



Design Review Minutes

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

Monday, December 5th, 2022 @ 6:00pm
Council Chambers - 1 Portland Avenue

www.oobmaine.com/design-review-board

Call to Order: 6:04 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Absent:

Kim Schwickrath
Frank Manduca

In attendance:

Gary Luca
Richard Pelletier
Don Comoletti

Applicant:

Katy Gannon-Janelle, In-house designer, Lafayette Hotels
Molly Carabatsos, Waves Oceanfront Resort

REGULAR BUSINESS

Item 1 - 71 West Grand Avenue; MBL 310-1-1; Zoning DD-2; Applicant Katy Gannon-Janelle.

Design review proposal for building demo on the corner of West Grand Avenue and Pierce Street; construction of off-street parking area; modification of signage; installation of accessible ramp access to main motel building.

Application review, determination of completeness, recommendation

36
37 Associate Planner Foster introduced design review proposal at 71 West Grand Ave for building demo
38 on the corner of West Grand Avenue and Pierce Street, construction of off-street parking area,
39 modification of signage, and installation of accessible ramp access to main motel building. Hopefully a
40 determination of completeness can be made tonight and also a recommendation to the Planning Board
41 to issue the design review certificate. In your packets there is a memo, minutes, and the full application
42 packet. On the first page in the staff memo we did highlight the location of the proposed building to be
43 removed in red. The application requirements and applicant responses to design standards are also
44 highlighted in the memo. The last page is the existing site plan to see it as is, without the overlay.

45
46 Don Comoletti asked about the referenced ramp detail page.
47 Associate Planner Foster pointed out that sheet A-900 has the ramp details. The application has
48 renderings and landscaping and material examples. The applicants can explain in more detail.

49
50 Don Comoletti asked the applicants to introduce themselves.
51 Katy Gannon-Janelle introduced herself as Lafayette Hotels in-house designer, and with her is Molly
52 Carabatsos who is the manager of the property. They thanked the board for their time.

53
54 Richard Pelletier asked about the building to be demoed.
55 Molly Carabatsos responded that it is a two-story home, currently with four hotel rooms and one
56 apartment.

57
58 Associate Planner Foster pointed out photos that were included in the application. The purpose of the
59 demo is to create a main entrance to the original Ocean House and bring that into the street view.

60
61 Katy Gannon-Janelle explained that this began as a desire to make more of the Ocean House proper,
62 the 1895 building, that is being renovated, and improve the visibility of the building and make this
63 more park like instead of overbuilt. With the removal of the building they can remove some on street
64 parking and parking backing out onto West Grand Avenue. For the sidewalk they will use similar brick
65 to what is on Town sidewalk corners and have them at the start and finish of the walk, with concrete in
66 the middle. They are also trying to increase the amount of greenspace. They would use the Virginia
67 rose which is native to the area not the invasive beach rose.

68
69 Richard Pelletier asked if they have a curb cut on West Grand, if they are entering from Pierce Street,
70 and if they are picking up additional parking spaces.

71
72 Katy Gannon-Janelle responded that there will not be a curb cut entrance on West Grand. They will
73 have the same number of parking spaces. There are 5 and there will be 5. They are reducing the
74 number of rooms with the building demo.

75

76 Associate Planner Foster pointed out that there is a porch rendering in the packet and that was
77 previously administratively approved.

78 Molly Carabatsos explained the main entrance is on the beach side, and they are adding a door and
79 entrance. With the ramp they will have an ADA entrance on the front.

80
81 Associate Planner Foster explained this site plan will be reviewed administratively. Public notice has
82 been sent to abutters. The main questions staff had were in regards to parking and whether or not this
83 meets the standards. This doesn't apply so much to this committee but will for the admin review. The
84 ordinance says no parking facilities in the front yard. The parking on the other side of Pierce Street is
85 being eliminated which is in the front of the structure, and other spaces in the front [on West Grand]
86 are being eliminated bringing this more in conformance with the ordinance. There are already existing
87 parallel spaces on the lot where they are reconfiguring spaces.

88
89 Katy Gannon-Janelle mentioned the biggest thing they are trying to add to the land is green space.

90 Associate Planner Foster responded that the design review ordinance doesn't address landscaping, but
91 after discussions with the applicant we thought it was important to include the plantings.

92 Don Comoletti thanked the applicants for including the additional information.

93
94 Gary Luca asked how old the building is.

95 Molly Carabatsos responded it was probably after the old building which was in the 1890's.

96 Katy Gannon-Janelle added that this was after that and it may have been in the 30's or 40's.

97
98 Don Comoletti asked if there were any questions on the completeness of the application.

99 Richard Pelletier asked about the landscape plan and mentioned the site plan review.

100 Associate Planner Foster highlighted the site plan which has approximate areas for proposed plantings.

101 Katy Gannon-Janelle explained there are cut sheets for the variety of three plants that will be used.

102
103 Don Comoletti asked if there was a motion.

104 Richard Pelletier made a motion to accept the application as complete.

105 Seconded by Gary Luca.

106 All in favor. 3-0

107
108 Associate Planner Foster pointed out the sign image in the application because the DRC doesn't
109 typically review sign applications, but because this is getting reviewed administratively they approve
110 the sign design as well.

111
112 Don Comoletti asked if there will be sign lighting.

113 Katy Gannon-Janelle responded they would like to get away with no lighting because of the ambient
114 light in the area. They do have an example if the committee would like to approve the lighting.

115 Don Comoletti added they will include the lighting and it can be decided administratively.

116

117 Richard Pelletier asked about the Ocean House writing on the building.
118 Katy Gannon-Janelle responded that it will remain and has been there since about 1950. They are
119 wood letters.
120
121 Gary Luca made a motion to approve the application with the addition of the lighting.
122 Seconded by Richard Pelletier.
123 All in favor. 3-0
124
125 Molly Carabatsos added the owners want to bring it back to what it was. Opening the front up will
126 allow guests and people from the area to know what the Ocean House is.
127 Katy Gannon-Janelle gave an overview of the main building and site layout, and asked about the
128 certificate approval.
129
130 Associate Planner Foster responded that for design review the planning board issues the certificate.
131 They usually accept the DRC recommendation. This will go on the January meeting and this could be
132 issued January 12. We can begin the admin review since the design received recommendation.
133
134 Don Comoletti asked about demo timeline.
135 Katy Gannon-Janelle responded it is all part of the contract with Woodhull. They need to complete the
136 work for next season.
137
138 The applicants thanked the board and invited them to take a look when it is completed.
139

140 **ACCEPTANCE OF MINUTES**

141 **Accept the meeting minutes of the 9/7/2022 7/18/22 meeting**

142 Don Comoletti stated they don't have the attendance from quorum to approve the 9/7/22 minutes.
143
144

145 Associate Planner Foster pointed out they have the 7/18/22 minutes in their packets to approve, but
146 they weren't on the agenda.

147 Don Comoletti confirmed the members had a chance to review the minutes.

148 Gary Luca made motion to accept the minutes as written.

149 Seconded by Richard Pelletier.

150 All in favor. Unanimous. 3-0
151

152 **Other Business:**

153 Associate Planner Foster mentioned that there isn't anything new for tonight but they do have the
154 certificate of economic hardship and the other piece for Milestone, but Richard wasn't here for that
155 final approval on the 7th. They need more than the two signatures for approval.

156 This is an example of where it doesn't always work out how they would like it to ideally. That is
157 because of a combination of factors. We haven't signed the certificates and at this point the work is

158 done. This is a little different where they were stopped doing the work and then brought in for review.
159 It is something to look at considering the ordinances and timelines. Ideally, they would still be waiting
160 on us, but at what point, the committee needs to be fair.

161
162 Don Comoletti added that this is a battle they have fought in this committee forever, trying to rush
163 things along for people and find themselves screwed because they did. In this case there doesn't seem
164 to be any issues, the place looks good and it was done quickly.

165
166 Associate Planner Foster responded that they haven't inspected it, but driving by it looks better than it
167 did and appears to be as approved. We have also been watching the old funeral home and it looks like
168 they stuck to what they said they needed to do.

169
170 Don Comoletti added that as a committee they need to not give in when there is a time crunch or
171 whatever for the applicant. The policy and the code is the policy and the code, and we need to stick to
172 it as much as possible. That said, there will be exceptions.

173
174 Associate Planner Foster mentioned it is a fine line to balance. They don't want to discourage people
175 from improving properties or from coming to the committee. If people hear it is an awful process, they
176 may try to avoid it, and we don't want people to feel that way. With the application we just reviewed,
177 ideally there would be sometime between admin and committee reviews, but they are within the
178 ordinance. This shows how and why admin review exists but also the full committee review. The
179 ordinance doesn't seem to give as much guidance for admin review. The drawing made it look like the
180 porch was always there.

181 182 **GOOD & WELFARE**

183 Don Comoletti asked if there was any good and welfare, and asked about building demo near 7-11
184 where they tore down the sub shop.

185 Associate Planner Foster responded it was the former Dave's Sub Shop.

186 Don Comoletti asked if it was the marijuana business.

187 Associate Planner Foster responded they are rebuilding the building. We would need to check with
188 codes because it didn't go through planning, because they are doing a similar building in the existing
189 footprint at 9 Ocean Park Road. There understanding is the other building on the property would
190 qualify under the current draft ordinance based on certain distance requirements. The address came up
191 at a recent meeting where it was referenced. There are a few pieces with the ordinance. Council
192 oversees the licensing piece of the ordinance and the planning board for zoning. Originally the license
193 was going to be through a lottery but there were questions after another community did that. Then they
194 went with first come first serve. Once this was thought about more there were concerns with camping
195 out, closing town hall, and impacts to regular business. They are now reviewing merit based criteria.
196 They don't have them in front of them, but for example one criteria could be [building] footprint size
197 where you either get the points or you don't. More recently there was a citizen's petition which was

198 just considered by the planning board but they didn't make a positive recommendation to council.
199 Someone still needs to get the license and anything could happen during that process. There have been
200 some different addresses mentioned at meetings which peaks interest when someone sees something
201 being demoed.

202

203 **ADJOURNMENT**

204 6:46 PM

205

206 *I, Michael Foster, Town of Old Orchard Beach Associate Town Planner, do hereby certify that the foregoing*
207 *document consisting of Six (6) pages is a true copy of the original minutes of the Design Review Committee*
208 *Meeting of December 5, 2022.*

x 

Michael Foster

209

210