

**OLD ORCHARD BEACH DESIGN REVIEW COMMITTEE
REGULAR MEETING
March 5, 2018 - 6:00 p.m.
Town Council Chambers**

CALL TO ORDER 6:00 PM

Present: Chair Don Comoletti, Kim Schwickrath, Frank Manduca, Cristian Koenigs, Ray DeLeo.

Absent: Mark Lindquist.

Staff Present: Planner Jeffrey Hinderliter, Assistant Planner Megan McLaughlin.

Elect Officers

Minutes: 1/10/18. Could not approve the meeting minutes for January 10, 2018 because there were not enough members present to vote.

ITEM 1

Proposal: Demo existing building and construct new 7,225 sq. ft. retail building including associated parking, sidewalks and other site improvements

Action: Discussion and Certificate of Appropriateness recommendation

Applicant: Zaremba Group

Location: 19 Heath St., MBL: 309-9-33, DD2

Matt Casey representing the Zaremba Group introduced himself. This will be located at the intersection of Foote Hill and Heath Street. It had many uses over the years. There is asbestos in the building. We also found petroleum contamination in the parking lot. Had some environmental tests done on this property and sent the reports to the town. Contamination is basically localized in the front of the building. However there was nothing that was really bad.

They are now proposing the main doors facing the parking lot and all sides being upgraded. They will have a loading dock. All the deliveries take place during business hours which are typically 8:00 am – 10:00 pm. They will adjust the hours as needed. Trying to be very conscious of the residential area with regards to headlight glare, etc. They are going to do some landscaping and plant approximately 8' – 10' ft. evergreens. They are also thinking about a white 6' PVC fence. Kim Schwickrath suggested to mulch to the right of the building. Mr. Casey brought in products that he will be proposing to use. Fiber cement for the base, fiberboard siding which does well in extreme temperatures. This will have a clad board profile. Will have a metal roof. He also brought in samples of the windows and metal trim. Using a foundation wall on the building.

DRC suggested white for the awnings and white for the entryway pillars to lighten it up. HVAC will be hidden with white PVC fencing.

Planner Jeffrey Hinderliter wanted to point out that on the West elevation, how much will be visible from Fort Hill. It will be buffered somewhat

Chair Comoletti suggested to add freeze board on the wall that is visible in the back elevation. Mr. Casey asked if he could put up a couple of trellis panels for vines to grow on.

All of the lighting on the site turns on ½ hour before the store opens and shuts off ½ hour after closing.

The lighting will be more of a gooseneck look. There will also be 3 pole lights in the parking lot which would be 26' high with an 86" wide LED floodlight.
The Committee asked if they could keep as little reflection of light as they can for the neighbors.

Frank Manduca made a motion to determine the Design Review packet complete, seconded by Kim Schwickrath.

VOTE: Unanimous

The following are the noted conditions:

- Add white pillars on either side of the front door.
- Carry siding over to the back of the building
- V.I. pons over windows instead of metal awnings in a light color.

Made a motion to accept the package for 19 Heath St. as complete with the noted conditions and issue a Certificate of Appropriateness.

VOTE: Unanimous

OTHER BUSINESS

Megan McLaughlin stated that our intern has been researching and will be giving a presentation on the gateway to the Community in April.

Chair Comoletti asked if we were to put an idea together that would include underground utilities and is this something that we would like to get into an ordinance over time.
Planner Hinderliter stated that maybe have this as part of one of the DRC standards and would be the first step where we would encourage underground utilities, then maybe get a waiver in place.

The St. Luke's Church development is before the Planning Board. They will be taking down the church and putting condos in.

**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 March 5, 2018.

