

Minutes
Design Review Committee
June 13, 2018

Members in Attendance:

Planning Board:

Lenny Horr, Chair
Jack McAdam, Vice Chair

Citizen Members:

Steve Cabana
Thom Gagne
Kelly Tarbox

Staff Support:

Beth Della Valle,
Planning Director
Mike Casserly,
Asst. City Engineer

Other:

TJ Smith, Gold Rush Pawn and Auto
Bill Massey, Eastern Propane
Gary Samia, St. George's Episcopal Church
Carl Beal, Civil Engineer
Lucas Lanigan, Mill Towne Tavern
Diana Olmstead, Bailey Signs
Mike Ernest, Sanford Games and Collectibles

The meeting was called to order at 4:02 pm.

1. The minutes from the May 9, 2018 meeting were approved with two changes within item 4. Changes made were: 1) Steve recused himself from the voting of item 4, he did not recuse himself from the meeting; 2) the background color for the sign on the ladder frame will be beige, not gray as stated in the minutes. Motion by Kelly to accept minutes as amended, second by Lenny: 5-0.
2. Aubuchon Hardware, 640 Main Street – Barry Johndro asked Beth in advance if he needed to attend meeting. Beth and Lenny discussed and told Barry it was not required he attend. Barry provided in advance of meeting 2 options of lighting fixtures for front building – Russet 1 Outdoor Barn Light and Shamong 1 Indoor/Outdoor Barn Light (labeled lights A and B for voting purposes). Steve asked which of these two fixtures most resembles the other light fixtures on the building. Thom and Kelly responded that the Russet 1 (light fixture A) light was most similar. Thom indicated that he would be willing to accept recessed lighting if no other option available. Prior to meeting, Beth stated that she and Barry discussed the need for a mullion on the false window as was agreed to when the plan was recommended by the DRC. Barry said a mullion would be milled out of wood for the false window. All members were accepting of that solution. Thom made a motion to recommend light fixture A (Russet 1 Outdoor Barn Light) and the wood mullion for the false window, second by Kelly; 5-0
3. Gold Rush Pawn and Auto, 982 Main Street – TJ Smith, owner, proposing to display 6 used vehicles and 3 motorcycles for sale on property. Mr. Smith indicated that as part of this request he would remove the curb cut closest to the corner of Main & Emery Streets and add plants in ground. Lenny asked if property is in Downtown District. Beth replied that it is now in the Downtown District. Jack inquired how Mr. Smith intends to eliminate the curb cut; Mr. Smith indicated that he plans to use similar materials as what is already there. Thom asked for verification of code regarding width of mulch area; Beth confirmed that there is a 5' setback from building but nothing in code about distance from sidewalk, committee can make recommendation as to setback. Kelly asked Mr. Smith where the 3 motorcycles on display will be; Mr. Smith stated they would be up near building so as to be able to view them from inside business. Thom asked if vehicles would be in front of mulch area on Main Street; Mr. Smith said yes. Mr. Smith told us of several conversations he has had with the Police and

public works officials and that they are in favor of having the curb cut on corner of Main and Emery Sts closed. Thom asked about the size of parking spaces. Mr. Smith said they are 9'6" wide, 18' long. Mr. Smith questioned where Design District ends. Beth stated that the City Council recently extended the District to Avon Street. Kelly stated that the landscaping doesn't meet what the district calls for. Beth explained further to Mr. Smith the Design District guidelines that have to be met. Mr. Smith questioned why Cumberland Farms was not required to meet the landscaping guidelines at this site that he (Mr. Smith) is now being asked to abide by. Beth further discussed the District guidelines and that the bar has been set higher by the new Cumberland Farms in regards to landscape look. Beth also stated that Dianne Connelly, who was absent with notice, sent an email to Beth stating that the landscaping need to be better. Mr. Smith stated that the new Cumberland Farms only has a few trees and shrubs. Thom and Kelly stated that the new Cumberland Farms has lawn area and extensive landscaping on site. Kelly recommended that appropriate shrubs so not to interfere with sidewalk plows and that the plants have a high tolerance to salt. The objective of the plantings should be to create a living fence. The goal is to make a hedge so that hot top of parking lot not very visible from the road. Mr. Smith questioned why have cars for sale of they will be blocked by the landscaping. Thom explained that the objective is to have landscaping would be 3+/- feet high. Thom questioned the side parking spot of which Mr. Smith said there is a small barrier between parking spot and Emery Street sidewalk. Kelly suggested that Mr. Smith learn about the plants to best maintain and protect his investment. Mr. Smith stated that he has no idea if there is pavement under the current mulch area. Members looked at an aerial view of property. Suggestions made were that the planting bed be 5' wide, with the minimum being 3' wide. Committee needs to know the existing width of planting bed, plant plan, minimum height of new plants (suggested they be 2'), improve corner landscaping with more plants, tidy up the plant strip at rear of property by adding more plants, extend bed with similar curbing. Committee requested that Mr. Smith bring back a plan for the landscaping. Kelly made a motion to table this item, Lenny seconded; 5-0

- 4 Eastern Propane – 597 Main Street, Bill Massey, Manager, updated committee with new sign design and planting design. Mr. Massey stated that Jamie Cole, City of Sanford Code Enforcement Office, was ok with sign size if the DRC is. Mr. Massey stated sign will be exterior lit and that there will be a sign on building as well. Mr. Massey described the plant plan. Kelly questioned the use of Winter Berry plants. Mr. Massey said his landscaper recommended the shrubs as shown in the handout ut will verify. Thom asked if plants would be ground level, Mr. Massey stated yes. Mr. Massey further stated that plantings will also be on the northwest side of the building and that the plant bed will be similar to what will be out front. A motion was made by Thom to recommend the free standing sign and plant design as presented, Kelly seconded; 5-0
- 5 St. George's Episcopal Church – 1 Emerson Street – Gary Samia and Carl Beal on behalf of Church. Beth informed committee that the Applicant redesigned a new plan for the parking lot at the Church. Carl Beal, Civil Engineer, stated he was retained by the Church to design the parking lot improvements. Mr. Beal provided a history of parking area and proposal to expand the current circular drive with 3000' of paved space which will provide 10 parking spaces; the design considered the needed radius for emergency vehicles to enter property if needed; it will be graded so as to have run-off be away from Main Street; currently no retention of run-off, however this proposal call for all run-off to a retention area at corner of lot; a dry well to be installed. Mr. Beal stated that this plan will lessen discharge onto Emerson Street. Kelly asked about keeping the circular look of the driveway. Mr. Samia stated that the reason for eliminating the circular look of Driveway is required

in order to have necessary radius for emergency vehicles. Mr. Beal stated that landscaping would consist of 9 Boxwoods 2' – 3' high. Kelly suggested using Yews instead of Boxwoods as Boxwoods do not tolerate the Maine climate as well. Beth asked if 9 plants would be adequate. Kelly responded that 9 Boxwoods would not be sufficient for the approximately 50' of area that needs the landscaping. Mr. Samia stated that Beth is suggesting a hedge look to the landscaping. Kelly indicated that if Boxwoods were used for a hedge like look then the Church would need around 25 plants. Mike discussed the soils, with sample in hand, and felt the retention area would be acceptable. Thom asked about the size of the dry well. Mr. Beal state it was 5' wide and 5' deep. Mr. Samia stated that snow will continue to be plowed in the same place as the Church as done in the past. Tom inquired about overflow parking across the street of which Mr. Samia replied that they are parking there but the City has not yet deeded the land parcel to the Church. Thom made a motion to recommend plan as presented with the amendment that a minimum of 21 plants being 18" to 24" high be used, Kelly seconded; 5-0

Due to time constraints, Beth suggested that we take items out of order from the stated agenda. She informed committee that Sanford Christian Academy may not have all of their information into the Planning Board. She further suggested another meeting this month on Wednesday, June 20, 2018 at 4:00 to finish those agenda items not completed in this meeting.

- 6 Mill Towne Tavern – 898 Main Street - Lucas Lanigan, Owner requesting recommendation for signage at this new business. Mr. Lanigan stated that the location of this business is in the former Green Room. Mr. Lanigan stated the façade changes he is looking to make include frame with gray trim with maroon, lights will be black, windows will have a mesh photo on outside of windows and that only 2 of the windows will have the mesh signage. Thom asked who was making the graphics. Although Mr. Lanigan didn't know the name he said the company was somewhat local. Tom asked how many lights there would be of which Mr. Lanigan responded 5 or 6. Thom asked if the façade would be across the entire storefront. Mr. Lanigan replied no. Mr. Lanigan stated his goal is to make unit look individual from other units. Kelly made a motion to recommend approval with modification of siding in future without need of Mr. Lanigan being required to come back to DRC for review, seconded by Lenny; 5-0
- 7 Walgreens - 868 Main Street – Diana Olmstead of Bailey Signs attended to answer questions. Beth gave an overview of the proposal for new signage. There is no change in the sign size, just in shape and/or color. Thom asked if the was due to a corporate change in signage, Ms. Olmstead said yes. Kelly made a motion to recommend the changes as presented, Lenny seconded; 5-0
- 8 Sanford Games and Collectibles – 882 Main Street, Unit 4 – Miker Ernest, owner. Steve asked Mr. Ernest if all signage currently in window would be staying. Mr. Ernest would like it to if possible. Steve stated that it is a very busy look, Kelly stated that it looks cluttered. Steve requested that Mr. Ernest come back with a final display for the committee to review as the plan presented did not show the signage he wants to put in or where he will be locating it. Mr. Ernest asked if there are any color restrictions, Beth advised Mr. Ernest to review the Downtown District Guidelines he will receive from her to assist him in preparing for his next presentation to the committee. Kelly made a motion to table this to 6/20/18, Lenny seconded; 5-0

Committee agreed to meet again on June 20, 2018 to address those agenda items that could not be presented this evening due to time (Sanford Christian Academy, Kids Kove Preschool). Beth also discussed that there is more activity going on in town and that the Committee is going to have more proposals to review moving forward. Beth suggested that we extend our monthly meeting from 1.5 hours to 2 hours or to add another night each month to meet. This will be discussed at a future meeting.

Motion by Lenny to Adjourn, seconded by Thom; 5-0. Meeting Adjourned.

Respectfully Submitted,

Stephen Cabana, Acting Secretary