

Minutes for October 9, 2019 Design Review Committee

Members present:

Staff

Beth Della Valle, Planning Director
Joe Scala, Asst. Planner
Jo-Ann C Cavanaugh, Architect
Mike Casserly, Assistant Engineer

PLANNING BOARD

Lenny Horr, Chair
Dianne Connolly

COMMITTEE MEMBERS

Steve Cabana
Paula Peters
Thom Gagne

Meeting called to order by Lenny at 5:02 PM

Steve motioned to accept the September 11th meeting minutes, Dianne seconded the motion.
Unanimous 5-0

Item #1

Rob Reinkin from Reincorp, on behalf of H. A. Mapes, Inc.

Subject property is located at 41 Washington St, Sanford,
Mixed use building is to be remodeled/reconfigured to house approximately 1400 square-foot
of commercial space and two one bedroom apartments on the second level.

- Adding a new stairwell to the second floor, out of pressure treated wood, clay color
- Adding adequate sprinkler system to meet fire code
- Clean the exterior brick maintain consistent exterior color
- Adding a bump out to house stairs to first floor, satisfy egress
- Use existing canopy, shorten rails above right front door approximately 3', new canvas green in color
- Add decorative lighting fixtures on bump out and side door entry (photos of fixtures to be provided to staff for approval)
- Current fixtures to remain on building and under canopy.
- False facade on front of building to remain in place
- Adding vinyl siding to back of building and adding a window
- Black aluminum rails to left front entry, repoint brick steps

Thom questioned the parking; Beth explained due to it being a mixed use property, the parking isn't a concern of the DRC unless it is located on the actual property.

Dianne questioned the vertical window bricks; Rob explained the brick exterior would remain as it is.

Dianne questioned the lights currently on the building; Rob explained they would remain in place.

Lenny questioned the signage; Rob explained the current sign will be removed and a new sign is a future issue.

Beth questioned the landscape and the concrete wall; Rob explained the wall will be updated and plants will be planted (photos of plants to be provided to staff for approval).
Dianne questioned if there will be a dumpster on the property; Rob explained he didn't know or did not believe there would be one. The group discussed Church St as being adequate for trash pickup.
Lenny questioned if they would be natural gas lines; Rob said no, he did not believe there will be any gas lines.
Beth questioned the entry doors for the 2nd floor and bump out; Rob explained they would be exterior doors painted green in color (Photos of doors to be provided to staff for approval).
Diane questioned the front being all glass and glass doors and that it is not being efficient for heat. The group agreed the heat efficiency it is not of our concern and Steve prompted us to move forward with a decision.

Steve motion to approve recommendation for the plan as presented, along with the new lighting products, exterior doors and landscaping plants to be provided to the staff for approval. Dianne seconded the motion.
Unanimous 5-0

Item #2

Paul Pelletier and MJ Grace for Back Street Sanford.

Formerly called Back Street Grill, current sign still up along with BSG above the sign both back lit.

New sign will be back lit, Back Street Sanford, red, black and white (refer to images provided).
Thom motioned to approve recommendation as presented, Lenny seconded the motion.

Unanimous 5-0

5:45 PM Steve left the meeting

Item #3

Jo-Ann Cavanaugh representing Benjamin Meggs
Planned Parenthood 886 Main St, Sanford

Sign replacement and interior/exterior renovations to property. Planned Parenthood is moving from an upstairs space to a first floor space in their current building.

- Adding new windows in back of building on St Ignatius St. 4 white vinyl windows
- Front of building 2 new entry doors, currently a window. Glass with black trim
- New sign Proposed is 18"x 8' long. .. it was determined that the sign may not be consistent with sign standards for this particular property, but within the city standards of 24 sq ft. Also this sign will be placed above new front entry door.
- Lighting is also in question, images and descriptions were not provided at the meeting.

Dianne had concerns of lighting in the back of building, for safety measures, group discussion brought up the street light would provide ample lighting.

The group recommendation was to provide more information/photos for the new lighting and also to hold off on the new sign due to new amendments pertaining to the sign standards in November 2019.

Thom made a motion to recommend approval for the new windows and doors as proposed, Paula seconded the motion.
Unanimous 4:0

Item #4

Lee Burnett

Wall Mural - tabled since May 8, 2019

Lenny made a motion to remove this item from the agenda.

There was a group discussion to send them a notification to act instead of removing it completely at this time. It was discussed to allow them up until the November 2019 DRC meeting.

Diane made a motion to send the notification and give them more time to present in the November DRC meeting. Lenny seconded the motion.

Thom entered a motion to reconsider and to give them until the December 2019 DRC meeting. No one seconded the motion.

Dianne made a motion to stick with the November deadline for the wall mural proposal. Lenny seconded the motion.
Unanimous 4-0

Beth proposed a discussion about forming an Arts Committee.
The DRC group agreed to discuss it further and that there need not be a formal request from the planning board on the matter.

It was agreed for all Committee members to perhaps begin their own research concerning public works of art. Beth will also begin research with the surrounding communities.

Discussion about new Design Review Committee member Evelyn Libby, she was nominated by Liz Kilkenny of the planning board.

Next meeting is to be November 21st at 6 PM

Thom made a motion to adjourn the meeting, Dianne seconded the motion 7:06PM

Minutes submitted by Paula Peters