

**TOWN OF OLD ORCHARD BEACH
DESIGN REVIEW COMMITTEE
MEETING MINUTES
MONDAY, JANUARY 7, 2019 at 6:00PM
TOWN HALL COUNCIL CHAMBERS**

Don Comoletti, Chair
Ray Deleo, Vice Chair
Kim Schwickrath
Mark Lindquist
Francis Manduca
Cristian Koenigs, Alternate



www.oobmaine.com
Town Hall
Council Chambers
1 Portland Avenue
Old Orchard Beach, ME 04064

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

ABSENT: Christian Koenigs

STAFF PRESENT: Associate Planner Megan McLaughlin

Call the meeting to order at 6:00 pm.

ITEM 1

Rule on the Minutes from the 12/3/2018 meeting.

Kim Schwickrath made a motion to approve the 12/3/2018 meeting minutes, seconded by Mark Lindquist.

ITEM 2

Proposal: 20 x 50 Expansion of Existing Hotel (Flagship Motel)

Applicant: Peter Guidi

Location: 50 West Grand Avenue, MBL: 310-7-6, ZONE: DD-2

Peter Guidi introduced himself to the Board Members. He and his wife just purchased the Flagship Motel, soon to be called the Seagrass Inn.

His wife and he are looking for more comfortable living quarters and a better office space. Also has a need for J-1 students on the property. They will put the J-1 students in the Cottage. They want to build themselves new to live in and put a garage on the property for storage.

They will be taking approximately 50% of the parking lot. They still will have additional parking however they do not have a need for all of the parking. Pool will stay where it is now. The second floor deck will be used by the owners only. This new building will be 2 stories with a promenade on the top.

They will have parking space for oversized vehicles. The old part of the building will still remain. They are renovating the whole motel.

The previous owners purchased part of the railroad property and there are 3 or 4 lots in there right now and they will all be combined into 1 lot.

The Board prefers aluminum on the fencing/railing on the gate. Window frames are all vinyl. There may be mini splits someplace on the side of the building.

Chair Comoletti mentioned that the back and front of the building are not consistent with anything

that is near it. It looks like a large flat surface.

There is a piece of trim on the bottom of the porch if they could carry this as a freeze board across the entire front of the building to add some architectural interest to it and possibly full size corner boards as well at the corners.

The Applicant is hoping to start on this project immediately.

Chair Comoletti would like for the signage information to go to Admin and not include the signage in the discussion of the DRC except for possibly the lighting of the signage.

The lighting on the sign will be sealed beam LED's. This will be a 2 sided sign.

MOTION:

Ray DeLeo made a motion to accept the application as complete, seconded by Mark Lindquist.

VOTE:

All in Favor.

MOTION:

Made a motion to grant a Certificate of Appropriateness with the noted changes:

- Aluminum railings or white powder coated.
- Vinyl Window Frames
- White Azek trim
- Full corner boards and a freeze line board front and back.
- Mini split on the poolside, screen them on the ground level or at the fence line.
- Freeze board on the front of the building and carry it around the building.
- Gray siding with white trim.

Seconded by Kim Schwickrath.

VOTE:

All in favor

ITEM 3

Recap Temple Avenue Gateway Overlay (TAGO): Fenestration

Review the Fenestration Section on the Draft – Anything to Add, Change, Remove?

Associate Planner Megan McLaughlin discussed Fenestration.

Principals for building rehab and new construction:

- The window and door area should not be less than 25% nor more than 66% of the façade area facing the public sidewalk.
- The arrangement of the windows and doors should provide a visual rhythm in the façade without appearing monotonous.
- Window dimensions and construction should be complementary to the architectural character and where appropriate, the historical period of the structure.
- Windows of different dimensions are encouraged as long as they occupy a logical location of the structures such as a half round window at a gable peak and complement the fenestration pattern.
- Ribbon windows and curtain glass walls are specifically discouraged.
Recommendation by the board: (should say not allowed) The Board would encourage shutters.

Mark Lindquist suggested to add wording “A structure that is _____ by current flood plain standards shall make every effort in keeping with the current design standards”.

Associate Planner McLaughlin suggested to come back with the Principals with a draft next month and review the draft and see what the Board thinks of it and to see if there is any other discussion that needs to happen and go over the other 4-5 more left.

She also suggested that before any of this is finalized the Board Members to go to each of these districts and look at what exists now and what they would like to see there and incorporate that into these principals. Also suggested to use Google Maps.

ITEM 4

Other Business: Project Updates.

Town Manager has arranged an Enforcement Committee in town that will be comprised of Police, Fire, Code Enforcement, Planning Staff and Public Works and they will meet monthly. They will go over every outstanding issue that is going on in town so that everyone is on the same page.

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

Associate Planner McLaughlin stated that the proposed Gelato Business will be going under Administrative Site Plan Review for another type of business.

Chair Comoletti stated that this was approved for a one family residential building only.

Mark Lindquist mentioned that one of the easiest ways to address these issues of applicants not doing what was approved is to not renewing their license.

There is also a new Chinese Restaurant and Nail Salon coming into town in the former Tate Building Old Orchard Street.

New business Robillards Garden Center going up on 85 Cascade Road.

Two businesses have closed: Old Orchard Pizza and Shelly's.

There is a final walk thru on Thursday for the new Dollar General and will be going over the DRC Approvals.

Chair Comoletti stated that the only signage was supposed to be in the front of the building and it was supposed to be indirectly lit. He sees signage on the back and the side that looks like it's going to be internally lit.

The Board Members talked about putting some sort of clock on completion of projects.

GOOD & WELFARE

ADJOURNMENT 7:14 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 January 7, 2019.

Valdine Camire