## Old Orchard Beach Design Review Committee Meeting Agenda Monday, May 3, 2010 at 6:00pm in Town Council Chambers

| PLEDGE TO THE FLAG                                                                        |                      |
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| Meeting Called to Order at 6:00pm.                                                        |                      |
| ROLL CALL: Don Comoletti, Lee Koenigs, Ray Deleo, Kim Schwickrath, Shirley                | Holt. <b>Staff</b> : |
| Jessica Wagner                                                                            |                      |
| <b>APPROVAL OF MINUTES: February 18, 2010 Meeting Minutes</b>                             | MINUTES              |
| Ms. Koenigs pointed out errors in minutes.                                                |                      |
| Ms. Wagner noted the corrections.                                                         |                      |
| Mr. Deleo motioned to approve the minutes.                                                | VOTE                 |
| Ms. Schwickrath seconded.                                                                 | MOTERAN              |
| Motion carried 5-0                                                                        | MOTION               |
| ITEM 1: Review application and determine Design Review Certificate                        | TODAY 1              |
| recommendation for 23 Old Orchard Street Façade Improvement (MBL 206-31-2).               | ITEM 1               |
| Mr. Charles Chehebar: we have been the owners of 23 Old Orchard Street for 30             |                      |
| years. He introduced his son, Ben Chehebar. The Façade Improvement grant                  |                      |
| program is allowing us to make façade improvements. We will be removing the               |                      |
| shingles and wooden boards and replacing the siding material with cementitious            |                      |
| siding. We will be removing the boards and replacing the windows as needed.               |                      |
| Around the first floor storefront, we will install composite storefront panels. We        |                      |
| will be replacing the external light fixtures with gooseneck lighting. We will be         |                      |
| relocating the sign to below the new light fixtures.                                      |                      |
| Mr. Comoletti: Does the application look complete?                                        |                      |
| <b>Mr. Deleo</b> : Are you replacing only the front façade, or are you replacing the side |                      |
| as well?                                                                                  |                      |
| Ms. Koenigs: what will the light fixtures look like? Do you have cut sheets?              |                      |
| Mr. Chehebar: We do not have cut sheets for the lights at this time, only the             |                      |
| architectural rendering.                                                                  |                      |
| Ms. Holt motioned to determine the application complete.                                  | VOTE                 |
| Ms. Schwickrath seconded.                                                                 | MOTION               |
| Motion carried 5-0.                                                                       | MOTION               |
|                                                                                           |                      |
| Mr. Comoletti read through the Design Review Standards specified in the                   |                      |
| Ordinance.                                                                                |                      |
| <b>Ms. Schwickrath</b> : How long have the second story windows been boarded up?          |                      |
| <b>Mr. Chehebar</b> : The board have been there for about five years.                     |                      |
| <b>Mr. Comoletti</b> : Do you have any use for the second floor?                          |                      |
| Mr. Chehebar: No, at this time our tenant uses the upstairs for storage. It was           |                      |
| once a meeting place for a society club.                                                  |                      |
| Ms. Koenigs: Is there lighting above the first floor main entrance?                       |                      |
| Mr. Chehebar: I'm not sure, there doesn't appear to be.                                   |                      |
| Mr. Comoletti: We'd like to make the recommendation that lighting be installed            | RECOMMENDED          |
| over the front entrance. Preferably recessed soffit lighting or a covered light           | LIGHTING +           |
| fixture. We'd also like to recommend that the trim around the façade wrap around          | TRIM                 |
| the corners of the façade area, to cover a portion of the side façade.                    |                      |

| Mr. Deleo: you will have to replace a portion of the roof shingles as well. Some      |             |  |
|---------------------------------------------------------------------------------------|-------------|--|
| were blown off this winter.                                                           |             |  |
| <b>Mr. Chehebar</b> : I noticed that. It is a shame because we just replaced the roof |             |  |
| four years ago.                                                                       |             |  |
| Ms. Koenigs: have you considered a color scheme yet?                                  |             |  |
| Mr. Chehebar: We have not yet made a decision.                                        | RECOMMENDED |  |
| <b>Mr.</b> Comoletti: it would be nice to see earth tone colored materials.           | COLOR       |  |
| Ms. Holt motioned to recommend a Design Review Certificate to the Planning            |             |  |
| Board for the proposed façade improvements at 23 Old Orchard Street.                  | VOTE        |  |
| Ms. Koenigs seconded.                                                                 |             |  |
| Motion carried 5-0.                                                                   | MOTION      |  |
|                                                                                       | MOTION      |  |
| ITEM 2: Review application and determine Design Review Certificate                    | ITEM 2      |  |
| recommendation for <u>29 Old Orchard Street</u> Façade Improvement (MBL 206-31-4).    | 1121,12     |  |
| This Item was removed because of changes in the design proposal prior to the          |             |  |
| meeting.                                                                              |             |  |
| ITEM 3: Discussion about Design Review Ordinance Standards (Chapter 78-               | ITEM 3      |  |
| Article V and Section 78-686).                                                        | II ENI S    |  |
| Mr. Comoletti asked the Board to take home the Ordinance and review it, so that it    |             |  |
| can be discussed at the next meeting.                                                 |             |  |
| GOOD & WELFARE                                                                        |             |  |
| None                                                                                  |             |  |
| Meeting Adjourned at 6:49pm                                                           | ADJOURN     |  |