

**TOWN OF OLD ORCHARD BEACH  
 PLANNING BOARD SITEWALK/WORKSHOP MEETING MINUTES  
 August 2, 2012**

<b>WORKSHOP MEETING: 6:00 p.m.</b>	
<p><b>Roll Call:</b> Chairman Win Winch, Eber Weinstein, David Darling, Mark Koenigs, Carl D’Agostino. <b>Staff Present:</b> Jeffery Hinderliter, Town Planner Valdine Helstrom, Administrative Assistant.</p>	
<b><u>PUBLIC HEARINGS</u></b>	
<p><b><u>ITEM 1</u></b>          Amendments to Old Orchard Beach Code of Ordinances, Chapter 78 – Zoning, Article VI – Districts, Division 17 – Shoreland Zone, Sections 78-1185, 78-1203 (5), 78-1203 (8)</p> <p>Jeffrey Hinderliter stated that these standards have already been adopted. Everything stays the same. We are just taking the standards out of the DEP letter which was adopted as part of the ordinance and putting the standards into the ordinance. We will hold a public hearing and look for a Planning Board recommendation to go to the council.</p>	
<p><b><u>ITEM 2</u></b>          Proposal: Amendments to Old Orchard Beach Code of Ordinances, Chapter 78 – Zoning, Article VI – Districts, Division 17 – Shoreland Zone, Sections 78-1185, 78-1203 (5), 78-1203 (8)          Action: Planning Board recommendation</p> <p>Mr. Hinderliter stated that this is the formal consideration of the Amendments to Old Orchard Beach Code of Ordinances.</p>	
<p><b><u>ITEM 3</u></b>          Proposal: 44 single family residential lot cluster subdivision          Action: Continue discussion; Schedule final review          Owner: Beachmont Land Development LLC          Location: 200 Portland Ave, MBL: 103-1-30</p> <p>Jeffrey Hinderliter informed the Board that this will not be a final review. The bulk of the submission is the applicant’s engineer’s response to the Planning Board Members, staff, public and our engineer’s comments. The biggest part of the submission is more of the response to the engineer’s comments.          We are still waiting for Stephanie Hubbard’s comments from Wright Pierce. There is also information in the July 13, 2012 letter that goes into a test pit report that Ms. Hubbard is reviewing.</p>	
<p><b><u>ITEM 4</u></b>          Proposal: Site Plan Review: Edith Libby Memorial Library Addition/Parking Expansion/Site Work (all work associated with Bond Project)          Action: Continue discussion; Schedule final review          Owner: Town of Old Orchard Beach          Location: 27 Staples St., MBL: 206-27-1</p>	

<p>Mr. Hinderliter has been working closely with our Town Engineer, Stephanie Hubbard and he asked for her to concentrate on storm water and drainage. Originally we were submitted just the architectural plans, but we didn't receive any civil information or land boundaries.          These details need to be addressed by the Planning Board.          Mr. Hinderliter stated that he was curious about the proposed grades that they had submitted. It just didn't seem like it represented the information that is factual. So there is a lot that he feels the library needs to do and Ms. Hubbard agrees. Mr. Hinderliter added that we need to make sure this is done right.          Chair Winch stated that we will be continuing the discussion next week at the regular Planning Board meeting.          Jeffrey Hinderliter recommended that the Board Members review Stephanie Hubbard's comments that he has provided in their packets.</p>	
<p><b><u>ITEM 5</u></b>          Proposal: Conditional Use: Establish Home Occupation          Action: Determine Complete; Schedule public hearing and site walk          Owner: John Glass          Location: 1 Date St., MBL: 403-6-20</p> <p>Mr. Hinderliter stated that Mr. Glass is proposing to establish a home occupation to rent and deliver golf clubs via internet and phone. This home occupation is all internal.          This proposal is brought up to the Planning Board because this is a conditional use in that district for a home occupation.</p>	
<p><b><u>ITEM 6</u></b>          Proposal: Remove 3 lodging buildings and replace with 1 lodging building and site work          Action: Final Review          Owner: Alouette Atlantic Resorts          Location: 91 East Grand Ave, MBL: 303-1-11</p> <p>Mr. Hinderliter informed the Board that the land acquisition has been decided and Mullen Avenue was not included. The DEP is still an outstanding issue. The Board will have to determine if we can approve this with a condition or if they want to wait until DEP approval.          The two DEP issues are:          They are in a frontal dune plus they are doing work in an actual existing dune.</p>	
<p><b><u>ITEM 7</u></b> development to replace single story residential structures with multi-unit residential structures          Action: Pre-Application meeting          Owner: Pinewood Manor Inc.          Proposal: Site Plan Review/Conditional Use: Phased          Location: 10 Manor Street, MBL: 108-1-5</p> <p>Chair Winch introduced Joe Delany, Architect for Pinewood Manor, Inc. He also informed the Board that these are two different corporations with the same board of directors.</p>	

Liz Herold, Executive Director gave a brief overview and history of Oceanwood Manor and Pinewood Manor, Inc. Oceanview Manor is celebrating its 40<sup>th</sup> anniversary. Oceanview has 60 apartments and Pinewood was built 10 years later and has 50 apartments. These are year round (HUD) subsidized housing for seniors 62+ and the disabled. These are supported by the New England Baptist Council. Ms. Herold stated that their mission is to offer quality housing and services for seniors.

Eber Weinstein asked if there is a demand for the housing. Mr. Delany stated that there is currently a waiting list. The units right now are very small (approx. 525 sq.ft.) We would like to be able to create a 750 sq. ft. or so per unit and to add more modern amenities. These units are HUD approved subsidized housing.

They are proposing to build a multi 2 or 3 story unit building.

They would be doing this in a phased manner because they have to maintain the level of units for habitation to maintain their contract, and their other consideration is to make it a smooth transition for the residents.

They could possibly build 61 units in phase 1. They do maintain density.

Mr. Delany also stated that if Tabcom gives them the area, the acreage of Oceanview Manor goes up, and what is currently a non-conforming density could become conforming to the point that if they are looking at the R-3 at 5,000 sq. ft. per unit that perhaps they could have 80 units. Replacing 61 units/1-story building with 61 units/2- multi story buildings and maintaining the idea of a 3 story building.

Ms. Herald stated that they are real excited to take this opportunity to try and get the tax credits to be able to do this.

Mr. Weinstein asked when they would be able to start to build.

Ms. Herald informed the Board that they will know who is getting the tax credit in December/January and then they have a window of approximately 6 months after that to be able to put the construction project together.

Jeffrey Hinderliter suggested that it would be a great idea to have the applicants come to the next regular Planning Board meeting and give a brief presentation by the applicant just in case anyone from the public is present.

**ITEM 8**

Proposal: Amendments to Chapter 78 – Zoning, Article VI – Districts, Division 14 – Planned Mixed Use Development, Section 78-1023 – Conditional Uses; Chapter 78 – Zoning, Article VII – Conditional Uses, Division 2 – Conditions, Section 78-1268 – Child Care Facilities

Action: Discussion; Schedule public hearing

Applicant: Town of Old Orchard Beach

As a result of a Child Care Facility proposal the Planning Board recently considered, we found ordinance standards did not allow the use to exist even though it appeared to make sense.

During the Planning Board Meeting, it was discussed that one way to resolve this issue was to change the ordinance language.

The proposal before the Planning Board shows these changes:

1. Child Care Facilities is a permissible use with the PMUD District by adding this use as a Condition Use under Sec. 78-1023.
2. The access standards of Sec. 78-1268(b) (2) are deleted.

<p>Jeffrey Hinderliter recommends that the Planning Board schedule a public hearing for September 13, 2012.</p>	
<p><b><u>ITEM 9</u></b> Proposal: Amendment to Chapter 78 – Zoning, Article VIII – Performance Standards, Division 5 – Signs, Section 78-1627 (4) – Temporary Signs Action: Discussion; Schedule public hearing Applicant: Town of Old Orchard Beach</p> <p>Jeffrey Hinderliter informed the Board Members that this is an already enacted emergency ordinance. In early July the Council adopted a change to the sign ordinance associated with temporary signs. It was an emergency ordinance enactment and it directly deals with the baseball field events. Mr. Hinderliter mentioned that we are just going through the formal adoption process.</p>	
<p><b><u>OTHER BUSINESS</u></b></p> <p>GOOD &amp; WELFARE</p> <p>ADJOURNMENT</p> <p>The meeting adjourned at 7:00 p.m.</p> <p>WINTHROP WINCH, CHAIRMAN</p>	

*I, Valdine Helstrom, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of four (4) is a true copy of the original minutes of the Planning Board Workshop Meeting of August 2, 2012.*

*Valdine L. Helstrom*