

OLD ORCHARD BEACH DESIGN REVIEW COMMITTEE  
REGULAR MEETING  
January 10, 2018 - 6:00 p.m.  
Town Council Chambers

**CALL TO ORDER AT 6:00 P.M.**

**Present:** Chair Don Comoletti, Mark Lindquist, Frank Manduca. **Absent:** Ray DeLeo, Kim Schwickrath, Alternate, Christian Koenigs. **Staff:** Jeffrey Hinderliter and Megan McLaughlin.

**Pledge of Allegiance**

**Minutes: 12/4/17**

**MOTION:**

Frank Manduca made a motion to approve the December 4, 2017 meeting minutes, seconded by Mark Lindquist.

**VOTE:**

Unanimous

**ITEM 1**

**Proposal:** Proposed 14' x 20' café building with on-site outdoor seating  
**Action:** Certificate of Appropriateness Recommendation  
**Applicant:** Brian Macsuga  
**Location:** 16 Old Orchard St., MBL: 205-5-5, DD1

Mr. Macsuga introduced himself and his fiancé Tonya Morgan. Proposing to open up a business named Mainly Lobster Café. He explained that that they will have specialty coffee, Sandwiches, lobster and homemade chowder. He has been in the business for 34 years and have owned 6 other restaurants in Florida. He is a certified executive chef and he is planning to move here. This will be a stationary building with an inside kitchen, fire suppressors system, hood system. There will be no fryer. The outside façade will meet the New England style cedar shakes and to give approximately 50-60 outside seating with fencing around. He would like to incorporate lighting to be attached to the fencing on the inside which would illuminate the inside perimeter. He would add 2 downlights on the front and back of the building (boathouse lighting) to illuminate the entrances. He also would like to add under umbrella solar effect LED lighting. He is working on the menu. They will be getting a storage unit to put the furniture in when winter comes. They are open to the fact that this could be more than seasonal.

Mark Lindquist suggested to have lighting on the walkway that cascades down which complements the awning.

Chair Comoletti suggested adding an archway at the entrance and adding greenery.

George Kerr, landowner for the proposed project spoke to the members and he feels that the theme and the background of Mr. Macsuga will be a perfect fit for downtown Old Orchard Beach.

They will have a long term lease.

**MOTION:**

Frank Manduca made a motion to accept the application as complete, seconded by Mark Lindquist.

**VOTE:**

Unanimous

**MOTION:**

Mark Lindquist made a motion to approve the Certificate of Appropriateness for the proposed 14' x 20' café building for the outdoor seating to be moved on to the Planning Board with lighting to be reviewed by administrative decision, seconded by Frank Manduca.

**VOTE:**

Unanimous

**ITEM 2**

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

**Action: Discussion**

Assistant Planner Megan McLaughlin stated that we have a student intern starting on January 22, 2018 and he is an Environmental Science Major from UNE. He can help us formulate design workshop and work with the committee.

**OTHER BUSINESS**

**GOOD & WELFARE**

**ADJOURNMENT**

*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 two pages (2) is a true copy of the original minutes of the Design Review Committee Meeting of January 10, 2018.*

*Valdine Camire*