

Minutes  
Design Review Committee Meeting  
September 14, 2016

Member in attendance:

<i>Planning Board:</i>	<i>Citizen Members:</i>	<i>Staff support:</i>	<i>Members of the public:</i>	<i>Applicant:</i>
Lenny Horr, Chair	Tom Gagne  Steve Cabana	Beth Della Valle, Planning Director	None	Joe Sevigny & Sam Sevigny
Jack McAdam, Vice-Chair		Mike Casserly, Assistant City Engineer		of 7E Properties
Dianne Connolly		David Joy, Hamilton & Joy, Architects		

The meeting was called to order at 5:10, as Planner Beth Della Valle needed to retrieve some information from her office. Lenny Horr arrived about 5:11 and so the group informally discussed the project beforehand.

Initially, the minutes from the August 26, 2016 meeting were presented. Tom Gagne made a motion to accept the minutes, seconded by Dianne Connolly. The motion was approved by a vote of 4-0.

Joe and Sam Sevigny (the Applicant) presented 11 by 17 depictions of the apartment building (front and rear). These would be twelve 2-bedroom and four 1-bedroom units proposed for a total of 16 apartment units. The front of the proposed building would be parallel to Main Street, and so the building orientation would be northwest to southeast. The building is proposed to be sided with white vinyl siding. Because the site is sloped front to back, the intent is to have two stories in the front section, but in the rear there would be a third story with the additional level below the other two, with access to the rear. The existing building, which was formerly occupied by Corner Post Land Surveying, will be removed, with a portion of the building's slab to remain to provide a concrete patio and also to avoid disturbing the structure of the slab where it met the side of the Mousam River near the dam. On the southern (Mill Street) side of the building there will not be steps, with the intent that those who wish to walk from on level to the other to use the sidewalk between the front and rear levels. On the lower level, the Applicant indicated that snow storage will be in the northern corner (near the patio), and on the upper level the snow will be removed.

The Committee's first impression was favorable, especially regarding the front view. David Joy and others said they liked the front design with the window treatments. David expressed concerns that the rear façade was not as attractive and suggested using dormers or false dormers to break up the long, blank facade. Window shutters were shown on both the front and rear views, however, David felt that in the rear there needed to be more emphasis on each individual window. It was also discussed that the

lower level in the rear could have a different color or even a different material to break up an otherwise plain appearance. Beth suggested that some elements of the Design Review Ordinance be considered, such as parapets for example (citation to be checked) or even the addition of balconies to take advantage of views of the River. Beth also discussed procedure and indicated that elevations of both building end views should be submitted with future plans, in addition to the front and rear views.

Tom Gagne inquired about the amount of impervious area and was told there would be no (net) change. The Applicant described the sloping site and indicated that retaining walls, about 2 to 3 feet above the ground, will be used to help transition the grade from the front to the back on each side of the building. There was some discussion of stormwater management and the Applicant indicated no stormwater structures or culverts is proposed, with the intent for water to sheet flow toward the Mousam River, mainly through the existing vegetated buffer, which is proposed to remain. The Applicant will check with the Code Enforcement Officer on Shoreland Zoning regulations.

The Committee discussed site lighting. The Applicant indicated they would like to install globe light fixtures typical of what the Seignys have installed on their other properties. Some Committee members were concerned about leakage of light off the property and also indicated a preference for downward facing lenses that would lessen light glare into the sky at night. Beth indicated that lighting manufacturers often provided photometric plans. Power and other utilities to serve the building will be underground. The Applicant also said that heating will be provided by an underground propane tank. The Applicant discussed the truck's path to access the proposed dumpster in the upper level parking lot. The sign for the apartments will be 4 feet off the ground and will not be lit. The sign material is intended to be a plastic, and the appearance of the sign is intended to be similar to what the Seignys have on their other properties.

The Applicant indicated that the fence along the northwestern abutter's property will probably be wood, but they want to speak with the neighbor before finalizing their plans. A green color was discussed. The Applicant said they intend to install two maple trees on Main Street (each on a front corner), 2 maples on Mill Street, and one maple in the rear northern corner. There will also be small hostas and small cedar bushes lining the Main Street frontage. Beth and Tom suggested that climbing vines might be used along the rear to break up the long façade along the rear parking lot, possibly on a trellis, to save space if needed. Mike commented that adequate parking aisle widths should be part of the design in the rear lot.

Dianne expressed a concern about traffic flow at the corner of Main Street and Mill Street and asked about the possibility that a street light be added there. The sight distance at the corner was discussed, and Mike said that he and Matt Hill had been asked to delineate painted parking stalls there, and eliminating some spaces near the corner crosswalk is being considered for safety. The ownership and use of parking spaces on the property by the Springvale Library and others to meet parking standards was discussed. Steve speculated that something like 8 to 10 spaces had been committed, either in writing or verbally. Beth reminded the group that the Code Officer wants the various claims on parking to meet standards for various businesses needs to be documented as part of the application for this project. The Applicant indicated that they would be OK with some Hen House restaurant patrons parking on the upper level parking area. Steve said if the Applicant posted parking allowances/restrictions on a sign could help. The Applicant also indicated that if restaurant patrons park on the Village Green property, that would be OK. On the site, two handicap spaces are being proposed on the upper level.

Bicycle racks were discussed. Beth suggested that a bicycle theme could be used as a marketing tool for the project. The possibility of creating storage area (and laundry facilities) on the lower level of the building was discussed. The Applicant said a portion of the slab of the existing building to be demolished was to remain on the site and this was intended to be a patio over by the edge of the river. There was some concern about kids playing by the river, and the potential need for a fence along a portion of the river for safety was discussed. Dianne asked if having life preservers in the area made sense.

Respectfully submitted,

Michael J. Casserly P.E. (staff) for Kelly Tarbox (Secretary, absent with notice)