

TOWN OF OLD ORCHARD BEACH
ORDINANCE REVISION COMMITTEE MEETING MINUTES April 6, 2011

Call to Order at 7:00 pm	Call to Order
<p>Pledge of Allegiance Roll Call: George Kerr, Chair; William Daley; Robert Scoville; Linda Mailhot, Vice Chair; Steve Bryant. Staff: Mike Nugent, Code Enforcement Officer. Tori Geaumont, Secretary.</p>	<p><u>ROLL</u> <u>CALL</u></p>
<p><u>Item 1: Approval of Minutes</u> Vice Chair Mailhot moved to accept the minutes from 02/26/2011. Mr. Daley seconded. Motion passes 4-1 with Mr. Bryant abstaining. Vice Chair Mailhot moved to accept the minutes from 03/16/2011. Mr. Daley seconded. Motion passes 4-1 with Mr. Bryant abstaining.</p>	<p>Minutes: 02/26/2011 & 03/16/2011</p> <p>Motion</p> <p>Vote</p>
<p><u>Item 2: Chapter 78: Section 78, Article I: In General/Definitions.</u> Mr. Nugent explained that staff is still searching for a definition for elderly housing.</p>	<p><u>Item 2: Chapter 78: Section 78, Article I: In General/Definitions.</u></p>
<p><u>Item 3: Chapter 78: Section 78, Article II: Administration and Enforcement.</u> Mr. Nugent went over the changes that the committee asked for. The committee agreed with the changes. Vice Chairman Mailhot moved to send the changes on to the Town Council. Mr. Daley seconded. Motion passes unanimously.</p>	<p><u>Item 3: Chapter 78: Section 78, Article II: Administration and Enforcement.</u></p>
<p><u>Item 4: Chapter 78: Section 78, Article IV: Site Plans.</u> Chairman Kerr asked if the square footage changes were made. Mr. Nugent pointed these changes out. Staff checked with Saco, and their threshold is 6,000sf. Staff proposed 5,000sf. This makes the turn around time much quicker with adequate reviewing. Chairman Kerr liked this, as he felt the Town Council's wish for the committee was to have processes streamlined by editing the current ordinances. He asked if 5,000sf was conducive to the committee. All agreed. Vice Chair Mailhot moved to forward Chapter 78, Article IV Site Plans to the Town Council. Mr. Daley seconded. Motion passes unanimously.</p>	<p><u>Item 4: Chapter 78: Section 78, Article IV: Site Plans.</u></p> <p>Motion</p> <p>Vote</p>
<p><u>Item 5: Chapter 78: Section 78, Article V: Design Review.</u> Chairman Kerr asked Mr. Nugent to review. Mr. Nugent explained that at the last meeting the committee expressed the belief that required design review services could happen with the Planning Board to end duplication. All references to Design Review Committee have been changed to Planning Board. Section II has been completely struck which deals directly with the</p>	<p><u>Item 5: Chapter 78: Section 78, Article V: Design Review</u></p>

<p>board. Throughout the entire historic preservation section wherever it said DRC it now says Planning Board. Also was concern about where it stated if staff did not do things quick enough there was an automatic denial of the application. This was changed to shall not represent an approval by the Town of Old Orchard Beach. That way it is more positive. The review areas under this proposal will still be limited. It will now be limited to only properties that front on East and West grand in the DD1 areas only and front on Old Orchard Street and will only include enclosed structures and new additions. There is also a change in the threshold for plenary review from 500 sf to 5000 sf so it matches the site plan review thresholds. The only other change that needs to be made is the subheading that reads "denial by default". This is not what we are doing so it needs to be changed. He will change and send that the committee for approval.</p> <p>Chairman Kerr stated that he felt comfortable with sending this to council with the changes Mr. Nugent will make. The committee agreed.</p> <p>Mr. Nugent stated he felt this accomplishes the goals that the committee sent forward at the last meeting.</p> <p>Chairman Kerr wanted the consensus of the wish of the committee.</p> <p>Vice Chair Mailhot moved to send the proposed changes with the softening of the language referencing automatic denial to the Town Council.</p> <p>Mr. Daly seconded.</p> <p>Motion passes unanimously.</p>	<p style="text-align: center;">Motion</p> <p style="text-align: center;">Vote</p>
<p><u>Item 6:</u> Chapter 78: Section 78, Article VI: Districts</p> <p>Chairman Kerr asked about the Comp Plan Committee moving forward.</p> <p>Mr. Nugent explained they are beginning to schedule meetings, etc. and once the new Planner is in place the town will renegotiate a new contract with Southern Maine Regional Planning for their assistance, and the committee will go through and update zoning issues, such as setbacks, lot sizes, etc.</p> <p>Chairman Kerr stated he just wanted to bring this up to remind everyone that this committee is not going to deal with that scope of the zoning and let the Comp Plan take care of this. The committee did instruct Mr. Nugent to look into sign regulations even though that is part of the zoning as well.</p> <p>Mr. Nugent explained the changes which include sidewalk signs (A-frame sign), temporary sign exemptions, and general exemptions adding menu boards and food selection information.</p> <p>Vice Chair Mailhot asked to take out the wording referencing "logos" as many companies provide free signage to businesses that include their logo on it. This may inhibit a business to being able to have one.</p> <p>Mr. Nugent stated staff can take this out if the committee desires.</p> <p>Chairman Kerr asked the committee if that was their desire. It was. He</p>	

<p>asked if the committee wishes to review this and come back at our next meeting with any changes. The committee agreed. He asked to bring this as an agenda item to the next meeting. The committee can then send that to the council. If anyone from the board has suggestions please send them to Mr. Nugent before so the board will be ready to act. He then asked about the traffic ordinance and if the Police Dept is close to being done.</p> <p>Mr. Nugent stated we would like to put that on the agenda for the next meeting on April 20th.</p> <p>Chairman Kerr asked if that was okay with the committee.</p> <p>Mr. Daly stated that he will be out of town.</p> <p>Chairman Kerr asked if it was fine with him to miss the meeting and have information forwarded to him. He agreed.</p> <p>Mr. Nugent stated that at the meeting the committee with need to go back into the boarding up ordinance and do some changes due to the deletion of the Design Review Committee, as well as some updates to address new technology.</p> <p>Chairman Kerr asked if those changes will be on the agenda as well, and Mr. Nugent concurred. Chairman Kerr asked if there was anything else. He stated the board will meet again on April 20th.</p> <p>Mr. Nugent updated the board regarding the Planner search. The new Planner should be in place soon.</p> <p>Chairman Kerr asked if Mr. Nugent will be the department head now.</p> <p>Mr. Nugent stated it has been explained to him that he will.</p> <p>Chairman Kerr stated he was hopeful that would happen.</p>	
<p><u>Good & Welfare:</u> None</p>	<p><u>Item 6: Good & Welfare</u></p>
<p>Vice Chair Mailhot moved to adjourn. Mr. Daley seconded. Motion passes unanimously. Meeting adjourned at 7:25 p.m.</p>	<p><u>Adjournment</u></p>

I, Tori Geaumont, Secretary to the Ordinance Revision Committee of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of three (3) pages is a true copy of the original minutes of the Ordinance Revision Committee Meeting on March 16, 2011

Tori Geaumont