

<p>Unanimous.</p> <p>Shirley Holt made a motion (in Jeffrey Thompson’s absence) to recommend the approval of the application as submitted. Seconded by Kim Schwickrath.</p> <p>Unanimous.</p>	<p>(4-0)</p> <p>MOTION VOTE (4-0)</p>
<p><u>ITEM 3</u></p> <p>Proposal: Design Review Certificate: Library expansion, renovation and site work Action: Review application and determine Design Review Certificate recommendation Owner: Town of Old Orchard Beach (Applicant: Libby Memorial Library Trustees) Location: 27 Staples St., MBL: 206-27-1, DD2 Zone</p> <p>Dave Merrill from TFH Architects from Portland, along with Lee Koenigs and Israel Collins, both from Libby Memorial Library introduced themselves to the Board Members.</p> <p>They are here presenting the expansions and renovations to the Libby Library. Mr. Merrill gave the Board Members a brief overview of where they are at this point and where they are headed with this project. For the last two years there has been a plan to update and renovate this building from 1954-1955 to bring it up to the current standards of a library and also give it a little bit more breathing room.</p> <p>Mr. Merrill has given the Board the updated site plan which lays out the exterior of the building.</p> <p>First of all the existing building faces Staples Street and what they are proposing is to do is to bring the new addition in the back of the building as a backdrop to the existing building.</p> <p>It is slightly taller than the existing building and forms the shape of a wave which comes over and serves as a backdrop to the existing brick building. They will be using predominately brick in the addition to maintain that brick institutional municipal feel to it and also give it the durability that it’s going to need over the course of the next 50 years.</p> <p>They will also be expanding the parking lot off to the Northwest side to give it double the amount of parking space that it has right now and they will also be relocating the book shed. Right now the book shed sits right behind the building, They will be purchasing a new book shed and relocating that in the rear parking lot so that it has better access to the public. Also having an accessible ramp in the front to allow patrons wheelchair accessibility as well.</p> <p>Chair Comoletti asked why the book shed remains separate. Lee Koenigs informed him that the friends of the book shed run it independently and they do not want to be controlled by the hours of the library.</p> <p>Mr. Merrill also mentioned that they will be maintaining as much of the landscaping as they can along Staples Street and the park side as well as to the rear. They would maybe like to try to relocate a large and established tree, if possible because that is where they will be widening a vehicular entry into the site. Utility maintenance will force some disruption with some of the destruction of the some shrubbery along the front and will hopefully be replanted with the help of volunteers.</p>	<p><u>ITEM 3</u></p>

Don asked why they are keeping the ivy that is on the building because this gets into the crevasses and destroys the building.

Mr. Merrill agrees that it is somewhat detrimental and may degrade the bricks in some ways, but he hears that the ivy is an icon of the library to some respect. He thinks that what they may need to do is to maintain it better. The garden will be relocated to the side of the building and through local volunteers and the garden club will try to maintain that and bring it up to a very enjoyable outdoor space for the patrons of the library.

They will be relocating the primary entrance of the building off of Staples Street to the proposed parking lot with a covered canopy entry onto the side of the building.

The utilities (generator/propane) will be mostly underground. They will also have a small area of a green roof (should the funds allow) to decrease the run-off from the building and to filter the water. This will also be to educate and also to purify the run-off before it goes into the City system.

There will be windows in the above addition to provide daylight into the building which is one of the primary functions why we are raising it up. They are trying to get as much natural light into this addition as we can to minimize fluorescent and other light use and also heat build-up.

Kim Schwickrath asked if this was going to be a one story addition.

Mr. Merrill assured her that yes this will be a one story addition but there will be a small mezzanine that will have mechanical equipment and it will be for the public's use.

Mr. Merrill then reviewed the material that is going to be used.

The predominant material will be brick. The window system will be triple glazed, highly efficient vinyl windows. It is the economical and long term choice for the building.

Kim Schwickrath also asked if the windows will be tinted.

Mr. Merrill stated that there will be some tinting in order to reduce the UV wear on the books and heat gain. They are also adding solar sun shades on the Southeast/Southwest side of the building. They are using these shades for a couple of reasons.

- 1.) To obstruct direct light from coming down into the spaces and build up on heat gain.
- 2.) They allow to deflect and defuse light deeper in the spaces.

The third material they will be using is a (Azek) PVC trim. This will be painted and very durable. There is at least a 20 year warranty with a coat of paint on it and will last much longer than wood. This will be painted white. The warranty specifies that if you put a single coat of latex paint, it will increase the warranty for five years.

This would also help the durability and finished product.

Don Comoletti's concern is that in 12 years or sooner it will probably be required to put another coat of paint.

Mr. Merrill stated that the Azek suppliers say that this would not be necessary, but putting another coat of paint on is a lot cheaper than replacing it with wood.

Mr. Merrill also informed the Board Members that the roof will be a 12" flat standing roof that will be in a slate gray color. The warranty of the roofing will be approximately 35 years.

Ray DeLeo asked Mr. Merrill how many feet above sea level will underground propane tank be?

Mr. Merrill informed him that this will be 25- 30 feet above sea level.

Kim Schwickrath asked if they were going to fix up the existing building also.

Mr. Merrill stated that the existing building is in reasonably good condition but it will be repaired, fixed up and painted as well.

The Book Shed will be a 12' x 20' wood shed. It will be a colonial red with white trim painted by local forces. Windows on the end as well as on the face.

Kim Schwickrath asked if the existing roof needs work.

The lower portion in the back had been redone approximately 5 years or less and the other portion of the roof is a little bit older but is still in reasonably good condition.

The entry and rear door to the parking area will be an aluminum store front system, white in color.

Kim Schwickrath expressed concern about the snow in the back.

Mr. Merrill stated that there is nothing in the back, so there shouldn't be any snow problems.

Don mentioned that at the new entryway, snow could possibly be a problem coming off of the canopy.

Mr. Merrill stated that with the canopy being in that particular place, the snow wouldn't fall on pedestrian ways.

Mr. Merrill also informed the Board that they will be using hot air Geotech Thermal heat pump units. These are non combustion units and they will be pumping water that is coming out of the ground and transferring it back and forth thru air conditioning and heating.

Mr. Merrill also mentioned that they will have heat pumps throughout the building so that they don't have to run duct work over the roof.

Mr. Merrill also explained that they are not really doing a lot with lighting on the site right now due to financing. He stated that they are going to be contracting with CMP to put one (1) pole out in the parking lot area on the opposite side of the property line. This will be a 175 watt light which will provide an arc of light around the parking lot. They will also install small light disks under the canopy. Those will have 20 watt fluorescent bulbs and is nothing that is going to impact the property line or the neighbors. And along the walkway we will be installing some LED walkway lights. This should be ample lighting for safety in the parking lot.

Mr. Merrill then discussed the Solar Shades. With these shades we are trying to bounce light deeper into the spaces to give us diffused, but also ample lights so that we don't have to use perimeter fluorescent or the perimeter LED lights. The solar shades cut down on energy use and also blocks direct sunlight.

Don Comoletti stated that one of the concerns of the committee is the maintenance aspect. Mr. Merrill informed the Board that these are painted aluminum solar shades. He stated that they are currently working with a release mechanism for these also in case anyone pulled on it you could very easily flip it back into position.

Mr. Comoletti asked what the expected life would be on these.

Mr. Merrill informed the Board that the expected life is 15-20 years baked enamel finish then at that point if needed, the shades could come off and be repainted.

Mr. Merrill then discussed the Green Roof. They come in 1' x 2' trays. The soils are about 1" deep and have a variety of plantings in it which are custom designed by the manufacturer for this client. This Green Roof requires a minimum of irrigation and is very light, taking into consideration the load that this will put on the roof. This Green Roof was considered because it is a bit of a "showpiece" and we are also trying to convey the greenness that we are trying to incorporate into the building. These are low plantings, a small amount of dirt and little moisture underneath them.

Don Comoletti asked if this requires an irrigation system of its own.

Mr. Merrill stated that it can withstand about two (2) weeks without rain and then it will have to be maintained with someone to hose it down, giving it a little vegetation. But given the height you could actually do this from the ground.

Chair Comoletti asked Lee Koenigs if the library staff and volunteers envision having enough people to do this type of maintenance.

Lee Koenigs stated that they are actually looking to hire a gardener for a period of time to maintain the shrubs and flowers.

Chair Comoletti asked how did the overall shape and style of the building came about.

Mr. Merrill informed him that it was an evolution of the program and the water seaside community. We wanted to be able to have some larger 2 story spaces in here that would give you the feeling of a public library.

The curve came out of seaside community. Waves and water and the idea of a "cresting wave". It is the back drop to the existing library building and it is very formal and a very square and traditional building.

With the curved roof it softens the building and presents a nice facade to the park. It is somewhat contemporary but we feel that it distinguishes the library and gives it a new icon for the coming 50 years.

Lee Koenigs stated that when the library was first going through the design process, they had been talking for almost 6 years about what they wanted to do. They put out an RFP and had 6 different architects with 6 different designs. TFH won the overwhelming support of this expansion.

Shirley Holt asked if there was any consideration given with the shades being inside instead of outside.

Mr. Merrill stated that in the past we have attempted to do that but we want to stop the heat on the outside of the building so that solar shade on the outside blocks that sun before it ever gets into the building.

Shirley Holt asked what the size is.

Mr. Merrill stated that they are about 14”.

Chair Comoletti expressed his concern that if someone wanted to put a building on Main Street with similar features that were visible, his answer would be that he couldn’t do it.

Kim Schwickrath had a concern about the snow drifts in the wintertime.

Chair Comoletti asked if they had looked at the prevailing wind and storm direction from a drifting standpoint.

Mr. Merrill informed the Board that they have researched the snow drift loads on the roof but not around the building.

Don Comoletti stated that the Design Review Committee needs to go by their standard as we are in charge as a committee to maintain some sort of an architectural consistency.

Lee Koenigs stated that this is an interesting set of circumstances that they are dealing with the design after the public has voted on it.

Mr. Merrill stated that we have tried to pick up the same rhythm as the existing building. He also mentioned that they have tried to watch the tax dollars and tried to keep the heating and cooling costs down through the durability of these materials.

Chair Comoletti stated that this design was approved by the council without ever going before the Design Review Committee and going over these standards.

Chair Comoletti then read through the Design Review standards.

1.) Mass and scale. Should be compatible with the surrounding structures or with the local fabric in order to maintain the street enclosure of the downtown district foster vertical. All buildings should be a minimum of two stories.

2.) Roofline. In regards to the roof line, the intent is that we are not looking at the roof from the public street rather than the intent being that it is a gable, flat or pitched roof. It doesn’t deal with the curb or not a curb as much as what are you looking at from the street. In this case you are looking at the mass of the roof from the street. Shirley thinks that the intent was to say that you had to be looking at “not” the roof side of the building from the street, which is what it does.

The other part that concerns her is that the pitch is so shallow and that is clearly discouraged in the roof part of the ordinance.

Chair Comoletti stated that a good thing to do is to keep notes on these kinds of things so that when we do revise our standards, these are the kinds of things that we can address that would help us.

3.) Fenestration. The window and door areas should be not less than 25% and no greater than 66%. They asked Mr. Merrill and he did not know what the percentage actually was. Kim Schwickrath informed him that this is something that she and the board would like to know.

Don Comoletti asked the Board Members about going through the standards and come to a consensus that it meets the standards.

Jeffrey Hinderliter had a suggestion that this will still be under the Planning Board’s review in July. He thought maybe it would be a good idea to have the applicant provide a response to each of the criteria and bring it back to the Design Review Committee before then. Mr. Hinderliter stated that he will create a more detailed findings of facts for this and that will support the decision. And also provide the options which you determined were not appropriate and that would help also.

Chair Comoletti stated that even though it may go through the system it is still documented that the Design Review Committee may not have been happy with the following items.

Don Comoletti then asked the board for a consensus that the DRC would like to table this item pending specific “written” responses to the code items.

Kim Schwickrath made a motion to accept the application as complete.
Seconded by Shirley Holt.

Unanimous.

Don Comoletti suggested that the Board would like a written response to the 8 specific items to allow them to give us some background on the design so that we will have some sort of basis if we go ahead and approve it
The board agreed to table this item pending the applicant submitting additional information supporting the design standards.

**MOTION
VOTE
(4-0)**

Good and Welfare:

Jeffrey Hinderliter updated the Board Members on the Administrative changes. He mentioned that in May that we had a few signs that were approved.

<p>Rack and Roll Roma Pizza Beachology Lachance's</p> <p>Ray DeLeo has a concern because of the tree in front of Soho's. There is just a foot and a half of walk space on the sidewalk.</p> <p>Jeffrey Hinderliter started that a lot of these issues are code enforcement issues. There isn't an official Department Head in Code yet and he stated that this he agrees that this is not an ideal situation and he mentioned this to the town manager. It is very frustrating.</p> <p>At the time they needed to take some sort of a lead to present some sort of organization so Mr. Hinderliter kind of assumed that position. He stated that we are dealing with a lot less staffing in the Planning and Code offices although that the guys that we have right now are working very hard.</p> <p>Jeffrey Hinderliter also updated the Board that there is a small lot right by the railroad tracks (by JJ's) that OOB 365 is putting up a 6' x 8' shed type structure. Very appealing and it is a wood structure. This is more of a seasonal promotion.</p> <p>Don Comoletti again mentioned that the need to get back to the Robert J.Harrisburg issue that is located at 32 East Grand Avenue. The design that that they have there is not what they said that they would do with the lighting issue.</p> <p>Jeffrey Hinderliter agreed that the DRC look at this in more detail. Ultimately the council has the final decision but it can be noted on the business license application that it is not in conformance with the Design Review Committee.</p> <p>Chair Comoletti stated that if we can influence the owner in some way, he would like to see him do what he told the DRC what he was going to do.</p> <p>Ray DeLeo made a motion to move to adjourn, seconded by Shirley Holt.</p> <p>Unanimous.</p>	
Meeting adjourned at 7:40 pm	Adjournment

I, Valdine Helstrom, Secretary to the Design Review Committee of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of Eight (8) is a true copy of the original minutes of the Design Review Committee Meeting of June 11, 2012.

Valdine Helstrom