harold Harrisburg: No grass there. I think it's a town right of way. There won't be grass there.

Jeffrey Hinderliter: Is that a town right of way? Or is that completely on Mr. Harrisburg's property?

Don Comoletti: This is where a plot plan comes into play. That's what we would like to see. What about the telephone pole?

Brud Weger: The telephone pole will be gone. Mr. Harrisburg plans to go underground.

Kim Schwickrath: I want to see the plot plan and I want to see the lights too.

Ray DeLeo: Do we have any materials?

Don Comoletti: Yes there on the last page of the packet. Actually you have the lighting listed as Seagull Prairie.

Brud Weger: We are not using those.

Ray DeLeo: What are these exposed rafter tails? Are there going to be soffits or anything like that?

Brud Weger: There will be soffits. And some limited exposed tails.

Don Comoletti: So the roofline at the third story will be exposed? I would think that you would want to be consistent. You would probably put it along the whole front.

Brud Weger: Yes. Let's say we are going to do that.

Ray DeLeo: Are these the colors that it's going to be? Can we see samples of these colors?

Jeffrey Hinderliter: One comment I have for the committee, just from what I've gathered from the conversation, it looks like there would be a number of conditions from the exterior and mechanicals, size and scope, the grass, if we approve this tonight. So it sounds like the applicant Mr. Harrisburg should just take a little more time. It seems there are just a few details to button-up.

Don Comoletti: I think you are right we need to delay this one cycle.

Brud Weger: What are we looking for?

Don Comoletti: Sample of the roofing, wall with mechanicals, an accurate plot plan, something in the scale and representative.

Ray DeLeo: Can we do a rendering showing the sidewalk? And I would like to see the view from East Grand Ave.

Brud Weger: So let me see if we are on the same page:

<p>Sample of the roofing, And the siding, lighting sample, change to exposed rafter tails, show mechanicals on the wall, show the sidewalk, limited plot plan, porches, decks and railings, windows with the 1 over 1 drawn accurately and View from East Grand.</p> <p>Ray DeLeo: May I ask what other plans you have for this property? I only ask because the North East Elevation shows the original house and if it ever came down it would be a big blank wall.</p> <p>Harrold Harrisburg: If I do anything over there it won't be visible to the street. The houses behind that are blocking this house. One of our plans is to change the motel on the other side, respecting the height restriction, to go on top of that with 6 up and down units, which would be bigger. That's plan B.</p>	<p>Tabled</p>
<p>Meeting Minutes</p>	<p>Tabled</p>
<p>Good & Welfare:</p> <p>Don Comoletti: Coffee Cup, has artwork on the wall, are there signage regulations?</p> <p>Jeffery Hinderliter: A mural maybe?</p> <p>Ray DeLeo: What about that garage?</p> <p>Jeffery Hinderliter: I looked at the paperwork or the application and it says that DRC approval was obtained in a hand written note but I have no documentation backing that up. I apologize, I'm confused as to what really happened. So, we have a permit application for that.</p>	
<p>Motion to Adjourn by Kim Schwickrath, seconded by Ray DeLeo Adjourned at 7:30pm</p>	<p>Adjournment</p>

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 ten pages (10) is a true copy of the original minutes of the Zoning Board of Appeals Meeting of November 3, 2014.

Molly Phillips