

**PUBLIC HEARING PLANNING BOARD  
WORKSHOP  
MEETING MINUTES  
Thursday, February 6, 2014  
6:00 pm**

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| <b>Call to Order at 7:05 pm</b>  | <b>Call to Order</b>                                    |
| <b>Pledge to the Flag</b>  |   |
| <b>Roll Call:</b> Carl D'Agostino, Win Winch, Chair Eber Weinstein. <b>Absent:</b> Mark Koenigs, Mike Fortunato. <b>Staff:</b> Jeffery Hinderliter; Town Planner, Valdine Camire, Administrative Assistant.  |   |
| APPROVAL OF MINUTES –1/9/14  |   |
| <p><b><u>ITEM 1</u></b><br/> <b>Proposal:</b> Conditional Use, Site Plan, Subdivision Amendment: Revise building 5 from 6 units to 3 units; Revise building 3 from 6 units and construct three buildings with two buildings containing 2 units in each and one building containing 3 units. Over-55 residential condominiums- 10 total units.<br/> <b>Action:</b> Discussion and Decision<br/> <b>Owner:</b> CHA Builders, LLC.<br/> <b>Location:</b> Emerson Cummings Boulevard and McCallum Drive (Cider Hill), MBL: 107-3-1</p> <p>Jeffrey Hinderliter stated that he has not received anything new from King Weinstein.</p> <p>This item will be tabled until the next meeting.</p>  | <p style="text-align: center;"><b><u>ITEM 1</u></b></p> |
| <p><b><u>ITEM 2</u></b><br/> <b>Proposal:</b> Site Plan: 5,910 sq. ft. building expansion (Landry's Shop n' Save)<br/> <b>Action:</b> Determination of Completeness; Schedule Site Walk and Public Hearing<br/> <b>Owner:</b> BCL Cascade LLC, PRL Cascade LLC<br/> <b>Location:</b> 2 Cascade Road, MBL: 205-15-1</p> <p>Jeffrey Hinderliter has been working with the new owner of Landry's and the expansion proposal. They are geared to helping the year round community and will have positive impacts for the seasonal visitors. This is a complete redesign of the interior and it comes before the Planning Board because they are expanding the square footage of the space.<br/> They are going over the existing impervious surface however the type is changing from pavement to building.<br/> They are going to expand their checkout space and increasing their storage space.<br/> The sub shop has received an administrative site plan review approval to move to the site location where the caboose is located and a new building will be built.</p> <p>Basically the same parking space.</p> | <p style="text-align: center;"><b><u>ITEM 2</u></b></p> |

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| <p><b><u>ITEM 3</u></b><br/> <b>Proposal:</b> Construction of indoor/outdoor cafe<br/> <b>Action:</b> Certificate of Appropriateness<br/> <b>Applicant:</b> Slyders LLC (Mike Paul)<br/> <b>Location:</b> 16 Old Orchard St., MBL: 205-5-5, DD1</p> <p>Due to the fact that Carl D’Agostino is involved with this project, he will abstain from voting.</p> <p>Mr. D’Agostino informed the Board Members that this proposal went through the Design Review Committee and Mike Paul is proposing to bring in a 28’ x 8 ½ ‘ travel trailer, removing the wheels and setting it up on 4” slab of painted concrete. This will be located on the vacant lot at 16 Old Orchard Street owned by George Kerr (formerly Dan’s Family Restaurant) It will have a flat roof and the only mechanicals coming out of the roof will be an AC unit extending 18”-20” above the top of the trailer and a 9’ exhaust for the hood system. There will also be a 4’ awning extending over the trailer. The dining tent will be completely enclosed and on sunny days the sides will roll up. The capacity is 24-29 people. There will be no liquor sold.</p> <p>The design also includes:<br/>         2 phase – 200 amp service will be coming down into a mobile kitchen.<br/>         Sub surface utilities.<br/>         Small canister LED lighting that will be directed directly on the property.<br/>         Surveillance cameras will be set up for safety.<br/>         Sewer and water is already stubbed into the lot and on site.<br/>         Wood trash containers (and storage) which will be named “The Green Monster”. They will be 4’ wide, 6’ high and 16’ long.<br/>         There will be 6 free standing tables which will resemble the shape of home plate.<br/>         The metal fencing around the perimeter of the lot will be 48” high with rails. 2” tubing vertical post 1 ½” tubing horizontal post painted white.<br/>         Mr. Paul will add diamond plated skirting around the perimeter of the bottom of the trailer.<br/>         Mr. Paul also added that everything will be inside the railing including the light poles.</p> <p>He is proposing to open in April of 2014 thru October 31<sup>st</sup>.</p> <p>Jeffrey Hinderliter informed the Board Members that this proposal had to meet one of the permitted uses within the DD-1 Zone. It was determined that it met 2 of the permissible uses: Café/ Sidewalk Café.</p> | <p><b><u>ITEM 3</u></b></p> |
| <p><b><u>ITEM 4</u></b><br/>         Discussion concerning future development and sewer pump stations (to be scheduled for March)</p>  | <p><b><u>ITEM 4</u></b></p> |
| <p><b><u>OTHER BUSINESS</u></b><br/>         1. Sign 25 Puffin Street Mylar</p>  |                             |

**GOOD & WELFARE**

Carl D’Agostino and Jeffrey Hinderliter have discussed that when they passed the conditional approval with conditions for the Summerwinds Project, the condition was that they would have a snow removal plan to us by December 1, 2014 and needs to go to the Registry of Deeds to have this recorded. The Planning Board has received nothing to date. Mr. Hinderliter will talk with Summerwinds and hopefully get an answer by the next meeting. Mr. D’Agostino observed that it is not being maintained like the landscaping company stated that it was going to be maintained.

ADJOURNMENT  
CARL D’AGOSTINO, CHAIRMAN

Meeting adjourned at 6:35 pm

**Adjournment**

*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 Three (3) pages is a true copy of the original minutes of the Planning Board Meeting of January 9, 2014.*

