

**OLD ORCHARD BEACH DESIGN REVIEW COMMITTEE
REGULAR MEETING
November 7, 2016 - 6:00 p.m.
Town Council Chambers**

Call to Order: 6:00pm	Call to Order
<p>Roll Call: Don Comoletti Chair, Kim Schwickrath, Ray DeLeo, Mark Lindquist. Staff: Jeffery Hinderliter; Town Planner, Megan McLaughlan; Assistant Town Planner.</p>	Roll Call
Pledge of Allegiance	Pledge of Allegiance
<p>Minutes: 10/3/16</p> <p>Ray DeLeo made a motion to approve October 3, 2016 meeting minutes, Seconded by Kim Schwickrath.</p>	<p>MOTION</p> <p>VOTE (4-0)</p>
<p><u>ITEM 1</u></p> <p>Proposal: Building expansion and rehabilitation Action: Discussion; Certificate of Appropriateness Recommendation Owner: Harrisburg H&P & Harrisburg Group Gen Partnership Location: 9 East Grand Ave., MBL: 306-2-6, DD1</p> <p>Planner Jeffrey Hinderliter updated the Board Members on the items that they were looking for in this submission:</p> <ul style="list-style-type: none"> • How the building sits on the lot • Siding type • Lighting and location type • Fenestration calculations • Window types and finishing • Looking for some photo shots on the existing building • Wanted to see a little more drama on the front of the building • See the architecture carried over • The members preferred party punk or certainteed shingles or the equivalent • Azek trim <p>The roof pitch is resolved. There was some discussion about no windows in the rear of the building.</p> <p>The air conditioning units will be placed in the back facing the parking lot.</p> <p>Mark Lindquist questioned that this will be a 2 story building but only has one staircase.</p>	<u>ITEM 1</u>

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Planner Hinderliter stated that this is a concern of the Fire Chief as well and we will get more into this when it goes to the Planning Board.

The only item that seems more DRC related is the wall facing away from East Grand is a blank wall. The back wall facing the ocean.

Kim Schwickrath asked how is this going to be built without accessing the abutting property?

Sam Harrisburg said that they can go in from the street side.

There are 2 heat pumps on the side and 3 in the back.

Mark Lindquist asked how much property is on the northeast side that belongs to the owner?

Sam Harrisburg stated that there are 2 ft.

Mark Lindquist also asked what is the purpose of the balcony that is on the Kinney Ave. side?

Sam Harrisburg stated that it is to get air in the building. They might change the other side with a window as well so they can get a cross breeze.

The balcony is approximately 7' x 3'.

Chair Comoletti asked if any of this relates to fire codes in terms of balconies or the doors?

Mr. Harrisburg stated no.

This will go to the Planning Board (site plan review) after the Design Review Committee.

Lighting fixtures are going to be located on the outside. 5 fixtures on the right side and 7 fixtures on the front with LED lighting.

The color of the building will be white with white Azek trim.

They have not picked the roof colors yet.

The ceiling height for the second floor is 14'. The second floor will be just retail.

The first floor is approximately 10' in height.

8-12 gable end roof.

Chair Comoletti suggested that they add a 1 x 6 freeze board on the back of the building on the top of the shed overhang and just at the bottom of the balcony just to break up the back of the building.

They will not be adding more neon signs however they will keep the neon signs on the first floor that are already existing.

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<p>The Planning Board still wants the Design Review Committee running interference for them.</p> <p>Planner Hinderliter asked the question, when we develop other design review standards, who will be responsible for the review?</p> <p>The Planning Board may want to add these responsibilities to the Design Review Committee.</p> <p>When they make changes what types of changes will require a design review.</p> <p>When we get to the gateways of the community there may be more of an interest in landscape buffering where you cannot do that internally.</p> <p>In terms of building and lot esthetics there is more that we are trying to get the Planning Board to think about.</p> <p>Any commercial property that has upgrade of façade exterior that is over \$5,000.00 or so.</p> <p>Planner Hinderliter mentioned that we want to look at it as more of broader perspective so that will help us build a better foundation for what the standards will be.</p> <p>Mark Lindquist mentioned that every new building that is built is not in our Design Standards to create a friendly atmosphere with benches, etc. That should be something that should be considered.</p> <p>Planner Hinderliter stated that we could approach this in a couple of ways:</p> <ul style="list-style-type: none"> • Go through the standards that they have and mark them up with changes. • Possibly a step before that, go through the memo and Jeffrey could email the members maps of the town of all zones and work on the town as a whole. <p>Planner Hinderliter asked the members if they can take a look at the memo and maybe plan on having a workshop in December and begin discussing this.</p>	
<p>Other Business: Chair Comoletti thanked Megan McLaughlin for the Museum in the Streets walk.</p>	<p>Other Business</p>
<p>Good and Welfare: Lisa Gribbin, owner of Richard’s By The Sea Hotel at 5 Kinney Ave. and abutter to the Harrisburg proposal location introduced herself to the</p>	<p>Good & Welfare</p>

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<p>Board Members and she asked for a copy of the October 3, 2016 DRC meeting minutes.</p> <p>Ms. Gribbin asked about the owner of the building moving the 2 air conditioning units from the side to the back of the building?</p> <p>The Board members stated that they are not moving them.</p> <p>Ms. Gribbin stated that in the summertime in the back of the building there was only one of those air conditioning units when 2 other ones needed to go up. And they couldn't put them in without being on her property.</p> <p>Her questions is If they could not install these 2 air conditioning units without being on her property, how are they going to build the entire building without being on her property. And she will not give permission for them to go on her property for multiple reasons.</p> <p>The members appreciated her offering this information but stated that this would be a Planning Board issue.</p>	
<p>Adjournment 6:50 pm</p>	<p>Adjournment</p>

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 five pages (5) is a true copy of the original minutes of the Design Review Committee Meeting of November 7, 2016.

Valdine Camire