

OLD ORCHARD BEACH DESIGN REVIEW COMMITTEE

September 21, 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, and Chair Don Comoletti. Staff: Jeffrey Hinderliter; Town Planner, Valdine Camire; Administrative Assistant.</p>	
<p>The meeting was called to order at 6:00 pm.</p>	
<p><u>ITEM 1</u> Proposal: Demolish former parsonage, parking lot buffer Action: Review application; Discussion; Certificate of Appropriateness recommendation Owner: Good Shepard Parish Location: 6 Saco Ave., MBL: 206-30-1, DD-2</p> <p>David Gadbois, Business Coordinator for Good Shepard Parish introduced himself. He stated that for the last 8 years the St. Margaret’s Rectory has been vacant and non-operational and the building is in disrepair. They had put the property up for sale over the last 3 or 4 years with very little success. They had meetings with the diocese finance council committee and the decision was made that they would probably have the best re-use of the property if they were to raise the building. They would like to raise the building and pave the footprint and add parking for the church across the street. They have quite a bit of overflow of parking there. Requesting a demo permit to get the process started and create some additional 20 spaces.</p> <p>Ray DeLeo stated that at the last meeting, they found the application incomplete because of the landscaping and security lighting.</p> <p>Jeffrey Hinderliter stated that the plans that the members have are the plans that were presented at the August meeting, what is updated is the document that is dated September 21, 2015 and on the second page where they provide a response to the landscape standards. Mr. Hinderliter has met with Mr. Gadbois and there are a couple of things to discuss:</p> <p>The location is important and quite visible within the town. To design a landscaping plan that meets the ordinance standards requires some flexibility and care in how to create that plan. It needs to have more on site management than just a plan. It seems that if we attach a condition where the applicant would work with town staff to create this plan in conformance with the standards, but there may need to be adjustments shown on the plan that are realistic.</p> <p>Mr. Hinderliter stated that this is a very difficult with the lack of standards that the DRC has when it comes to demolition and parking lots for the DD-1 and DD-2 districts. The DRC standards are really designed for buildings. It is very hard to fit the landscaping standards if</p>	

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you look the 7 review criteria, it is very hard to fit the landscaping standards within that. Mr. Hinderliter stated that the DRC is going to have to work on all of the standards, most importantly the parking and demo standards.

Ray DeLeo stated that he would like to see a landscaping plan. He is concerned with the cars undercarriages that will be visible.

Chair Comoletti asked Mr. Gadbois if he would consider hiring a professional landscape architect.

Mr. Gadbois stated that he would consider this, however he also mentioned that he thought that the conversations that he has had with Mr. Hinderliter that they have a mutual understanding of what they need to do to make the property something that both the parish and the community something they can be proud of.

Jeffrey Hinderliter suggestion is to have a mixture of vegetation and berming would help to avoid looking at the undercarriages of vehicles. He also suggested to hire a design professional vs. an architect.

Kim Schwickrath stated that the biggest issue is the buffer on Saco Ave. and Adelaide. Mr. Gadbois stated that they could mound and berm the entire perimeter of Saco Ave. and Adelaide. He suggested to have Moody's Nursery give them some kind of landscaping plan and also ways to deal with the snow removal plan.

Ray DeLeo asked about the water run-off once the building is removed.

Jeffrey Hinderliter stated that since there will be a new curb cut, codes or himself can work with public works in regards to drainage.

Chair Comoletti asked if this will be for church parking, and if it will be used for public parking that is something that they need to research the requirements on.

Mr. Gadbois stated that last summer they did have non-perish related parking used as a fundraiser, however he is uncertain whether they would have that every summer.

Jeffrey started that this would need to be established through codes as well because it would need to go through the business licensing process.

Mark Lindquist stated that he has no problem with the church raising money for parking for various activities as long as the parking lot will meet safe egress standards such as safe lighting.

The Planner told the Board Members that the decision with the parking lot lies within the Code Enforcement Officer to allow the use. The Code Enforcement also has the responsibility of reviewing questions and can be included within a DRC decision as part of your

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recommendation. The Planning Board also has some responsibility in regards to accepting or denying the DRC's decision.

Chair Comoletti questioned that if this will be used for public parking, this might require ADA requirements in regards to access requirements such as stair sizes, slopes for walkways, etc.

Mr. Gadbois stated that they would like to do the demo within the next 60 days and maybe put reclaim over the parking lot allowing them to make plans for the Spring.

Chair Comoletti asked if the owner would be willing to separate the 2 aspects of this to a demolition (our normal requirements for the demolition would be to at least gravel and level the lot) then the parking lot for a separate issue?

Mr. Gadbois agreed to this adding that would be the scope of the demolition contractor and would be including that in their bids.

Jeffrey Hinderliter stated that the only demolition standards you have is in the Historic Preservation Overlay District, however this is in the DD-2 zone. In terms of the ordinance language, all of the ordinance language dates to 2001.

Ray DeLeo doesn't have a problem with the demolition, however he does have a problem if we do not enforce the landscaping part. Kim Schwickrath agrees. It was suggested to hold the business license if the project is not completed if they can do this. Jeffrey Hinderliter stated that we can attach it however codes has to sign off on it.

Jeffrey Hinderliter stated that to make a decision we still have the 7 criteria to go through. If anything is ever challenged in a court, it can go back to those 7 review criteria. He also suggested to have the approved landscaping plan implemented within 2 months of the date of completion of construction of the parking lot. With the 2 months it locks it in and the Board can do this within our ordinances.

Mark Lindquist thinks a July 1st completion date is very realistic. There's the opportunity should they want to do it as a commercial endeavor to re-coop thousands of dollars. There is no parking in this town in July and August. \$25 per car is a huge return for those 2 months, it would be-hoof them to get it done by July 1st. It would keep people feeling happier about the project.

Mr. Gadbois stated that he could have a complete landscape plan together by the November 2, 2015 meeting. But he would like to be able to have the demolition permit now so that he could give the fire department some lead time for using it as a burn building.

Ray DeLeo made a motion to allow only the demolition portion with a complete landscaping plan submitted to us no later than November 2, 2015. Execution of the landscaping plan to be completed prior to the paving of the new additional parking and that it will not be allowed to

MOTION

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<p>be used for parking until a landscaping plan is executed. Seconded by Kim Schwickrath.</p> <p><i>Jeffrey Hinderliter called for the vote:</i></p> <p>Mark Lindquist - Agree Kim Schwickrath - Agree Ray DeLeo - Agree Chair Comoletti - Agree</p> <p>Mr. Gadbois asked the Board Members if he could submit the landscaping plan prior to the meeting on November 2, 2015 in case he cannot attend the next meeting.</p>	<p>VOTE</p> <p>(4-0)</p>
<p><u>ITEM 2</u> <u>Discussion: Museum in the Streets</u></p> <p>Jeffrey Hinderliter stated that he will be getting together with Megan McLaughlan and will be working more on the Museum in the Streets.</p> <p>He introduced Megan to the Board Members. A lot of the responsibilities will be turned over to her.</p>	<p><u>ITEM 2</u></p>
<p>GOOD & WELFARE ADJOURNMENT</p> <p>Chair Comoletti mentioned that the Board needs to get together at some point and discuss how to deal with enforcement issues.</p> <p>The meeting adjourned at 7:30 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 four (4) pages is a true copy of the original minutes of the Design Review Committee Meeting of September 21, 2015.

Valdine Camire

September 21, 2015
DESIGN REVIEW COMMITTEE
MEETING MINUTES