

**OLD ORCHARD BEACH DESIGN REVIEW COMMITTEE  
REGULAR MEETING  
April 2, 2018 - 6:00 p.m.  
Town Council Chambers**

**CALL TO ORDER 6:02 PM**

**Present:** Chair Don Comoletti, Ray DeLeo, Mark Lindquist, Frank Manduca, Kim Schwickrath.

**Absent:** Christian Koenigs, and Planner Jeffrey Hinderliter.

**Staff Present:** Megan McLaughlin, Griffin Kmon, Intern.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Mark Lindquist made a motion to add the January 10, 2018 meeting minutes to the agenda, seconded by Kim Schwickrath.

**Minutes: 1/10/18**

Mark Lindquist made a motion to accept the January 10, 2018 meeting minutes, seconded by Chair Don Comoletti.

**VOTE:**

**ALL IN FAVOR**

**Minutes: 3/5/18**

Kim Schwickrath made a motion to accept the March 5, 2018 meeting minutes, seconded by Ray DeLeo.

**VOTE:**

**ALL IN FAVOR**

**ITEM 1**

**Proposal: Future design review district locations and regulation**

**Action: Discussion**

Intern Griffin Kmon introduced himself and passed out some information to the Board Members so that they can go over some ideas on what they are looking for in regards to locations and regulations.

In the packet the Board Members have Historical Overlay Standards and the review process for those that are already present in the DD1 and DD2 districts. And also have the general Design Standards as well as the GB1 and GB2.

Also Griffin presented a map of all of the uses in the districts and also presented some possible design standards for the Gateway Overlay.

Chair Comoletti stated that if it is going to be a standard then “shall” would be appropriate for a standard.

Griffin asked the Board Members what they would like to see as a standard.

Kim Schwickrath mentioned that the gateway to the community is not kept up well, junk in the yards, etc.

Mark Lindquist mentioned that the gateway should start where Old Orchard Beach has erected their sign which is where the campground is and where the highway spur drops down to single access lane and ending where DD2 picks up.

Mark also mentioned that the gateway should have proper signage that has a uniformness to it so it directs people and helps move the traffic in the direction they actually want to go. He added that our welcome signage is quite small in size coming from Pine Point and from Ocean Park or from the spur and there is none on Cascade access. Need to enhance the signs that welcome people to the community might be something that the town may consider. A suggestion with maybe the town logo with light blues and whites in color.

Megan McLaughlin stated that she will be meeting with the Portland area of Comprehensive Transportation about signage.

Business signage would be one thing that the DRC could regulate.

Mark Lindquist mentioned that the gateway would not be a place for a lot of sandwich board signage.

Megan stated that we do have a signage ordinance.

Chair Comoletti stated that he would not like to see internally lit signs on the entrance.

Intern Griffin Kmon asked what is going to trigger Design Review.

A facade update. Either dollars or percentage of building, with percentage of building, the update could be more internal than external and would that trigger it.

50% of the market value of the structure. Change of ownership timeframe would be an opportunity for signage to be upgraded to be more in compliance.

- No sandwich board signage in the gateway that's allowed on the sidewalk.
- No internally lit signs, preferably overhang signs, banners signs, advertising services, flags.
- Facade update.
- Percentage of building which is used for other measures as well as what we are trying to use it for.

Recommendations:

- Landscaping
- House colors (calm colors)
- Railings/Decks

Mark Lindquist stated that sidewalks need to be addressed for safety reasons.

The town should address with the state that as improvements are made to the roads, the part of the improvements should include sidewalks as a growing population and the growing needs of the community.

Mark Lindquist mentioned that we do have other gateways down the road that we are going to have to think about and what we are going to be putting into place for gateway zoning if we try to apply it to the Pine Point gateway, the Ocean Park gateway or the Cascade gateway.

Cascade Road is probably the most underdeveloped and probably the toughest for a gateway.

If there is a proposal that comes before the DRC Board, what would the Board like to see in regards to this project:

- Mechanicals out of site.
- Typical fenestration requirements that are in the current design standards.
- Pick out a color scheme.
- Do not want a flat roof, they would want a pitched roof.
- Landscaping.
- Fencing.

Mark Lindquist mentioned that at some point there should be some discussion about accessing the street. And as the gateway zone becomes busier and busier we need to look into this.

Megan McLaughlin asked if the DRC Board would want to review a landscaping plan for a project in the area.

Some of the Board members agreed, however Chair Comoletti stated that he doesn't think the Board has the expertise so maybe we would have the opportunity is to have a landscape architect on call.

Mark Lindquist brought up uses in the gateway zone which is commercial.

Different types of businesses that would define zones that would be acceptable or not acceptable And that this needs to be some of the consideration and discussion.

We have to think about moving forward with this use, what are some businesses that might be limited and redirected to other areas of the community.

Mark Lindquist mentioned traffic counting measures.

The signage for speed is not adequate for the amount of enforcement.

Chair Comoletti mentioned that we should limit the amount of signs.

Mark Lindquist mentioned that in regards to commercial buildings that may have a pitched roof, it would be his recommendation that they pitch to the rear of the property.

He also would like to see more crosswalks.

## **OTHER BUSINESS**

## **GOOD & WELFARE**

## **ADJOURNMENT**

The meeting adjourned at 7:19 pm.

*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 April 2, 2018.*

