

Approved minutes

Design Review Committee – August 14, 2019

Committee	Planning Board	Staff	Other
Steve Cabana	Lenny Horr, Chair	Beth Della Valle, Planning Director	Todd Bell
Thom Gagne	Dianne Connolly	Joe Scala, Asst. Planner	Floyd Graham
Kelly Tarbox		Jo-Ann C. Cavanaugh, Architect	Michael Koerner
Paula Peters			

Item #1 The meeting was called to order at 5:00. The minutes of the July 10th meeting were approved on a motion by Steve Cabana, seconded by Dianne Connolly, 6-0.

Item #2 Continuing discussion of past reviews, etc.

Beth will provide a summary of standards vs. guidelines and proposed new language to the next meeting.

Comments from most members on map revision suggestions generally recommended shrinking the covered area, particularly in Springvale. Recommendations for expanded areas, mostly in Sanford, are not addressed in the current plan on which the design review district based. A new plan would be needed to consider these expansions.

A different development pattern for South Sanford – areas encompassing box stores, industrial park, etc. – would also need a visioning & planning process.

The Springvale area revisions should include Riverbank Court, as it is an access point to the public lands contained in the cemeteries. Beth will visit this street to determine the best boundary.

Other areas in Springvale and Sanford with development potential do not fit current categories, so the creation of an ‘institutional parcel guidelines’ plan would be necessary to extend the review area. These areas include the Willard School, the Memorial Gym, and the Lafayette school.

Item #3 Sanford Christian Academy, 47 High Street, Sanford

The school wants to install two storage sheds, one for office use and one for storage, as well some playground equipment. The sheds will be painted the same color as the school building. One shed needs to be relocated slightly to stay out of the floodplain zone. Both sheds will be on blocks. The office shed will be provided with electricity and monitor heat. A 6 ft. chain link fence is to be installed around the entire property, with a rolling gate providing access. On a motion by Steve Cabana, seconded by Lenny Horr, approval was recommended 6-0.

Item #4 NAPA/Sanel, 960 Main Street, Sanford

The applicant, Floyd Graham, wants to install two storage containers behind the building. The smaller 8’ x 20’ container is already in place, having been placed there by the previous owner without a permit. The second container will be 8’ x 40’. The larger unit will be closest to the building. Both will be painted the same color as the building (medium grey), and if the tops reach beyond the blue stripe at

the top of the building, then a similar blue stripe will be painted on the containers so they 'blend in'. The dumpster will be moved to the left of the carport, and enclosed with a chain link fence with green slats. The applicant will research standards for protecting the existing propane tank, and move the protective blocks closer to the tank if allowed. The applicant is also looking into hooking up to the natural gas line, which would eliminate the need for outside tanks altogether. Beth will contact Unitil (the gas company) and forward hook-up information to the applicant. Sand and weeds around the parking lot will be cleaned up. Wooden planters will be placed along the Main Street side of the building in approximately 8 – 10' intervals, allowing for access to all doors. These will be planted with annuals and be in place from about May to October, as weather allows. The applicant also indicated that he is planning on repainting the exterior of the building this coming fall. The proposal is to paint the lower portion of the building a shade of gray similar to what is currently existing, just one shade of darker, a 'medium gray.' The upper portion of the building will be repainted the same as the existing shade of blue, called 'Napa blue.'

On a motion by Lenny Horr, seconded by Dianne Connolly, approval is recommended 6-0.

Item #5 5 Payne Street, Springvale, lead abatement project

The applicants, Robert and Michael Koerner of LeadTech LLC, have been contracted to perform this work on a multi-family, privately owned residence in Springvale. The project will require a one week relocation of the residents while inside work is done. Exterior work will involve 'wrapping' the structure with vinyl siding – the brick portion of the façade will stay. The Maine DEP will be onsite weekly doing testing. Reinstalling or replacing the existing shutters was not part of the bid, but the Committee recommends that they be reinstalled.

On a motion by Thom Gagne, seconded by Steve Cabana, the project was recommended for approval 6-0.

Item #7 The next meeting is scheduled by September 11, 2019, and will include continued discussion of item #1.

The meeting was adjourned at 7:02, on a motion by Steve Cabana, seconded by Thom Gagne and vote of 6-0.

Respectfully submitted

Kelly Tarbox, acting secretary