

Minutes
Design Review Committee
May 8, 2019

Members in Attendance:

Planning Board	Citizens	Staff Support	Other
Lenny Horr, Chair	Steve Cabana	Beth Della Valle, Planning Dir.	Drew Serbin
Dianne Connolly	Thom Gagne	Joe Scala, Asst. Planning Dir.	Lee Burnett
	Paula Peters	Mike Casserly, Asst. City Eng.	Kristen Fitzpatrick
	Kelly Tarbox	Jo-Ann Cropley Cavanaugh, Architect	
	(arrived 5:22 pm)		Natashia & River Nolan
			John Mohr
			Sarah Meggs

The following does not represent a verbatim record of the proceedings of this meeting.

Meeting called to order by Lenny Horr, Chair, at 5:03 pm.

Agenda Item 1 – Introduction of Jo-Ann Cropley Cavanaugh:

Joe Scala introduced Jo-Ann Cropley Cavanaugh to the committee. Jo-Ann is replacing David Joy in the capacity of advising the City/DRC Committee on architectural understanding within the scope of those areas that the DRC is charged to review based on the criteria of the rules and regulations as set forth in the Downtown Design and Springvale Village Districts.

Agenda Item 2 – Minutes:

Motion by Dianne Connolly to accept the minutes, second by Thom Gagne. Motion Passed 4-0 with one abstention.

Agenda Item 3 – Atlantic Federal Credit Union/York County Federal Credit Union – 870 Main Street, Sanford:

Drew Serbin of Burr Sign Company, Westbrook, Maine presented information regarding the Credit Union’s request to change signage at the 870 Main Street location. Mr. Serbin provided a brief explanation of the recent merger of Atlantic Federal and York County Federal Credit Unions. The CU’s goal is to replace the clock with the Atlantic Federal CU logo and remove signage below the existing clock face. The circular sign would be 60” in diameter and would be placed on two sides of the clock tower (the other two sides do not have any signage nor are

they visible to the public due to the roof line of the building). CU directors are the ones requesting this change from a clock face to a business sign. The existing detached, stand-alone sign on Winter Street will be replaced with the same size sign currently in place, it would just have the Atlantic Federal Credit Union name/logo. All signs will be illuminated internally and any up-lighting would be removed. Dianne Connolly asked about future plans for where existing signage on the clock tower would be located. Mr. Serbin indicated there would be no further signage as the CU will have met their signage allowance by ordinance with this proposed change. Thom Gagne & Dianne Connolly expressed concerns about the loss of the clock. Steve Cabana inquired as to whether or not Atlantic CU has explored a different sign for the clock tower that allow the clock face to remain. Mr. Serbin explained that Burr Signs has presented various design options to Atlantic CU and the CU directors shot down the alternate ideas. Atlantic CU's logo is circular and the directors do not want to vary from that look as the circular logo is used on all other locations.

Joe Scala asked the committee what their thoughts were on this request. Thom Gagne expressed disappointment in losing the clock but at least it would still have a circular piece in place of the clock face.

Other considerations discussed by Burr Signs and Atlantic were to place the round Atlantic CU sign/logo below the clock face but that idea was soundly opposed by the CU. Mr. Serbin did note to committee that York, Maine gave their ok to replace the clock face with the Atlantic sign/logo at the York County Federal CU building in York.

Steve Cabana asked if the words "Federal Credit Union" be added to tower to help break up brick wall. Dianne Connolly stated she liked the Burr Sign idea of lowering the new sign as much as possible. Steve Cabana asked if merger between the two Credit Unions was complete and is signage changes to be done ASAP, of which Mr. Serbin indicated yes to both questions.

Motion made by Thom Gagne to recommend approval of signs with condition that the top of the circular sign on clock tower to be lowered to top of existing clock face. Lenny Horr seconded motion. Motion passed 5-0 with one abstention.

Due to the anticipated length of time Agenda Item 4 would take, Agenda Item 5 was next addressed by the Committee.

Agenda Item 5 – John Mohr – S3 Weaponworks, 72 Emery Street, Suite 102, Sanford

Mr. Mohr presented a rendering and explanation of signage changes he wanted to make for his business at 72 Emery Street. Mr. Mohr clarified that the Pac N Arms is no longer a business

although their sign is still displayed. Committee told Mr. Mohr that Pac N Arms sign needs to be removed and Mr. Mohr stated he would notify the building owner of that this needs to be taken care of.

Mr. Mohr indicated he would like to add “up-lighting” to the signage area. Beth Della Valle gave Mr. Mohr insight as to what the light requirements would be. Mr. Mohr stated he is looking at this up lighting to be accomplished with use of solar lighting. Dianne brought to everyone’s attention that committee has no paperwork signed by building owner (Eric Stone) that Mr. Mohr/S3 Weaponworks is a tenant of the building. Beth Della Valle did explain to the Committee that issue/concern is a Code Department follow through item, not the Committee’s obligation to seek.

Kelly Tarbox asked about landscaping in which Mr. Mohr indicated he wants to remove the weeds that have overtaken the flower bed. Kelly Tarbox suggested perennials be used. Lenny Horr asked about mulching of the area, which Kelly Tarbox stated she was not a fan of mulch for this area and Mr. Mohr stated he agreed with Kelly Tarbox regarding the use of mulch for this area under the sign.

Motion made by Kelly Tarbox to recommend approval of sign as presented with following conditions: 1. clean up planting bed; 2. add hardy perennials, shrubs; 3. maintain said planting bed; 4. Seasonal solar lighting to be installed in flower/planting bed; 5. Sign framing to be clear coated with appropriate product. Thom Gagne seconded the motion.

Motion passed 6-0.

Agenda Item 4 – Lee Burnett – 898 Main Street/Riverside Avenue, Sanford – Painting of a Mural on the cement retaining wall of the lower Mid-Town Mall Parking Lot

Kelly Tarbox abstaining from this item due to her professional relationship with the parties involved of this agenda item.

Mr. Burnett gave a background as to the history of the proposed mural and introduced Kristen Fitzpatrick and Natasha Nolan. Ms. Fitzpatrick and Ms. Nolan are free-lance artists with degrees in Art. Mr. Burnett further explained that this project would be funded by the William Oscar Emery Fund. Ms. Fitzpatrick and Ms. Nolan gave a presentation to the Committee to include the current state of the wall, repairs needed to wall in order to paint a mural and presented the work in progress mural they are seeking approval on. Mr. Burnett added that the Trail Committee is involved as well as they try to link the trail system from Springvale to

Sanford. Ms. Fitzpatrick talked about the green space between the wall and Riverside Avenue will be improved with plantings.

Lenny Horr asked how many colors were proposed for this mural, Ms. Fitzpatrick stated 12. Steve Cabana asked how long would paintwork last and how will it be maintained/funded. No one can predict how long the paintwork would last as it certainly is dependent on weather. Mr. Burnett stated there is money in this group's budget for maintaining the wall/mural.

Further discussion was held regarding the mural design. Ms. Fitzpatrick and Ms. Nolan stated it is a work in progress and that a third member of their design team (who was unable to be in attendance at this meeting) have been collaborating on the concept/design. At this time Beth Della Valle shared photos of murals in an Ohio community. Those murals were on private properties.

Ms. Nolan spoke about how the they (design collaborators) asked people (including public schools and citizens at the Trafton Center) for iconic ideas from the community. They plan to incorporate this list of ideas they generated into the mural. Dianne Connolly spoke about Sudbury Ontario mural works and Thom Gagne spoke of historic murals in western Montreal.

Lenny Horr stated the committee needs a final plan to consider. Upon Lenny Horr's comment, both Ms. Fitzpatrick and Ms. Nolan expressed concern of the time frame since the next meeting go the DRC is mid- June. To help try and expedite this item, Beth Della Valle asked how long it would take for the Artists to finalize the mural. Ms. Fitzpatrick state it would be about 1 week.

Steve Cabana asked how much work, time wise, is needed to prepare/repair wall as need prior to painting mural. Ms. Fitzpatrick state at least a week. It was suggested that the Committee recommend repair work only start ASAP. Ms. Fitzpatrick indicated they would not want to invest their time and financial resources to make repairs until they have approval to paint mural.

Lenny Horr again reiterated that they committee should be provided a final plan to consider before making a recommendation on this item.

A motion by Steve Cabana to table this item. Further, upon receipt of a finalized mural plant submitted to the Planning Department, the Committee will make every effort to schedule a special meeting for this item only. Second by Dianne Connolly.

Motion passed 5-0.

Agenda Item 6 – Sarah Meggs, Meggs Properties LLC, 886, 890, 898, 906 Main Street, Sanford

As was the case with Agenda Item 5, Kelly Tarbox abstaining from this item due to her professional relationship with the parties involved of this agenda item.

Ms. Meggs brought forward a request to add tables and planters for the Mid-Town Mall in front of the various restaurants and planters on Main Street. Lenny Horr stated that no design/layout has been provided to the Committee. Ms. Meggs stated that they would like to have up to two tables with two chairs per table at each of the 4 restaurant locations in the Mid Town Mall (Yummy House, Pho Saigon, Sandwich Shak and a new restaurant that will be moving into the old Goodwill location). Lenny Horr again mentioned that the Committee would benefit from a visual plan.

Motion by Thom Gagne to recommend temporary approval of up to 8 tables and 16 chairs in from of the four restaurants with the understanding that Meggs Properties will return on June 12, 2019 with a plan in place to present to the Committee. Plan to include more detail as to location and style of tables and chairs. Lenny Horr seconded the motion.

Motion passed 5-0.

Motion by Thom Gagne to table to other components of Agenda Item 6 (planters) until a plan was presented with location, planter style, photos, etc. Dianne Connolly seconded the motion.

Motion passed 5-0, 1 Abstention

Kelly Tarbox left the meeting at 7:02 pm.

Agenda Item 7 – Discussion regarding Design Plans for Mid Town Mall Improvements

Beth Della Valle gave an explanation of why we are looking for comprehensive plan for Mid Town Mall improvements. She further suggested she meet with Benjamin and Sarah Meggs to get their concepts and bring back to the DRC for further discussion. Dianne Connolly talked about what is the center piece of the Mall area – the stairwell or Mid-Town Mall signage.

Whereas this was a discussion item, no motion/vote required. No further discussion on this item.

Agenda Item 8 – Planning Board Request for Comments on Proposed Draft Amendment of Design Regulations for Signage:

Beth Della Valle informed the DRC that the Planning Board is looking at sign ordinance. She asked the DRC to review and get back to her with our thoughts.

Whereas this was a discussion item, no motion/vote required. No further discussion on this item.

Agenda Item 9 – Continue Discussion of Past Reviews and Potential Adjustment of Standards/Process of Review:

This discussion item was forwarded to a future meeting.

Being no other business, a motion was made at 7:34 pm by Lenny Horr and seconded by Dianne Connolly to adjourn the meeting. Motion passed 5-0.

Respectfully Submitted,
Stephen M. Cabana
Acting Secretary