

**TOWN OF OLD ORCHARD BEACH
DESIGN REVIEW COMMITTEE AGENDA
MONDAY, FEBRUARY 4, 2019 at 6:00PM
TOWN HALL COUNCIL CHAMBERS
MEETING MINUTES**

Don Comoletti, Chair

Ray Deleo, Vice Chair

Kim Schwickrath

Mark Lindquist

Francis Manduca

Cristian Koenigs, Alternate



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Town Hall

Council Chambers

1 Portland Avenue

Old Orchard Beach, ME 04064

PRESENT: Chair Don Comoletti
Vice Chair Ray DeLeo
Kim Schwickrath
Mark Lindquist
Francis Manduca
Christian Koenigs

STAFF PRESENT: Associate Planner Megan McLaughlin

Call the meeting to order at 6:00 pm

PLEDGE OF ALLEGENCE

ITEM 1: Election of Officers
Elect a Chair and Vice Chair

MOTION:

Kim Schwickrath made a motion to approve Don Comoletti for Chair of the Design Review Committee, seconded by Mark Lindquist.

VOTE: All in favor.

MOTION:

Mark Lindquist made a motion to approve Ray DeLeo for Vice Chair of the Design Review Committee, seconded by Kim Schwickrath.

VOTE: All in favor.

ITEM 2: Rule on the Minutes from the 1/7/19 Meeting

MOTION:

Kim Schwickrath made a motion to approve the 1/7/2019 DRC Minutes, seconded by Mark Lindquist.

VOTE:

Unanimous

ITEM 3: Proposal: Change in Building Lighting

Applicant: Dollar General

Location: 19 Heath Street, 309-9-33, DD-2

Discussion and Certificate of Appropriateness Recommendation

The applicant is proposing a newer design of the lighting. Once they had the building constructed and the lighting started casting at night they noticed that there was still a lot of the lighting going on to the surrounding residences at night. With the decorative lighting that was proposed on the front and the south elevation, that lighting, because it was not cast downward has doubled in intensity of the wall peck lighting which they have had on the side of building temporarily. It doesn't have cut off shields on it to direct the light down, it projects out. Being that it was already reviewed and approved by the DRC, they needed to come back to request this change.

The lighting on the building now over the sign itself, the gooseneck lights will stay. The lighting that you see over the door and the wall pecks on the south elevations is what they are proposing to keep. It has been up temporarily.

There was some discussion about the surrounding area being dark. Associate Planner Megan McLaughlin will contact Public Works about a street light on the corner of Fort Hill.

The lights right by the doorway on either side of the entrance way and the wall packs have different intensity between those two.

These lights are directed down to the sidewalks and are for safety purposes.

MOTION:

Kim made a motion to approve the amended lighting package for the cut sheets that have been supplied, seconded by Frank Manduca.

VOTE:

Unanimous

ITEM 4: Proposal: Construction of Solar Panels

Applicant: Chamber of Commerce

Location: 11 First Street, 206-32-2, DD-1

Discussion and Certificate of Appropriateness Recommendation

Joe Pagano from Revision Energy introduced himself. There will be 67 solar panels which will be fixed flush mounted on the roof. Coloration will be all black and the standard rail ends will be a silver matte. He stated that he could also get black rail ends if the Board requests.

The panels are made out of tempered glass and will be located in the back of the building on the railroad side. Winter wise they are durable. The rating of the panels is up to 90 PSF. If there is a panel that is broken, and if Revision Energy sees that there isn't any power output they will replace the panel. It is all warranted and all part of the package. This has a 40 year life expectancy. Everything is outdoor rated.

There are no batteries associated with this system. They will tie right in to the buildings electrical on the outside of the building by the CMP meter. Heat pumps on the back wall are permitted.

MOTION:

Mark Lindquist made a motion to approve the package as complete, seconded by Kim Schwickrath.

VOTE:

All in favor.

MOTION:

Mark Lindquist made a motion to grant a Certificate of Appropriateness to the Old Orchard Beach Chamber of Commerce, 11 First Street, MBL: 206-32-2, DD-1 Zone to place 67 Solar Panels on the roof facing West Grand Avenue in accordance with the package submitted, seconded by Ray DeLeo.

VOTE:

Unanimous

ITEM 5: Update/Overview on Design Standards Ordinance Discussion

Mark Lindquist discussed the various parcels on Saco Avenue that are still available for development. He mentioned that there was a ZBA Variance request from an individual who is proposing to build 2 duplexes on the corner of Saco Avenue and Macarthur Avenue and are looking for parking in the street right of way for 1 automobile because the lot would not provide for sufficient parking for the number of units they wanted to build. It would have 2 entrances from each street.

Mark Lindquist asked the Board Members when we are looking at something like this as a design perspective, do they have to come to DRC or Planning Board.

Associate Planner Megan McLaughlin stated that yes they do have to come to the Planning Board but not to the DRC.

Chair Don Comoletti stated that as the DRC Committee we could attempt to pass on some of our concerns to the Planning Board.

Frank Manduca would like to see something to discourage entranceways on Saco Avenue. Chair Comoletti stated that the DRC has no authority to do this. This is not in any districts that we have control over. He also stated that we are trying to put together a package that would become code and we are also asking, until that time comes, we share our thoughts with the Planning Board with the hope that they would be interested in supporting us.

Associate Planner McLaughlin stated that curb cuts is not really a design but maybe it could be part of the landscaping.

The DRC Members discussed having a meeting with the Planning Board at their workshop on March 7, 2019.

The DRC Board wants to present this to them as is because they don't have the time to do much more to it. If we have things that people don't agree with we can find out what they are.

Mark Lindquist mentioned in regards to the Temple Avenue Gateway that we may want to suggest in the draft that that there be no driveway establishments for pickup or for services.

Chair Comoletti mentioned that we have not discussed this with anyone in the Ocean Park Association but it would be good to involve them and to invite them to the Planning Board Workshop.

Megan McLaughlin mentioned having the Ocean Park Association come to a Design Review meeting before they come to a Planning Board meeting.

Mark Lindquist questioned in regards to the Saco Avenue standards, has building height been discussed?

Associate Planner McLaughlin stated that we wrote "All buildings shall maintain their existing height and new structures shall be no taller than 2 stories. Where an established pattern of building heights exist, the height or apparent height of new or expanded or modified buildings as seen from the public street shall maintain a complementary pattern".

Associate Planner McLaughlin mentioned that most of the homes on the Saco Gateway are single family homes. So far it says “Construction modification or addition of all or any exterior part of existing and proposed residential structures with a value in excess of \$ _____ “. She said that she has to work on putting a number on it. The number needs to be able to capture the improvements that the DRC wants to capture. She stated that we could also amend the DRC fees if it is just for residential homes.

Associate Planner McLaughlin stated that the sections that she left open ended are:

- **Lighting**
A lighting plan shall be submitted to the DRC.
- **Area and dimensions for signs**
We should stay with the sign rules that we have now.

Associate Planner McLaughlin stated that the new Enforcement Committee had their first meeting a couple of weeks ago and there was a list of approximately 50 projects.

Associate Planner McLaughlin suggested that in regards to the Temple Avenue Gateway we should bring this to the Ocean Park Association in March. And then the Saco Ave. gateway we can bring to the Planning Board in March.

Other Business: Project updates

Brief Discussion on Previously Approved Projects around Town – Update from Staff, Comments/Concerns from the Committee

Frank Manduca is concerned with Cleaves Street being a mess and thinks that they need to put parking spaces and meters.

Chair Comoletti suggested that the Planning Board and Coded Enforcement to look into it.

Mr. Manduca also has concerns about 36 Staples Street and if they have ever come before the board to put a platform across the front lawn all the way to the public right of way.

Chair Comoletti suggested to table this and bring this to the next meeting and have materials brought to the meeting in regards to this building and figure out how we act on this.

Mark Lindquist asked Megan if the Enforcement Committee has anyone that represents food, beverage sanitation in Commercial Establishments that includes food service to manage the safety of customers.

Associate Planner McLaughlin suggested that maybe Anita Anderson, Health Inspector could serve.

Frank Manduca would like to be excused for the next 2 DRC Meetings.

GOOD & WELFARE

ADJOURNMENT 7:22 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 four pages (4) is a true copy of the original minutes of the Design Review Committee Meeting of February 4, 2019.

Valdine Camire