

**PUBLIC HEARING PLANNING BOARD  
WORKSHOP  
MEETING MINUTES**  
Site Walks, Regular Meeting & Workshop  
August 7, 2014  
Town Council Chambers

<p><b>Pledge to the Flag</b></p>																																									
<p><b>Roll Call:</b> Eber Weinstein, Mark Koenigs, Mike Fortunato, Win Winch. <b>Staff:</b> Jeffery Hinderliter; Town Planner, Valdine Camire, Administrative Assistant.</p>																																									
<p><b>SITE WALKS</b></p> <p><b><u>On-Site, 5:15 PM</u></b></p> <p><b>Proposal:</b>     <b>Subdivision and Conditional Use Amendment: construct an inn facility consisting of 24 guestrooms with ancillary features common to golf course facilities. The proposed project includes three carriage house structures with associated parking and site features.</b></p> <p><b>Owner:</b>       <b>Pine Ridge Realty Corporation</b></p> <p><b>Location:</b>    <b>Wild Dunes Way (Adjacent to existing Dunegrass Clubhouse Facility), MBL: 105A-1-200</b></p> <p>The following interested parties were in attendance at this site walk:</p> <table data-bbox="99 1092 812 1764"> <tr><td>Joseph &amp; Jolene Roop</td><td>71 Wild Dunes Way</td></tr> <tr><td>David &amp; Terry Baird</td><td>80 Wild Dunes Way</td></tr> <tr><td>Misty Crawford</td><td>22 Cherry Hills</td></tr> <tr><td>George &amp; Martelle Aube</td><td>23 Cherry Hills</td></tr> <tr><td>Richard &amp; Roseanne Baillargeon</td><td>5 Cherry Hills</td></tr> <tr><td>Michael &amp; Eileen Roberge</td><td>51 Wild Dunes Way #4</td></tr> <tr><td>Stephen &amp; Kathleen Mazziotti</td><td>9 Cherry Hills</td></tr> <tr><td>Michael Guernsey</td><td>73 Wild Dunes Way</td></tr> <tr><td>Robert &amp; Julie Loguidice</td><td>51 Wild Dunes Way #27</td></tr> <tr><td>Roland &amp; Carole Haight</td><td>4 Cherry Hills</td></tr> <tr><td>Peter &amp; Jodelle Balestra</td><td>8 Cherry Hills</td></tr> <tr><td>Victor &amp; Patricia Digeorge</td><td>12 Cherry Hills</td></tr> <tr><td>Malcolm Mundell</td><td>20 Cherry Hills</td></tr> <tr><td>William &amp; Pamela Fisher</td><td>15 Oakmont Drive</td></tr> <tr><td>Branimir &amp; Joanne Viducic</td><td>16 Cherry Hills</td></tr> <tr><td>Johnathan &amp; Leita Karol</td><td>18 Long Cove Drive</td></tr> <tr><td>Ivan Most</td><td>2 Cypress Creek Drive</td></tr> <tr><td>Gerald &amp; Judith Duharma</td><td>14 Cherry Hills</td></tr> <tr><td>John &amp; Sally Beatty</td><td>21 Cherry Hills</td></tr> <tr><td>Domenic Pulgaris</td><td>Owner Dunegrass</td></tr> </table> <p>Architect Jason Vafiades, from Vafiades Engineering &amp; Design was there to answer questions and show preliminary plans of the proposed development. The project would result in the construction of three "carriage house" style structures (1775 sf footprint each) for a total of 5,325 sf of building footprint. In addition, associated parking and walkways (approximately 12,000 sf of new pavement) will be constructed to tie the proposed project into the existing club house infrastructure (cart paths,</p>		Joseph & Jolene Roop	71 Wild Dunes Way	David & Terry Baird	80 Wild Dunes Way	Misty Crawford	22 Cherry Hills	George & Martelle Aube	23 Cherry Hills	Richard & Roseanne Baillargeon	5 Cherry Hills	Michael & Eileen Roberge	51 Wild Dunes Way #4	Stephen & Kathleen Mazziotti	9 Cherry Hills	Michael Guernsey	73 Wild Dunes Way	Robert & Julie Loguidice	51 Wild Dunes Way #27	Roland & Carole Haight	4 Cherry Hills	Peter & Jodelle Balestra	8 Cherry Hills	Victor & Patricia Digeorge	12 Cherry Hills	Malcolm Mundell	20 Cherry Hills	William & Pamela Fisher	15 Oakmont Drive	Branimir & Joanne Viducic	16 Cherry Hills	Johnathan & Leita Karol	18 Long Cove Drive	Ivan Most	2 Cypress Creek Drive	Gerald & Judith Duharma	14 Cherry Hills	John & Sally Beatty	21 Cherry Hills	Domenic Pulgaris	Owner Dunegrass
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walks, etc) as well as the rapidly expanding Dunegrass residential community. The proposed project is intended to serve the Dunegrass residents (overflow from family visits, etc) as well as the golfing or special event attending public.

On-Site, 5:45 PM

**Proposal:**      **Private Way: Establish access to one lot across a paper street to develop a single-family dwelling**  
**Owner:**        **Aeron and Eric Dupee**  
**Location:**     **Hemlock Street, MBL: 403-1-5**

Those attending besides the Planning Board members were Bob Fox from 82 Cascade Road Apt #1 and Mike Coulombe from Dow and Coulombe Surveyors who is representing Aeron and Eric Dupee. A walk around the project was shown and an overview of the proposed project was presented.

**REGULAR MEETING**

CALL TO ORDER (6:25PM)

**ITEM 1**

**Proposal:**      **Site Plan: 1-unit, 1-story addition to the top of the Temple Ave structure (hotel), minor parking lot changes and re-construction of the primary exterior stair to make it code compliant with current building and life safety codes**  
**Action:**        **Discussion, Final Review**  
**Owner:**        **Billow House LLC**  
**Location:**     **2 Temple Ave, MBL: 324-16-7**

- There were 3 submissions:
1. Waiver was granted. Documentation presented.
  2. DEP Review
  3. Plan shows off site parking.

Jeffrey Hinderliter’s recommendation that the Planning Board approve this proposal.

Mark Koenigs made a motion to approve the site plan for a 1-unit, 1-story addition to the top of the Temple Ave structure (hotel), minor parking lot changes and re-construction of the primary exterior stairs to make it code compliant with current building and life safety codes for Billow House LLC, 2 Temple Ave, MBL: 324-16-7. Seconded by Mike Fortunato.

*Jeffrey Hinderliter called for the vote:*

- Mark Koenigs - Yes  
 Win Winch - Abstained  
 Mike Fortunato - Yes  
 Eber Weinstein - Yes

ADJOURN REGULAR MEETING 6:29 PM

**ITEM 1**

**MOTION**

**VOTE**  
**(3-0-1)**

<p><b>WORKSHOP</b></p> <p>CALL TO ORDER</p> <p><u>Public Hearing (To be held on 14 August 2014, 7:00 PM)</u></p>	
<p><b><u>ITEM 1</u></b></p> <p><b>Proposal:</b> Private Way: Establish access to one lot across a paper street to develop a single-family dwelling</p> <p><b>Owner:</b> Aeron and Eric Dupee</p> <p><b>Location:</b> Hemlock Street, MBL: 403-1-5</p>	<p><b><u>ITEM 1</u></b></p>
<p><b><u>ITEM 2</u></b></p> <p><b>Proposal:</b> Subdivision and Conditional Use Amendment: construct an inn facility consisting of 24 guestrooms with ancillary features common to golf course facilities. The proposed project includes three carriage house structures with associated parking and site features.</p> <p><b>Owner:</b> Pine Ridge Realty Corporation</p> <p><b>Location:</b> Wild Dunes Way (Adjacent to existing Dunegrass Clubhouse Facility), MBL: 105A-1-200</p>	<p><b><u>ITEM 2</u></b></p>
<p><b><u>Regular Meeting</u></b></p> <p>APPROVAL OF MINUTES – 6/5/14, 6/12/14, 7/3/14, 7/10/14</p>	
<p><b><u>ITEM 3</u></b></p> <p><b>Proposal:</b> Private Way: Establish access to one lot across a paper street to develop a single-family dwelling</p> <p><b>Action:</b> Site Walk Report, Discussion, Schedule Final Review</p> <p><b>Owner:</b> Aeron and Eric Dupee</p> <p><b>Location:</b> Hemlock Street, MBL: 403-1-5</p> <p>Jeffrey is recommending scheduling a final review and a maintenance agreement to approve this proposal.</p>	<p><b><u>ITEM 3</u></b></p>
<p><b><u>ITEM 4</u></b></p> <p><b>Proposal:</b> Subdivision and Conditional Use Amendment: construct an inn facility consisting of 24 guestrooms with ancillary features common to golf course facilities. The proposed project includes three carriage house structures with associated parking and site features.</p> <p><b>Action:</b> Site Walk Report, Discussion</p> <p><b>Owner:</b> Pine Ridge Realty Corporation</p> <p><b>Location:</b> Wild Dunes Way (Adjacent to existing Dunegrass Clubhouse Facility), MBL: 105A-1-200</p> <p>Mark Koenigs recommended that in the future, have the applicants engineer make sure that the</p>	<p><b><u>ITEM 4</u></b></p>

<p>corners of the building, property lines and the driveway is properly staked out.</p> <p>Mr. Hinderliter stated that our office has received a considerable amount of interest in this proposal. There is currently a law suit going on between Dominator Golf / Ron Boutet. Jeffrey Hinderliter is recommending that this item be tabled until we get the Town Attorney’s opinion and the outstanding litigation is resolved.</p>	
<p><b><u>ITEM 5</u></b>  <b>Proposal:</b>      <b>Site Plan: Establish 9 new campsites within Paradise Park Campground</b>  <b>Action:</b>         <b>Discussion, Final Review</b>  <b>Owner:</b>         <b>Paradise Acquisition LLC</b>  <b>Location:</b>      <b>50 Adelaide Rd., MBL: 106-2-2</b></p> <p>Jeffrey Hinderliter informed the Board Members that he met with the abutters of this campground and their concerns. He also explained how this developed over time and what the Planning Board’s role is. The Planning Board is sworn to uphold the ordinance standards. The abutters have a number of legitimate comments. Jeffrey Hinderliter's next step is to sit down with the Campground owners to go over the abutters concerns and maybe can work out a plan to address these.</p>	<p><b><u>ITEM 5</u></b></p>
<p><b><u>ITEM 6</u></b>  <b>Proposal:</b>      <b>Subdivision and Conditional Use: Establish 27 free-standing condominiums</b>  <b>Action:</b>         <b>Discussion</b>  <b>Owner:</b>         <b>Dominator Golf LLC</b>  <b>Location:</b>      <b>Wild Dunes Way, Adjacent to Dunegrass Section C, MBL: 105A-1-200</b></p> <p>Jeffrey Hinderliter recommends that this item be tabled until further consideration until we receive the Town Attorneys opinion.</p>	<p><b><u>ITEM 6</u></b></p>
<p><b><u>Other Business</u></b></p> <ul style="list-style-type: none"> <li>• Comprehensive Plan Committee: Future Land Use Plan Discussion, Set meeting with Committee</li> </ul> <p>Mr. Hinderliter suggested to the Planning Board Members that he would like to schedule a workshop in October to meet with the Comprehensive Plan Committee for a preliminary discussion on the Comprehensive Plan.</p> <p>Mark Koenigs concern on 196 East Grand Avenue. Mr. Hinderliter was able to locate the findings of fact from 2010 to establish that parking lot. Also became aware that there was a variance for that parking lot that was granted in August of 2013 that allowed this single family dwelling to be placed there. Mr. Hinderliter stated that this needs more research and he will discuss this issue with Dan Feeney, Code Officer.</p>	
<p><b><u>GOOD AND WELFARE</u></b></p>	

ADJOURNMENT	
Meeting adjourned at 7:05 pm	<b>Adjournment</b>

*I, Valdine Camire, Administrative Assistant to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of five (5) pages is a true copy of the original minutes of the Planning Board Meeting of August 7, 2014.*

