

**Old Orchard Beach Design Review Committee Meeting Agenda
Thursday, February 18, 2010 at 7:00pm in Town Council Chambers**

Called Meeting to Order at

ROLL CALL: Don Comoletti, Kim Schwickrath, Ray Deleo. **Absent:** Shirley Holt, Lee Koenigs.

APPROVAL OF MINUTES: January 21, 2010 Meeting Minutes and January 27, 2010 Meeting Minutes.

Ms. Schwickrath motioned to approve both sets of minutes

Mr. Deleo seconded

Motion carries 3-0

ITEM 1: Review application and determine Design Review Certificate recommendation for 8 West Grand Avenue Façade Improvement (MBL 307-3-1).

Mr. and Mrs. Langlois introduced themselves.

Mr. Merrill introduced himself as the architect.

Ms. Schwickrath motioned to determine the application complete.

Mr. Deleo seconded.

Motion carried 3-0

Mr. Merrill: handed out a fully rendered proposal. He explained that the building is in disrepair and this project is intended to give it a facelift. It will be done in the New England Vernacular style with very durable material. Vinyl material is meant to look like wood clap board, PVC trim intended to replicate the appearance of wood. This is done with the purpose of looking like wood with minimal maintenance. The base is cement, meant to look like stone. The roof will have architectural shingles. New signs are located on the front and rear of the building.

Ms. Schwickrath: Can the exterior vent be removed?

Mr. Merrill: it is a commercial vent, so it needs to be enclosed with combustible materials. It will have substantial cost to enclosing it and make is more noticeable than it already is. We will do our best to diminish the presence there by detailing the building and detracting attention away from it. The building is grey, this vent is stainless steel and will match the exterior colors.

Mr. Comoletti: the building looks busy with the stone material at the base.

Mr. Merrill: you are looking at a rendering, so it may be more exaggerated than in reality. The materials are also included in the Material Pallet page.

Mr. Deleo: over the Big Licks storefront, above the sign, is that the awning? Why does it not go all the way to the end of the building?

Mr. Merrill: The awning fits the storefront. It would look like an after thought if it went to the end of the building.

Mr. Deleo: why is there only 1 window on the Big Licks façade?

Mr. Merrill: that is an existing condition. Renovations were already made to this façade, so we are leaving that façade as is.

Mr. Deleo: what will the trim be made of?

Mr. Merrill: the trim will be white upstairs and the trim downstairs will be a bronze to match the existing trim on the Big Licks storefront façade.

Mr. Deleo: why is the color of the Big Licks door was different than the rest?

Mr. Merrill: This is existing. We will not be changing this particular storefront.

Mr. Comoletti read through each section:

(1) *Mass and Scale* – Committee agreed this was unchanging and satisfactory.

(2) *Building Height* – Committee agreed this was unchanging and satisfactory.

(3) *Rooflines* - Committee agreed the roofline was changing and satisfactory.

(4) *Fenestration(a)(b)(c)* – Committee agreed this was satisfactory.

(d) **Mr. Comoletti:** why are you not adding a second window next to the door at Big Licks?

Mr. Langlois: We are trying to distinguish between the two different facades on the first floor. Architecturally, it is okay for them to be different.

(e)(f) – Committee agreed this was unchanging.

(5) *Façade Materials (a)(b)(c)* - Committee agreed this was unchanging.

(d) **Mr. Comoletti:** we have accepted this type of vinyl material in the past, we have no problem with it on this building.

(e)(f)(g) - Committee agreed this was satisfactory.

(6) *Architectural Details* - Committee agreed this was satisfactory.

Mr. Merrill: the cables will be stainless steel, not galvanized steel.

(7) *Fences and Railing* – Committee agreed this was satisfactory.

Mr. Deleo made a motion to recommend the Design Review Certificate to the Planning Board for the proposed façade improvements at 8 West Grand Avenue, as stated in the architectural comments submitted.

Ms. Schwickrath seconded.

3-0 motion carried.

GOOD & WELFARE

Mr. Comoletti: I would like to have a workshop and discuss the Ordinance as written. There are a number of things that we want to give leeway with and some items that we want to be subjective with.

Ms. Schwickrath: the term “seaside cottage” is what we are trying to create. The big Grand Victorian is not always what we’re looking for.

Mr. Lamb: we have an Ordinance Review Committee that will be reviewing all of this. It would be smart to meet and discuss items prior to having the Design Review Committee being involved.

ADJOURNMENT at 8:08pm

I, Jessica M. Wagner, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of two (2) pages is a true copy of the original minutes of the Design Review Committee meeting of February 18, 2010.