

**Town of the Old Orchard Beach
Design Review Committee
February 17, 2015 7pm**

Call to Order: 6:10pm	Call to Order
Roll Call: Don Comoletti Chair, Kim Schwickrath, Ray DeLeo	Roll Call
Pledge of Allegiance:	Pledge of Allegiance
<p>Consideration of the Meeting Minutes: 12/1/14, 1/5/15 Jeffery Hinderliter: Just so you all know, we have the December minutes but not the January minutes. Assuming that we can have Molly still efficiently do these, it's much more like a transcription. These are excellent minutes but they take some time.</p> <p>Ray DeLeo: I make a motion to accept the December 1, 2014 minutes. Kim Schwickrath: I second Passes Unanimously</p>	<p>Meeting Minutes</p> <p>Motion</p> <p>Vote 3 Yes – 0 No</p>
<p>Item 1: Proposal: Streetscape Improvements associated with parking lot expansion Action: Review Application; Discussion; Certificate of Appropriateness Recommendation Owner: Old Orchard Beach Associates, LLC Location: 1 Heath Street, MBL: 309-9-30, DD-2</p> <p>George Sherr – I tried to work in collaboration with Jeffery Hinderliter and Bill Robertson because as I planned this project I found out that the Town was going to do some work on First Street. From the corner of Heath already down to Atlantic they are installing sidewalks and see if they have a plan. So, I surveyed everything I had on my property. I went to Jeffery and wanted to do something tasteful that will continue with the flow of the park and do this parking lot. The same guy who did Pirate's Cove we've hired to do this here. We are waiting for Bill to get back to us, but we want to put trees every 30 feet. What I am trying to do is the same for new and old. There will be posts and fencing all along the front area, and the current sign would stay. We want to use urban trees, 30 feet, similar to the ones in Main Street and have a split rail fence. We didn't touch anything here, it's tight quarters with the neighbor there.</p> <p>Ray DeLeo: That's the Americana Apartments there.</p> <p>George Sherr – Yes that's the motor court. We tried to delineate all the parking spaces and made it very spacious and stuff like that.</p> <p>Don Comoletti – This right of way is for the storm drains.</p> <p>George Sherr – Many years ago, all the water was going up through the post office and coming down. I dug a hole and connected to that storm drain. So, the culvert is private but we did that to manage all the water. Now the water is coming down on both sides and the culverts are being filled with sand. Dan Feeney wrote a report on that and until the town cleans that up, it will not drain.</p> <p>Don Comoletti – So, whose easement is that? Who owns it?</p>	<p>ITEM 1</p>

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George Sherr – It's ours, we own it and maintain it. We did that, because we were trying to take care of the problem ourselves. Now, from Bill Robertson, there is going to be a sidewalk that runs all the way to Union and for this year it will go to Atlantic. He's going to take the culverts that we have here and put them on the railroad track side, the lower side. If the town doesn't plant some trees along here, I was going to. But Bill doesn't have the complete plan but he expects to begin in April?

Ray DeLeo – These come out over here and they belong to Pirate's Cove which is separate, right?

George Sherr – Yes it is.

Kim Schwickrath – So, are you concerned now about the flooding that's going to be happening?

George Sherr – It's definitely going to flood but we want to put the trees some place that is advantageous.

Kim Schwickrath – So when it rains heavy, that stops the flow?

George Sherr – It just backs right up.

Don Comoletti – We've talked about trees on other projects. Have you had the opportunity to select the trees on this project?

Jeffery Hinderliter – I'm going to talk a little bit about this. George and I have been working on this project for a number of months. Having walked my dogs through the First Street area, I know this area is highly visible and we wanted to take our time and I wanted to really get involved. What I have advised George do is to put notes on the plan to give me the ability to work with the Town on this. I was fortunate enough to have an applicant owner work with me. In terms of the species, we are thinking of a deciduous tree that will be green during the prime "visitor" months of the year. For this particular area, pines are a good tree but we do have power lines running through here. We looked into going underground with the utilities but it was cost prohibitive and there is a really large transformer on this pole. Also, when George mentioned the event space in the parking spaces. He would like to set up a fund in the Town that would benefit us with the proceeds. What really got me excited was George's enthusiasm.

George Sherr – I forgot to add one other thing. The electrical will run underground from the park to parking lot for cameras that will provide security. My intent is, to use the car show as an example, to use the parking lot for an auction. Whatever deal we can get out of the auction. Whatever proceeds can start that fund. I don't know if you're aware but my family built the basketball courts. It's to have a

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revenue stream can maintain them. If we can have a cash flow account to take care of the things that need to be done.

Don Comoletti – I don't see any lighting in the parking area.

George Sherr – I apologize for that, it's not on the plan, but there's going to be a pole with lighting and cameras planned to be set up. There's already existing poles here and then we want to set up another pole there. I've talked to Kevin's electric and he says we can go off the sign. This whole portion is already lit.

Don Comoletti – So, what are the height limitations for the trees? I would guess 20 feet at max.

Jeffery Hinderliter – Probably 15 feet.

Ray DeLeo – This is also paved, right?

George Sherr – Yes it is.

Kim Schwickrath – Is it unattended? Are you going to have a shack or something like that?

George Sherr – No, we are going to keep the current entrances and exits. There will be an exit near the Americana Motor Court and this side. And then the regular exits and entrance will be here. We wanted to be away from the two stop signs. Because traffic does back up.

Don Comoletti – With all you are offering I feel a little guilty asking, but were you planning on putting any trees in the lot?

George Sherr – It's a good question and the reason we didn't do that is because we need the cameras for events. It would soften the lot up, a lot. But, for security, we decided not to.

Jeffery Hinderliter – How about a possibility of low shrubs?

Don Comoletti – It becomes a maintenance nightmare.

George Sherr – And it's the flooding. We still have the flooding issue. Last summer cars were floating and completely underwater.

Don Comoletti – Where does the Americana go to currently?

George Sherr – Right about here (indicating on plan). Most of that was already parking.

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Don Comoletti – How much of that will be paved when you get finished? The hotel will be gone and all of that will be paved? And this is already paved?

George Sherr – And I believe it’s already paved just to the other side of the culvert.

Ray DeLeo – All the lines are painted in, there’s no concrete stoppers or anything?

George Sherr – Right, none of those.

Jeffery Hinderliter – It’s already mostly impervious surface. It’s important to managing storm water on site. But there’s also two very large curb cuts through here and we wanted to limit the ability to access that.

George Sherr – We tried to keep the pool but during the last earthquake the cracks were so bad that the engineer said water wouldn’t stay in it. We have a tremendous amount of storm drains. Bill Robertson, will be moving the town storm drains over to the train side.

Kim Schwickrath – I don’t understand how a problem that’s been going on for 40 years can’t get rectified? That’s not right.

Ray DeLeo – It’s like a bowl over there.

Don Comoletti – I’ve looked at the application and almost nothing applies to this project. If no one has any more questions I would ask for a motion to accept this application as complete.

Kim Schwickrath – I make a motion that we accept the application as submitted at 1 Heath Street.

Ray DeLeo – I second it.

Motion passes 3-0

Jeffery Hinderliter – The only standard that is applicable is number 7 on the second page for the fence. It’s going to be cedar and pressure treated.

Don Comoletti – Any other questions? Can I have a motion to grant the Certificate of Appropriateness for 1 Heath Street.

Ray DeLeo – I make a motion to grant the Certificate of Appropriateness for the proposed project on 1 Heath Street.

Kim Schwickrath – I second.

Motion passes 3-0

Motion

Vote

3 Yes – 0 No

Motion

Vote

3 Yes – 0 No

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<p>Other Business:</p> <p>Election of Chair and Vice Chair – Tabled</p> <p>Jeffery Hinderliter – I just have two things to add:</p> <p>I mentioned 202 Portland Ave, the Milliken Mill House, the brick house. It doesn't fall under the DRC's jurisdiction but the developers I have been working with are trying to donate that to the town. There's some resistance to that at the workshop meeting for the Town Council coming up. I understand management's position, with the fiscal responsibility, but in Old Orchard Beach we have very few opportunities like this. I have been talking to Dan Blaney quite a bit on it. We have some cool ideas out there.</p> <p>Don Comoletti – Would you be trying to do some historic preservation at this point? Or just maintain?</p> <p>Jeffery Hinderliter – At this point, preserving it is first. Identifying what the Town needs to do to make it structurally sound and maintenance of the grass and surrounding area, how much it would cost. It includes access to water and a rope swing. There was an idea for a rural recreation center, or a historic recreation place like Sturbridge Village. It's being proposed at a workshop to the Town Council.</p> <p>The second thing is the 4 West Grand Ave where they changed façade from stone facing. From what I recall, you felt comfortable with this as an administrative review. So I have been in contact with the property owner's representatives and they are filling out a new application.</p> <p>Don Comoletti – This is where I think we, as a committee, feel like a person can't just go off on their own and change plans. Or maybe they could pay a fine, or take the time and put it back to what you said you were going to do.</p> <p>Kim Schwickrath – I agree.</p> <p>Don Comoletti – This is why we need to bring Larry to one of our meetings or have a workshop and straighten things like this out.</p> <p>Jeffery Hinderliter – Oh, I have a third thing. Quickly, Museum in the Streets, I would like to bring that back before the board. I would like to get that going again. We have got some interest from Dan Blaney who would like to participate in that.</p>	<p>Other Business</p> <p style="text-align: center;">Tabled</p>
<p>Good & Welfare</p>	<p>Good & Welfare</p>
<p>Adjournment: 6:55pm</p>	<p>Adjournment</p>

I, Molly Phillips, Secretary to the Design Review Committee of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of six pages (6) is a true copy of the original minutes of the Design Review Committee Meeting of February 17, 2014.

Molly Phillips