

Old Orchard Beach Design Review Committee Meeting
Monday, September 10, 2012 at 6:00 pm
Old Orchard Beach Conference Room

Call to Order at 6:00 pm	Call to Order
<p>Roll Call: Chair Don Comoletti, Kim Schwickrath, Ray DeLeo. Absent: Shirley Holt Staff: Alan Borg, Code Enforcement Officer, Valdine Helstrom, Administrative Assistant.</p>	
<p>Approval of Minutes:</p> <p>Ray DeLeo made a motion to approve the Design Review Committee minutes for the August 13, 2012 meeting. Seconded by Kim Schwickrath</p> <p>Unanimous.</p>	<p style="text-align: center;">Motion</p> <p style="text-align: center;">Vote</p> <p style="text-align: center;">(3-0)</p>
<p><u>ITEM 1</u></p> <p>Proposal: Design Review Certificate: Exterior alterations to existing 3-story apartment building and 1-story cottage</p> <p>Action: Review application and determine Design Review Certificate recommendation</p> <p>Owner: AMA Brown Street Apartments</p> <p>Location: 4-6 Brown St., MBL 305-1-2: DD2 Zone</p> <p>Scott McCloud, owner of Ashco Construction and was asked by Jerry Meckler, Architect from Meckler Associates and owners of 6 Brown Street to present to the Board the colors and the layout for the structure.</p> <p>Chair Comoletti asked if they have a time table in mind for getting this project started. Mr. McCloud stated that maybe within the next month or so.</p> <p>Alan Borg stated that he has been talking with both the owners and the architect by phone.</p> <p><i>Mr. Borg gave a scope of the work that is proposed:</i></p> <p>They will completely gut out this 3 story building and rebuild it with a sprinkler system with all the windows meeting current specs, etc.</p> <p>The physical layout of the building will also change inside. No additional apartments, it will be a complete re-due.</p> <p>The little cottage will be lifted and there will be a partial parking area under it which will be out at the extremity of the building. There is no expansion of the footprint. There will be an office and storage downstairs.</p> <p>Mr. Borg stated that in terms of starting they would like to have an interior demo permit pending the approval of this committee and they would like to start this as soon as possible.</p> <p>They will replace all of the windows. They will be 2 pane windows. They only need egress windows in</p>	<p style="text-align: center;"><u>ITEM 1</u></p>

<p>the bedrooms.</p> <p>The Board discussed thoughts on window style. They would like to see grills between the panes of windows and would look nice to have 4 over 4. The DRC would also like information on the % of the windows.</p> <p>Mr. McCloud informed the Board Members that the area of the present red brick will be painted gray. Board and batten will consist of a stucco siding finish. Trim will be white. Signage will be Red. Roof asphalt shingles will be gray. The base of the roofing where the 2 copulas are located will be gray. They will be using Versa -Tec or Ezek plastic materials instead of wood</p> <p>Mr. McCloud stated that in regards to the new ridge line (which may change) it has a minimal pitch but in order to get the roof up to code you have to increase your framing size which will change the roofline pitch. They are trying to accommodate more parking spaces and will be using a steel beam which will be running across to hold up the building. Mr. DeLeo was concerned with how big the beam is going to be. Mr. McCloud stated that the beam is going to cover the depth of the porch</p> <p>Ms. Schwickrath was concerned that the steel beam should be boxed in with something that is durable, weather resistant and matches the rest of the trim.</p> <p>Ray DeLeo asked if the cottage will match up with the bigger building. Mr. McCloud informed him that it will match up with the same roof shingles, same color trim and will have the stucco finish and the railing systems that will all match.</p> <p>Ray DeLeo was concerned with the building looking like a very generic square building, it doesn't look "beachy-cottagey" The Board discussed that maybe a small dormer or fake window would look nice.</p> <p>It was agreed to ask the architects to come back with colored rendering drawings on the plan.</p> <p>Kim Schwickrath made a motion to accept the application for 4-6 Brown Street, MBL 305-1-2 DD-2 Zone as complete with the following stipulations that the Architects come back to the Design Review Board with the following requests:</p> <ul style="list-style-type: none"> • Drawing of the cottage with a small dormer or fake window. • Steel beam boxed in with similar material as the building. (Not wood). • Information on exterior lighting fixtures and structures • Windows 4 over 4 with grills (or suggestion from the architects). • And a colored rendering. • <p>Seconded by Ray DeLeo.</p> <p>All in favor.</p>	<p>Motion</p> <p>Vote</p> <p>(3-0)</p>
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<p>Chair Comoletti asked that the Code Enforcement Office get this information from the architects and bring it back to the Design Review Committee then when they get this information from the code office, we probably would need one additional meeting before we vote on whether or not this proposal is acceptable.</p>	
<p><u>GOOD AND WELFARE:</u></p> <p>The Board had some concerns regarding proposed work that was approved by the Design Review Committee but some of the applicants do not do what they were approved by the board to do and what to do about that in regards to enforcement.</p> <p>Mr. Borg informed the Board that there is not enough staff in the Code Enforcement Office to keep up with everything.</p> <p>The Board would like to have the Code Enforcement Officer, James Butler attend one of the Design Review Committee meetings.</p> <p>There was also discussion that maybe the DRC Board should have a workshop with the Town Council.</p> <p>Ray Deleo made a motion to adjourn, seconded by Kim Schwickrath.</p>	
<p>Meeting adjourned at 7:08 pm.</p>	<p>ADJOURN</p>

I, Valdine Helstrom, Design Review Committee Clerk of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of Three (3) pages is a true copy of the original minutes of the Design Review Committee Meeting of September 10, 2012.

Valdine L. Helstrom