

OLD ORCHARD BEACH DESIGN REVIEW COMMITTEE
August 3, 2015 - 6:00 pm
Town of Old Orchard Beach
Council Chambers

Call to Order at 6:00 pm	Call to Order
<p>Roll Call: Attending: Ray DeLeo, Kim Schwickrath, Mark Lindquist. Absent: Chair Don Comoletti. Staff: Jeffrey Hinderliter; Town Planner, Valdine Camire; Administrative Assistant.</p>	
<p>The meeting was called to order at 6:15 pm.</p>	
<p><u>ITEM 1</u> Proposal: Application Amendment- Remove existing building and construct three-story mixed use building Action: Certificate of Appropriateness Ruling on Amendment Owner: Judd Sher Location: 55 East Grand Ave., MBL: 305-5-4, DD-2</p> <p>Architect David Lloyd from Archetype, P.A. introduced himself to the Board Members. DEP came back to them and said that they could not expand on the original footprint. He presented a new revised proposal which is a smaller version of the other plans. They eliminated porches so they developed a white cedar arbor. Penthouse addition on top with a roof deck. The basic height of the main building is 32'. The top is still within the towns zoning ordinance which is 45' and they are at 44'9". The materials will stay basically the same. Cedar shingles, white cedar arbor, where the addition was they have added some complimentary copper. Trim will be PVC painted, there will be a glass railing up on the top roof deck. The base of the arbor will be set on concrete piers. The Northeast elevation windows will be larger than the original. On the Northwest there will be a fence railing detail. The rooftop addition is expanded. The "L" part of the house is gone.</p> <p>Mark Lindquist questioned the rooftop bbq pit. Mr. Lloyd stated there will be an open fire pit fueled by propane.</p> <p>Jeffrey Hinderliter stated that this is basically an amendment to what they have already approved, so if the Board feels comfortable, they can move forward as such as an amendment to the approval.</p> <p>Kim Schwickrath made a motion to accept the amendment for 55 East Grand Avenue as stated on August 3, 2015. Seconded by Mark Lindquist.</p>	<p style="text-align: center;"><u>ITEM 1</u></p> <p style="text-align: center;">MOTION</p> <p style="text-align: center;">VOTE</p> <p style="text-align: center;">(3-0)</p>

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<p><i>Jeffrey Hinderliter called for the vote:</i></p> <p>Mark Lindquist: Agree Kim Schwickrath: Agree Ray DeLeo: Agree</p>	
<p><u>ITEM 2</u></p> <p>Proposal: Remodel 2 existing structures Action: Review application; Discussion; Recommendations to applicant; Certificate of Appropriateness; Owner: Karen Chandler Location: 6 Brisson St., MBL: 304-1-10, DD-2</p> <p>Applicant John Petrocelli introduced himself to the Board Members. He informed them that they went back to the design of the house as more to the original house. They were told that they couldn't change the square footage (per DEP), so they went back to the original footprint on both buildings, eliminated the exterior staircase so everything sits on the original footprint. Brought pictures of the abutting properties. They do not have an actual floor plan for the windows. The windows could vary. The elevation is approximately 5' with a half concrete foundation enough to get the egress windows for living area in the basement area. They will be using paradyne vinyl windows, on the front of the house the porch effect will be gliders to give it that front porch look. Kim Schwickrath stated that the Board Members would like to have renderings and a little more information about the project. She added that what the DRC approves gets built so that they need to be consistent about the requirements of the project. Mark Lindquist also agreed they need to create the finalized floor plan.</p> <p>Mr. Hinderliter went over the description of the property which seems complete in the application and the site plan represents some of the improvements. The applicant has submitted some of the materials; some cut sheets and proposed drawings of the proposed improvements. What would be up to the committee is to determine if 1) is what they have submitted and what was brought this evening is enough for them to approve or 2) provide your recommendation to the applicant and have them work with Jeffrey to do the final details. Jeffrey Hinderliter stated that he could do the void space to door/window calculation to figure out if it meets our standards. If the only adjustment that the board wants to see is the windows, Mr. Hinderliter stated that he feels comfortable working with the applicant.</p> <p>The trim will be full white corners and the windows will be white and 6" white vinyl corner moldings.</p>	<p style="text-align: center;"><u>ITEM 2</u></p>

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There should be no additional traffic. This will relieve some of the current on street parking. Currently our congregation parks along the neighboring streets when the existing lots are full. This includes A Street, Staples Street, Old Orchard Street and possible others.

- **Concerns about the additional traffic use of Adelaide Rd. as the exit to Saco Ave. They didn't seem concerned with the use of Summit St.**

The majority of the cars using the lot will do so during off peak hours (Sunday Morning).

We will encourage people to exit via Summit Street, but remain confident traffic will flow in the direction that leads to the most expedient route for egress.

- **Questioning whether a traffic study is needed. I informed them it is not, because total vehicle trips at peak church service hours will not exceed 100 vehicles. I recommend you get a number of the vehicles that will use the parking lot.**

The current lot contains approximately 30 spaces. The total parking spaces for the current lot, plus the expansion, will total approximately 50 vehicles.

- **How will storm water be controlled and not impact abutting uses (i.e., flow, drainage systems).**

Parking lot will be designed to conform to the natural topography of the site and preserve significant natural features and vegetative stands. Existing buffer zones will be added along A Street to create identifiable entrances. No additional impervious surfaces to be added to property. Upon completion of the project, storm water flows will be monitored and systems will be implemented should abutting properties be impacted.

- **When was the parsonage built?**

Circa 1900 (Approximate per Lot Card)

- **Additional site lighting? If so, where will it be located and what type of fixtures will be used?**

No additional site lighting is planned at this time.

- **They want a more detailed vegetation plan. Attached are the applicable parking lot landscaping standards. I recommend you demonstrate, in writing and on a plan, how the proposal complies with each of the 4 standards. This is part of DRC's review standards so I recommend you spend some time and do the best you can.**

Screening: The current elevation provides visual screening from Saco Ave. and the lower part of Adeline.

Buffering: The entire perimeter of the parking lot (except along S St) is currently

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buffered by vegetation. No changes to the current buffer along Saco Ave and the sole abutter on A Street (14 Summit St) are being considered.

Street Trees: Existing healthy shade trees along Saco Ave and Adeline St. will remain.

Island Plantings: (3) islands @ each of row terminus

Shade trees: Add one shade tree in each island.

Understory Plantings: To be added as needed.

The Board Member discussed these Responses:

Mark Lindquist had a concern about parishioners allowed to park in the turning lane along Saco Avenue on Sundays. Since St. Luke's Church closed as this adds to congestion and risk of safety for pedestrians.

Kim questioned why there is no ramp included in the design and what is the ADA requirements?

Mr. Gadbois stated that the ADA requires 1 space for a 15 space lot. He added that most of the handicapped parking will be in the back parking lot.

Mr. Lindquist mentioned that it makes sense that if they are going to create a whole new parking situation for the future needs of the church then consideration should be given to somehow creating greater accessibility.

The board members were concerned with vandalism and lighting for the parking lot.

Mr. Lindquist added that if the lot is used for other than parishioners then it should meet the standards for a commercial lot which would include lighting, proper buffering on the street entrances, etc.

Ray DeLeo suggested to have some kind of screening to hide the cars that are going to park there.

Mark Lindquist stated that the board would like to see a plan of direction for the project needs to be created and put forth if it is going to be a church lot or everyday parking. And also make sure that everyone is not going to be negatively impacted.

Jeffrey mentioned to the board members that the board needs to concentrate on what is under our jurisdiction such as lighting, vegetation, landscaping but not the details such as of where they can park and where they can enter or exit. Jeffrey also added that with codes signing off on it within our current ordinance standards it is a permissible use and that is how the parking was originally allowed to be established through the business licensing.

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<p>The Board Members suggested that the applicant come back to the board with the following detailed list :</p> <ul style="list-style-type: none">• Lighting• Landscaping• ADA documentation in terms of the number of spaces based on the 50 spots in that lot for this type of church usage (nonprofit).• Buffering on Saco Avenue, Adelaide Avenue and A Street.	
<p>GOOD & WELFARE ADJOURNMENT</p> <p>The meeting adjourned at 7:45 p.m.</p>	

I, Valdine Camire, Design Review Committee Clerk of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of six (6) pages is a true copy of the original minutes of the Design Review Committee Meeting of August 3, 2015.

