

Old Orchard Beach, August 4, 2011 Planning Board Site Walk & Workshop Minutes

ITEM 1

Site Walk (5:45 PM): Construct 32' x 40' building containing two rental units and associated parking.
12 Foote St., MBL 205-19-11 (Seabreeze Motel), DD-2 Zone

Planning Board Workshop: 6:17 pm in Council Chambers at Town Hall

Present: Win Winch, Chairman, Eber Weinstein, David Darling, Mark Koenigs, Don Comoletti, Design Review Committee Chairman, Kim Schwichrath. Staff: Jeffrey Hinderliter, Town Planner. Mike Nugent, Code Enforcement Officer

Absent: Don Cote, Tianna Higgins.

ITEM 1

Proposal: Proposed Amendments to Article V., Design Review Ordinance

Action: Workshop with Design Review Committee and Ordinance Review Committee

Don Comoletti, Chairman of Design Review Committee addressed the board to talk about the changes and the possibility of disbanding the DRC. Mr. Nugent gave some background as to what the Ordinance Revision Committee was and their goals. He explained the ORC's desire was to streamline the process of design review and the prevue it has and compared the restrictions and guidelines to other towns which were less. Mr. Koenigs asked why we would not rezone the area. Mr. Nugent stated that their scope is limited to non-comprehensive planning circumstances. That is more the Comprehensive Planning Committee's responsibility. Mr. Nugent clarified that all zoning changes go to the Planning Board first. Mr. Koenigs felt rezoning was the answer. Mr. Weinstein pointed out that rezoning is a large process. Mr. Nugent stated that initially the scope was worked on and whittled down, and all that info was passed on to the DRC. The next meeting the ORC had changed their proposal to just eliminate the process and have Planning Board do this. The Planning Board does not have the ability to deny this, but only to make recommendations to the Town Council. Mr. Nugent felt that maybe the boards should start from scratch and come up with all new thresholds, guidelines, etc. Mr. Weinstein stated this could be done as long as there was done. Mr. Hinderliter suggested that maybe the Planning Board could make a recommendation to Town Council to table this and return it to the Planning Board/ORC process. Mr. Nugent explained this was not even on their radar screen. Mr. Hinderliter asked if the Town Council was waiting for the Planning Board to take action in the next month or two. Mr. Weinstein asked why this came to us now. Mr. Nugent explained their work just got done. Mr. Koenigs asked if the DRC has ever workshopped the ordinance to see the areas where they committee would like to change or improve. Mr. Weinstein asked if design review goes to the DRC first before it comes before the Planning Board. He suggested that instead of doing them at different times to do them together. The timeline of Design Review was discussed and reviewed. Mr. Nugent stated that he is not sure why the Design Review Committee cannot grant the design review certificate. Right now the Planning Board does this. That could be something that could change.

ITEM 2

Proposal: Site Plan Review/Major Subdivision. Demolish 53 overnight cabins and replace with 53 seasonal dwelling units
Action: Public Hearing; Final Plan Approval; Findings of Fact Approval
Owner: Bernie Saulnier (BH2M- William Thompson, Agent)
Location: 180 Saco Avenue, MBL 208-1-1, GB-1 & R4 Zones

He asked what the updated material was. Mr. Hinderliter responded by saying that there is the full storm water management report, revised plans, trash compactor details, the revised site plan review and subdivision findings of facts and your staff notes. All this is in response to Planning Board and staff comments from the last meeting. BH2M provided the cover sheet outlining the changes. All of the requested changes have been made. Mr. Koenigs asked when the condo docs come into play. Mr. Hinderliter answered that there were some condo docs already submitted before he came on board, but was unsure that the board ever received them.

ITEM 3

Proposal: Construct a 32' x 40' building containing two rental units and associated parking
Action: Public Hearing; Preliminary Plan Consideration; Design Review Certificate Approval
Owner: Cascade Corp (Attar Engineering, Inc., Agent)
Location: 12 Foote St., MBL 205-19-11 (Seabreeze Motel), DD-2 Zone

ITEM 4

Proposal: Conditional Use/Waiver of number of parking spaces. Convert current shop/warehouse to 1 lodging unit
Action: Approval of Findings of Fact
Owner: La Boca Corp, King Weinstein
Location: 30 Washington Ave., MBL 308-1-1, NC-3 Zone

Mr. Nugent stated he will do a presentation on this at the meeting Thursday.

ITEM 6: Conditional Use: Determination of Completeness; Set Public Hearing Date: The addition of 20 feet to the existing radio antennae at The Town of Old Orchard Beach Fire Department at 136 Saco Avenue, MBL 207-3-8 in the GB-1 zone.

Mr. Nugent stated the town is going to asking the board to table this, as the town is not ready.

ADJOURNMENT at 7:05pm

Chair, Win Winch

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 on August 4, 2011.

Tori Geaumont