

Old Orchard Beach Planning Board Regular Meeting Minutes
Thursday, April 21, 2011

Call to Order at 7:00 pm

PLEDGE OF ALLEGIENCE

Members present: Winthrop Winch Chairman, Eber Weinstein, David Darling, Mark Koenigs, Tianna Higgins, Don Cote, and Kristopher Fish. **Staff:** Mike Nugent, Code Enforcement Officer and Tori Geaumont, Secretary.

ITEM 1: Discussion *Determination of Completeness*: Conditional Use: Appeal from restrictions on non-conforming uses: Requesting permission to increase the number of rental rooms from 6 to 9 within the existing structure at 47 East Grand Avenue, MBL 305-4-4 in the BRD District. Owner is William & Lesa Watson.

Chairman Winch asked Mr. Nugent to give background to this item.

Mr. Nugent explained that initially the building had 9 rental rooms when the current owners bought the property. They licensed it as such, but in subsequent years did not license 2 of the rooms, as they used them for their own personal use. Now they wish to sell the property and for the entire 9 rooms to be licensed. As this is non-conforming they are allowed under conditional use, to come to the board for approval. Staff is not allowed to do this. The board must set a public hearing and a site walk.

Chairman Winch suggested May 4th at 5:45 p.m. for the site walk followed at 6:00 p.m. for the workshop where the board can set the public hearing date for May 12th.

Lesla Watson, owner, asked to speak. She stated there was no time limit on this, and the family intends to open the restaurant and use the rooms as they have been in the past. The catalyst of this is that they are listing this to be sold, and it has more value with the total rooms that can be used at 9. She stated if it came down to just numbers these are no different either way.

Chairman Winch asked if there were parking concerns.

Ms. Watson stated no one has parking in that part of town.

Mr. Nugent stated that most of the people who live in the area need to buy parking for their cars. He reminded the board they should probably be mindful of putting any limitations on the license regarding parking, as it may impede further uses.

Mr. Weinstein interjected that he is President of the Synagogue that abuts the property, and he will be abstaining.

Ms. Higgins moved to determine the application complete.

Mr. Koenigs seconded.

Motion passes 5-0 with Mr. Weinstein abstaining and Mr. Darling voting.

ITEM 2: Discussion: Design Review Certificate Recommendation: Request for vertical expansion and remodel of single family cottage at 6 Bradbury Street, MBL 205-19-12 in DD-2 District. Owner is Renald Fluet.

Mr. Nugent showed the board pictures depicting before and the proposed after of the project. He informed the board that the DRC suggested to increase the window in the bathroom as functionally large as possible.

Mr. Weinstein moved to grant a design review certificate for 6 Bradbury Street.

Ms. Higgins seconded.

Motion passes unanimously.

ITEM 4: Acceptance of Minutes: February 10, 2011.

Mr. Weinstein moved to accept the minutes from February 10, 2011.

Mr. Cote seconded.

Motion passes unanimously.

ITEM 3: Set a Public Hearing Date for Amendments to the following sections of the zoning ordinance: Chapter 78, Article I, Section 78-1, Article II, Section 78-34, 78-38, 78-68, 78-70, 78-94, 78-95, Article III, Section 78-142, Article IV, Section 78-212, 78-213, Article V, Section 78-246, 78-276, 78-302, 78-353, 78-354, 78-355, 78-376, 78-396, 78-397, 78-426, 78-427, 78-428, 78-429, Article VI, Section 78-686, Article III, Section 78-1627, 78-1629, 78-1631.

Mr. Nugent explained the changes that the Ordinance Revision Committee is recommending. They are attempting to streamline processes. He stated the board should table this, as there are a few changes that need to be reviewed by the board that are not included in what they received.

Ms. Higgins moved to table Item 3 to the next meeting.

Mr. Fish seconded.

<i>Motion passes unanimously.</i>
GOOD & WELFARE
None
Ms. Higgins moved to adjourn.
Workshop adjourned at 7:32 pm

I, Tori Geaumont, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of two(2) pages is a true copy of the original minutes of the Planning Board Site Walk and Workshop of April 21, 2011.

Tori Geaumont