

OLD ORCHARD BEACH DESIGN REVIEW COMMITTEE
REGULAR MEETING
March 6, 2017 – 6:00 p.m.
Town Council Chambers

CALL TO ORDER

Present: Chair Don Comoletti, Kim Schwickrath, Mark Lindquist, Frank Manduca.

Absent: Ray DeLeo. **Staff Present:** Megan McLaughlin.

Minutes: 11/7/16

Kim Schwickrath made a motion to approve the November 7, 2016 meeting minutes, seconded by Mark Lindquist.

ITEM 1

DRC ordinance discussion

Assistant Planner Megan McLaughlin stated that at the last meeting Planner Jeffrey Hinderliter went over the February 6th Design Standards memo and he had a series of questions. We decided to start with the first 3 questions:

Intent- What is the purpose of the Design Standards.

Where- Where should the standards apply?

What – What should the standards regulate.

Kim Schwickrath suggested that this be defined: “*Conserve the cultural and architectural heritage*”. In her opinion without this context, we cannot move forward.

Chair Comoletti stated that we need to find out what DRC has jurisdiction over. For instance we don't have specific color selections but maybe we should.

Megan McLaughlan researched what Bar Harbor does. In all of the applications, they specify what colors (Williamsburg Color Collection) they allow and if the applicant deviates from these colors they have to come before the DRC to get approval.

Mark Lindquist mentioned that we have little control of the design of parking lots. There are other coastal communities that have more rigid standards in terms of what they allow. Mr. Lindquist is also interested in who actually inspects what the applicants are doing what was actually approved by the DRC Committee. This should be the Code Office. It was agreed that there is a disconnect when it comes to that process. What needs to be done is for the Code Office to be looking at what was approved by the DRC before the applicant gets their certificate of approval.

Chair Comoletti stated that we need to figure out what siding is acceptable, etc. We have gone more contemporary beach than old beach. Maybe we could go through the things within our design standards that we do require and maybe if we take a look at those to see if they still apply as they are. Chair Comoletti said that we go back to intent and the intent is to meet the requirements of the objective items.

Kim Schwickrath stated that we need to define the vision and what we are as a town.

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- Mass and Scale – Keep as it is.
- Building Heights – suggested to take out “should” and add in “shall”?

Mark Lindquist suggested that we need to concentrate on seascape improvements as a building is being built to make it more attractive.

Megan McLaughlin said that in Bar Harbor they have a number of different applications for each type of project. They can tailor the application to what they want to see. Demolition or relocation of historic buildings, changes to exterior appearance of historic or non-historic building including windows, doors, exterior paint colors if they are not chosen from their list, siding and roofing, awnings, landscape, lighting etc.

Mark Lindquist suggested that if we are to keep signage, one of the considerations is neon lighting/flashing. It should be written into new language.

Chair Comoletti stated that in regards to air conditioning units, some condo associations will require you to hang air conditioners/heat pumps off of the building/deck. Somewhere where it doesn't allow the ice to build up and freeze on the deck or decks below. We don't know if they even consider such a thing there, but that could be a basis for where it is located.

Chair Comoletti mentioned that we are looking for this information to come back to us as well as not just the fact that they did accept it but what is the basis for the condo association accepting the air conditioners/heat pumps and does that violate our rules?

Chair Comoletti said that the DRC will try and put more information together and by the next DRC meeting we will have that and can address it. This is something we want to be thinking about for the re-write as well in terms of TV dishes, antenna dishes etc. and how we want to deal with these issues.

Chair Comoletti mentioned that this is the question, why have a code and why put someone through an application process if we are not going to enforce it.

Mark Lindquist likes the wording “Seaside Character”. Under authority, should have “**shall have**” authority.

Kim Schwickrath stated that the DRC should start at the beginning of the DRC ordinance.

Megan McLaughlan mentioned that we have purpose statement it just needs to be better defined.

Kim Schwickrath suggested getting some of the other seaside towns suggestions. Megan McLaughlin will get some town ordinances from other towns to review at the next DRC meeting.

OTHER BUSINESS
GOOD & WELFARE

ADJOURNMENT

The DRC meeting adjourned at 7:02 pm.

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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 three pages (3) is a true copy of the original minutes of the Design Review Committee Meeting of March 6, 2017.

Valdine Camire