Town of Old Orchard Beach
Design Review Committee
January 5, 2015 6pm

Call to Order: 6:08pm	Call to Order
Roll Call: Don Comoletti Chair, Kim Schwickrath, Ray DeLeo, Mark Lindquist **Staff:** Jeffery Hinderliter Town Planner, Molly Phillips Meeting Notetaker	**Roll Call**
Pledge of Allegiance	**Pledge of Allegiance**
Meeting Minutes: Approval of minutes from 12/1/14 Tabled 3-0	**Meeting Minutes** **Tabled** **3 Yes – 0 No**
<u>Item 1:</u> **Proposal**: Remove existing building and construct three-story apartment building **Action**: Review revised application; Discussion; Certificate of Appropriateness Recommendation **Owner**: Atlantic Ocean Suites II LLC **Location**: Dube St., MBL: 305-1-3, DD-2 Don Comoletti: So you have already gone to the Planning Board and there were no issues? Ray DeLeo: No, they came to the Zoning Board of Appeals, and they originally wanted 5 units but we are down to 4 units. That's all it was, we had no say on anything. It was for getting a variance. Now, the original building doesn't have grills on the windows, does it? Contractor: Yes it does. The first meeting I came to for the Brown Street property you guys requested grills. So we put grills on them. Ray DeLeo: And there's not going to be any of those fence below the windows? Contractor: No. Those are going. I was successful in talking with Jerry and said you don't want those p-tak units there. They are not efficient. Jeffery Hinderliter: Again when we have photo simulations it's really quite stunning to see the changes. Don Comoletti: Well, would you like to give us a quick presentation on our package. Contractor: We are using the same sheet stock and stucco plank. We are using very same trim, pvc railings, any crown molding would be pvc. All the posts and so forth are pvc. Some of the trim is the same plank you see here. It's all durable for the ocean weather we get here.	ITEM 1

Don Comoletti: Quick question on the planking: there's going to be fire codes here regarding closeness of the other buildings, does this meeting the requirements?	
Contractor: Absolutely. Plus the facility is going to have sprinklers as well.	
Don Comoletti: Excellent! Good for you!	
Kim Schwickrath: Does it have to be?	
Don Comoletti: Three stories with a bedroom, so yes.	
Kim Schwickrath: Is there a new garage, where the white car is?	
Contractor: That's the back of the Brown Street and inside of this building here. The garage is coming down.	
Kim Schwickrath: It's much easier to see with these renderings.	
Ray DeLeo: Now that building is also going to have a pool on the first floor. Indoor.	
Don Comoletti: All of your Air Conditioning or pool equipment is going to be somehow hidden?	
Contractor: Yes. I have it drawn up here with the air compressors behind the structure. And then you have an area here for air compressors which is next to the Brown Street structure.	
Kim Schwickrath: Are you putting something in for the pool here?	
Contractor: I'm sure we will need some kind of venting for the pool here but we'd put that inside the structure.	
Don Comoletti: That is right here behind that wall.	
Contractor: No, that would be right here. This here is over here on the back side. It would be down at first floor level.	
Kim Schwickrath: So nothing on the roof at all?	
Contractor: Nope, nothing on the roof.	**Motion**
Don Comoletti: Can I have a motion that the application is complete as submitted?	

Mark Lindquist: So motioned Ray DeLeo: Second Don Comoletti: That passes unanimously. Ray DeLeo: I have a question about the lighting over the sign? Is that going to be similar to what's on the other building? Contractor: There is no lighting on the sign. Owner: It's a good idea. That house is lit up a lot. Which I think is a good safety feature. Motion to accept and approve the Certificate of Appropriateness: Kim Schwickrath motioned Ray DeLeo Seconded Passes Unanimously	**Vote** **4 Yes – 0 No** **Motion** **Vote** **4 Yes – 0 No**
Other Business: Mark Lindquist: Where are we those two retail spaces? Jeffery Hinderliter: Yep. We are in the process of approving those. Don Comoletti: I understand that the planning board didn't like some of the things we approved? So does it get kicked back to us? Are we involved at all? Jeffery Hinderliter: So far, the façade isn't changing. The footprint is a foot smaller on the Beach Bagel side. Ray DeLeo: What's happened with the Americana? Jeffery Hinderliter: You will see that very soon. The Americana was purchased and it was proposed to be demolished. It's a proposed parking lot in a meeting with George Kerr is the new owner. He's kept us in the loop and wants advice on street scape planning. Ray DeLeo: So, it's going to be a paved parking lot or a dirt parking lot? Jeffery Hinderliter: I haven't seen the designs yet but I think it's going to be paved. I am working with the applicant on an attractive streetscape look. Ray DeLeo: Do we really need another parking lot?	**Other Business**

Jeffery Hinderliter: Well, based on conversations with George I've had a couple of months ago, he might have future plans for the existing parking lot by Pirate's Cove.

Ray DeLeo: So this is a continuation of that.

Jeffery Hinderliter: Yes, it's a continuation of that. That's the only way he could create a new parking lot. According to our ordinances a parking lot is a complimentary use and if it's within a certain distance it can be a parking lot. The whole way he established that was to combine lots.

Ray DeLeo: I have a question, the arcade across from Palace Playland? Right by Big Daddy's? Did you ever talk to that guy about his stones?

Jeffery Hinderliter: No, I didn't. He is the same guy who is proposing the retail units on Old Orchard Street. So, I will see him.

Ray DeLeo: Because originally he had said that it was going to be the same stuff and the Amato's and the Burger place.

Mark Lindquist: What about Harold's project? Is that on hold?

Jeff Hinderliter: The 2 Harrisburg project is under construction. The one that you guys approved. I know he has other ideas. I think we will see the one he was doing in early 2014.

Ray DeLeo: I have another question, the building that's going up next to King Weinstein's place? Grand Beach Inn? That was the one that the guy kept coming back and renewing his variance, then he put it up for sale. That was supposed to be a modest home. That thing is like a mansion.

Mark Lindquist: You are talking about the parcel on Seaview?

Ray DeLeo: Nope, on East Grand Ave. Right before that is the house going up. That one was, when we approved it and then the DEP sent a letter saying we should never have approved it.

Jeffery Hinderliter: Yea, that would fall under the jurisdiction of Code Enforcement because it's too far out for the Planning Board to address. But, the project does sound familiar. What happened is, it was originally approved as a shed or workshop.

Ray DeLeo: He told us he had a heart attack, and his name was Mark Bureau.

Jeffery Hinderliter: I think the building got all of its DEP approvals but it had to be built on a really awkward footprint.	
Good & Welfare	**Good & Welfare**
Adjournment 6:38pm	**Adjournment**

I, Molly Phillips, Secretary to the Design Review Committee of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of five pages (5) is a true copy of the original minutes of the Design Review Committee Meeting of January 5, 2015.

Molly Phillips