

Minutes
Design Review Committee
February 13, 2019

Members in Attendance:

Planning Board	Citizens	Staff Support	Other
Lenny Horr, Chair	Steve Cabana	Beth Della Valle, Planning Dir.	David Clarke
Dianne Connolly		Joe Scala, Asst. Planning Dir.	Bryan Watt
		Mike Casserly, Asst. City Eng.	Benjamin Meggs
			Eric Stone

Meeting called to order by Lenny Horr, Chair, at 5:05 pm.

Agenda Item 1 – Minutes:

A motion was made by Steve Cabana and seconded by Dianne Connolly to accept the minutes of the January 9, 2019 meeting. Motion passed 3-0

Agenda Item 2 – Tina Williams, Alpha Pregnancy

Planning Director, Beth Della Valle, informed us that Ms. Williams contacted the planning office prior to meeting to ask that this item be tabled until the March 13, 2019 meeting.

Agenda Item 3 – David Clarke, 16 Bodwell Street Property:

Prior to discussion of this item, Committee Member Steve Cabana informed the committee that his office (Town Square Realty Group) was involved in representing both the buyer (David Clarke) and the seller in this sale of 16 Bodwell Street, Sanford in January 2019. Committee Member Cabana asked if anyone had any concerns with his participation in the review and recommendations that the DRC would make regarding this agenda item. Committee Members Dianne Connolly, Lenny Horr, Planning Director Della Valle and Mr. Clarke had no objection to Committee Member Cabana participating in this agenda item.

Mr. Clarke presented his plans for improvements to the property located at 16 Bodwell Street, Sanford – a 4 unit apartment building. Improvements include; painting of exterior (colors provided in packet), pruning/removing trees, replacement of garage doors and replacement of missing siding. Committee Member Cabana questioned whether or not Mr. Clarke had knowledge as to the health of the tree in the front yard. Mr. Clarke indicated he believed it to be healthy and only plans to trim as stated in his proposal to committee. Committee Member

Horr asked Mr. Clarke if he had any intension of placing a “roof” over the relocated electrical meters. Mr. Clarke had not considered it but found the idea to be beneficial as it would protect the meters from any snow falling/sliding off the roof.

A motion was made by Lenny Horr and seconded by Dianne Connolly to recommend improvements as presented with the following condition; Mr. Clarke to place a “roof” over the electrical meters. Motion passed 3-0.

Agenda Item 4 – Bryan Watt – B & J’s Vapes, 898 Main Street, Suite 105

Mr. Watt presented information for improvements he would like to make at 898 Main Street, Suite 105 (Lower Mid Town Mall) to the committee for the business he is opening, B & J’s Vapes. Improvements include a new sign and tinting of windows.

A discussion of the size of the sign was discussed. The current sign is thought to be 2’ x 11’ (or longer). The proposed 4’x 8’ sign is more in line with what other businesses are using at this building location. Mr. Watt indicated that the window tinting would be of similar material as to what Mill Towne Tavern has done at their space in the abutting suite.

A motion was made by Steve Cabana, and seconded by Dianne Connolly to recommend improvements of sign and window tint to be reflective of the colors presented of maroon, black and white. Motion passed 3-0.

Agenda Item 5 – Benjamin Meggs, Meggs Properties LLC, 886 Main Street, Suite 200C

Mr. Meggs presented information to remove a window and install a new door on the building side facing the Mid Town Mall Parking lot and to install two windows on the St. Ignatius Street side of the building. The reason for this request is for the ability of Meggs Properties LLC to turn one large 8000SF lease space into two lease spaces. Mr. Meggs provided door and window sizes. Committee Member Connolly asked if there would be any lighting added to the side of the building facing St. Ignatius Street as it is dark and the emergency exit for the new space is on that side of building. Mr. Meggs was very receptive to idea. Committee Member Horr asked if there would be any attempt to clean the wall on St. Ignatius Street as part of this project as it appears to need it. Again, Mr. Meggs was open to this. Committee Member Cabana asked what Mr. Meggs intensions were regarding trim around the new door. Committee Member Cabana noted that most doors appear to have a black trim around the doors, yet one or two do not and consistency should be sought on this. Mr. Meggs indicated that it was his intent to remove all trim around doors at time of canopies being installed (Canopies were recommended by the DRC at a prior meeting).

A motion was made by Steve Cabana, and seconded by Dianne Connolly to recommend the installation of door and windows as proposed; further that the wall on St. Ignatius Street is to be cleaned in the spring with a completion date of no later than June 1, 2019 and any wooden/metal trim around doors be removed at time of canopy installation. Motion carried 3-0.

Agenda Item 6 – Benjamin Meggs, Meggs Properties LLC, 886 Main Street, Suite 204

Mr. Meggs was present on behalf of Northern Explosion for request to replace existing sign with a 3'x 8' sign. Discussion amongst committee members and Mr. Meggs regarding the sign size not in line with other signs on the Meggs Properties, LLC building(s). After discussion Mr. Meggs asked that the request be modified to be a 4'x 8' sign.

A motion was made by Dianne Connolly, seconded by Lenny Horr to recommend replacement of existing sign with a 4'x 8' sign in the colors shown on the example sign included in the DRC packet for the 2/13/2019 meeting. Motion passed 3-0.

Agenda Item 7 – Benjamin Meggs, Meggs Properties LLC, 906 Main Street, Suite 100

Mr. Meggs presented information to replace an existing window with a door for the space currently occupied by Jen's Delightful Sweets. Mr. Meggs explained that this will provide direct entry into this lease space. Committee Member Cabana asked for clarification of door color as there are doors in this building that are aluminum (silver) in color and of a dark brown color. Mr. Meggs indicated that this door would be aluminum (silver) in color to match the other doors directly to the left or right of this new door to be installed. Committee Member Cabana asked if a canopy would be installed over this new door to be consistent with other door openings on the building. Mr. Meggs was happy to do so and said the awning would be the same color as the blue awning above the Aroma Joe's entry ways.

A motion was made by Steve Cabana, and seconded by Dianne Connolly to recommend the installation of a door, to be aluminum (silver) in color and that an awning be installed above this new door; awning to match existing awning as above 6 Washington Street (Aroma Joe's back entry way) in style and color (blue). Also, when the existing white awning above the entry way at 6 Washington Street (entry into the former Kim's Kitchen and Dr. Thompson spaces) needs to be replaced it shall match in style and color of awnings above Aroma Joe's entry ways. Motion passed 3-0.

Agenda Item 8 – Eric Stone, Stone & Stone LLC, 72 Emery Street, Sanford

Eric Stone presented to the committee information on modifications he would like to make for a proposed new commercial entrance and loading dock at 73 Emery Street. It was noted by Mr.

Stone and committee members that this area is more than 100' off of Emery Street and not visible to the public. Mr. Stone indicated that although not in his proposal he would like to have one LED light fixture for security purposes and after discussion with CEO Cole the loading dock would be concrete. Committee Member Connolly asked if bumper pads were going to be installed on the loading dock to prevent damage to any vehicle. Mr. Stone was open to that suggestion.

A motion was made by Steve Cabana, seconded by Dianne Connolly to recommend installation of the overhead door, single door, concrete dock with bumper pads and one LED security light to match existing security lights on building as presented by Mr. Stone. Motion passed 3-0.

OTHER ITEMS:

Committee Member Cabana questioned the temporary signs that (in his opinion) are still on the building where Richie's Jerk & BBQ. Committee Member Cabana was under the impression that when the DRC approved the signs that the temporary signs would be replaced with what was recommended. Planning Director Della Valle believes one of the sign has been replaced. Planning Director Della Valle will confer with CEO Cole regarding this concern of Committee Member Cabana.

Being no other business, a motion was made at 6:26 pm by Lenny Horr and seconded by Dianne Connolly to adjourn the meeting. Motion passed 3-0.

Respectfully Submitted,
Stephen M. Cabana
Acting Secretary