

Minutes  
Design Review Committee  
October 10, 2018

Members in Attendance:

<b>Planning Board</b>	<b>Citizens</b>	<b>Staff Support</b>	<b>Other</b>
Lenny Horr, Chair	Thom Gagne Steve Cabana	Beth Della Valle, Planning Dir. Mike Casserly, Asst. City Eng.	Lionel Sevigny Nathan Roberge Amber Pombriant Tommy Welch Sashie Misner Dr. Jin Hwang Trevor Brown

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

Motion by Lenny to approve the minutes from the September 12, 2018 meeting, second by Thom Gagne. Motion passed 3-0.

Approval of the minutes from August 8, 2018 meeting tabled until the next meeting.

Due to Agenda items 2 & 5 appearing to require substantial time for review these items were taken out of order to minimize the amount of time people would have to wait for their agenda item to be discussed/reviewed.

Agenda Item 3 was considered next. Lionel Sevigny presented information for a change to signage at 636 Main Street, Springvale. The only change was the name of the business to YRL Accounting; the sign structure/size was not changing.

Mr. Sevigny also was requesting approval of installation of 2 windows in place of an overhead door on the building. This work was done prior to DRC review. Mr. Sevigny apologized for the work being completed prior to requesting approval.

Mr. Sevigny provided information on both the sign and windows. With no questions from the committee, Thom Gagne made a motion to recommend changes, second by Lenny Horr. Motion passed 3-0.

After the vote Mr. Sevigny asked the Committee to consider the importance of eaves on buildings in the future when reviewing any submission to the Committee for recommendation. He referenced the Eastern Propane Building as his example. He commended Eastern Propane and the Committee for the vast improvements, however noted that without eaves a building has little character and often times looks like a box. The Committee thanked Mr. Sevigny for his input and Mr. Sevigny thanked the Committee for its willingness to serve on the Committee and the City of Sanford/Springvale.

Next Agenda Item discussed – Item 2 – Nathan Roberge on behalf of Marc Breault, 19 Roberts Street, Sanford. Mr. Roberge presented to the Committee drawings of the replacement decks/porches to Mr. Breault’s property at 19 Roberts Street. The property is a 2 unit with up and down units. Mr. Roberge explained that the reason for a five foot door on the front of the porch is due to the property being a multiunit. The door opening is more suitable for moving furnishings in and out of the space. Doors will be 6 panel doors as Mr. Breault prefers a door with no windows for privacy purposes as proximity of property to sidewalk is roughly only nine feet. Thom Gagne asked about landscaping of space between sidewalk and building, Mr. Roberge indicated that owner intends to fence in the area as it was prior to start of project. It was determined that that the Committee will not need to review the fencing project prior to installation so long as Mr. Breault uses the same fencing material as what was previously there; otherwise Mr. Breault will need to come back to the Committee for review/recommendation.

Steve Cabana questioned the visual appearance of the exterior of the porch and suggested a roof overhang between the upper and lower decks to improve the overall look. Mr. Roberge’s only concern about this idea is cost. Mr. Roberge stated it would cost approximately \$5,000 for the overhang as suggested by Steve Cabana. Mr. Roberge suggested a roof (rain overhang) over the five foot door to help give some depth to the front of the building. Beth Della Valle suggested flower boxes above the windows of the lower level to help with façade appearance.

Mr. Roberge indicated that architectural shingles to match existing roof color would be used and vinyl siding installed would match existing siding on home.

A motion to recommend by Steve Cabana and seconded by Thom Gagne with the following conditions: a rain overhang to be installed above the 5’ entry door and gray architectural shingles to be used; 3 white vinyl sided window boxes over the windows on the first floor to be installed. Motion passed 3-0

Agenda Item 6 was taken up next. Amber Pombriant & Tommy Welch – Sandwich Shack – 890 Main Street, Suite 103, Sanford. Ms. Pombriant and Mr. Welch presented photos of signs for

their new business. Ms. Pombriant explained that she and Mr. Welch were continuing a family business that was once in Biddeford. Thom Gagne questioned the size of signs of which the Committee was informed that size meets Code Office criteria of which the Code Office will verify/enforce. Ms. Pombriant indicated that at this time there is seating inside for less than 12 patrons. Steve Cabana asked if owners had considered reversing the signage in the window and on the building façade. Ms. Pombriant indicated that they want people to know what they do and that is why there is a big Italian sandwich on the façade sign.

Thom Gagne made a motion to recommend, seconded by Lenny Horr. Motion passed 2-1. Beth inquired of Steve Cabana as to why he voted against. Steve Cabana indicated that his preferred the window sign as a façade sign.

Next Agenda item reviewed was Item 1 – Sashie Misner and Dr. Jin Hwang – Gentle Dental, 554 Main Street, Springvale. Ms. Misner gave a presentation of the existing building and presented renderings of the new building being proposed and provided explanation of parking layout, shrubs, signage, pole lighting. The Committee asked if the cupola and windows in the dormer will be lit. Ms. Misner and Dr. Hwang indicated they would be willing to include that lighting. The Committee urged Ms. Misner and Dr. Hwang to make sure that light will not shine into neighboring windows.

Motion by Thom Gagne to recommend with the following changes:

- Provide a light in the cupola and the windows in the dormer, with the option of seasonal changes in color making sure that light will not be directed into residential windows in the neighborhood.
- Use black colored light poles in the parking lot to match black light poles used in the surrounding area.

Second by Steve Cabana, motion passed 3-0

Agenda Item 5 was next heard. Trevor Brown, President, Wolves Club, 40-42 High Street, Sanford. Mr. Brown gave a presentation to the Committee for a request to add parking to an existing dirt lot that is adjacent to Wolves Club building. The proposal included fencing, lighting, paving and storm drainage. Mr. Brown indicated that the fencing desired was to go directly in front of an existing retaining wall. The wall is in good condition and Mr. Brown had little concern that the wall would pose a problem down the road in terms or requiring repair. Mr. Brown was asked to provide information about ramp width (from parking lot onto High Street), planting plan and use of removable curb stops to the Committee.

Thom Gagne made a motion to recommend approval with the following modifications to plan:

- The proposed lighting poles shall be black in color to match those on Heritage Crossing;
- Finalize details of curbing issue and show them on a revised plan. The applicant was also asked to provide a plan that identifies which trees/shrubs will remain and where new ones will be planted; and
- The Design Review Committee would prefer a continuous asphalt curb but recognizes potential conflicts with snow plowing. The Committee asked the applicant to work with Public Works to try to find a creative solution to allow the continuous curb; however, if an acceptable solution cannot be found, it recommends approval of a discontinuous curb to be placed in April and remove prior to the winter season each year.

Second by Lenny Horr. Motion passed 3-0

Being no other business on the agenda, a Motion to adjourn at 7:39 pm was made by Lenny Horr and seconded by Steve Cabana. Motion carried 3-0

Respectfully Submitted,

Stephen Cabana, Acting Secretary