

**TOWN OF OLD ORCHARD BEACH  
PLANNING BOARD MEETING MINUTES  
Thursday January 10, 2013**

<b>Call to Order at 7:10 pm</b>	<b>Call to Order</b>
<b>Pledge to the Flag</b>	
<b>Roll Call:</b> Carl D'Agostino, Win Winch, Mark Koenigs. <b>Absent:</b> David Darling, Eber Weinstein. <b>Staff:</b> Jeffery Hinderliter, Town Planner Valdine Helstrom, Administrative Assistant.	
<p><b><u>ELECTION OF CHAIR AND VICE CHAIR:</u></b></p> <p>Mark Koenigs recommends postponing the Election of Officers until the next meeting since two of the Planning Board Members are not in attendance. All in favor.</p>	<p style="text-align: center;"><b>Vote</b> <b>(3-0)</b></p>
<p><b><u>APPROVAL OF MINUTES – 12/6/12, 12/13/12</u></b></p> <p>Carl D'Agostino made a motion to table the approval of minutes for 12/6/12 and 12/13/13 at the next Planning Board Meeting.</p> <p>All in favor.</p>	<p style="text-align: center;"><b><u>MINUTES</u></b></p> <p style="text-align: center;"><b>Vote</b> <b>(3-0)</b></p>
<p><b><u>ITEM 1</u></b></p> <p><b>Proposal:       Site Plan Review Amendment: Relocate driveway</b>  <b>Action:         Consideration and ruling</b>  <b>Owner:          Cascade Corp</b>  <b>Location:       12 Foote St., MBL 205-19-11 (Seabreeze Motel)</b></p> <p>Some of the Planning Board members attended the sitewalk on Saturday, January 5, 2013. The applicant submitted a sketch to the Board Members.</p> <p>Carl D'Agostino mentioned to Mr. Weinstein that it would be a good idea to re-submit the plan more formally. He would like to see some distance from the stop sign and the curb cut. The Board will also need for him to submit a full size paper copy for the Board Members to sign. Mr. Weinstein agreed to do this and submit it to the Town Planner.</p> <p>Jeffrey Hinderliter stated that in order to waive this, the Planning Board needs to determine that by having the second entrance it will not provide a negative impact to pedestrians or vehicle safety. If the Planning Board can create a finding that is based on field observations on the plans, and the second entrance will not negatively impact pedestrian and vehicle safety, then the waiver gives them the authority. The waiver reference is located in section 78-1568 (2) under the title Parking Waivers and the requirement is in section 78-1466 (D) of the Parking Ordinance.</p> <p>Mr. Koenigs asked what is the driveway width that we should allow.  Mr. Hinderliter stated that maximum width is 20'. If it goes beyond 20' you would need a waiver from that standard as well.</p>	<p style="text-align: center;"><b><u>ITEM 1</u></b></p>

<p>Mark Koenigs moved to request (2) waivers under (1) motion to allow the amendment to the existing site plan for Cascade Corporation, 12 Foote Street, MBL 205-19-11.          Those waivers being:          The curb cut doesn't need to be 50' from the intersection and allow a second curb cut on one lot.          Mr. Koenigs also moved to have the inclusion of the referenced ordinances that we are waiving being:  <b><i>Section 78-1491 (F) (1) - The curb cut needs to be 50' from the intersection.</i></b>  <b><i>Section 78-1466 (D) - Allowing for (2) curb cuts.</i></b></p> <p>Seconded by Carl D'Agostino.</p> <p>Mark Koenigs made a motion to accept Cascade Corporation's request for an amendment to their site plan for the location of 12 Foote Street, MBL: 205-19-11 with the following 3 conditions:</p> <p><b><i>The first condition being that the driveway not have more than a maximum 20' at the curb line of the driveway per the ordinance.</i></b></p> <p><b><i>The second condition is that the Northwesterly edge of the curb cut be 18' from the stop sign at the intersection of Hoffman Street and Foote Street on the Foote Street side.</i></b></p> <p><b><i>And the third condition is that the Applicant submits a new site plan with amendments and the conditions on the revised site plan.</i></b></p> <p>Seconded by Carl D'Agostino</p>	<p><b>Motion</b></p> <p><b>Vote (3-0)</b></p> <p><b>Motion</b></p> <p><b>Vote (3-0)</b></p>
<p><b><u>ITEM 2</u></b>  <b>Proposal: Site Plan Review: 2,053 sq. ft. building expansion, exterior renovation and site work to multi-use commercial building</b>  <b>Action: Planning Board review of final plan changes</b></p> <p>The only question that Mr. Hinderliter has on this revised plan is that it just states "<b><i>pavement shall be removed</i></b>". All agreed that we need to add a condition to the findings of facts that they add "<b><i>pavement shall be removed, loomed and seeded</i></b>".</p>	<p><b><u>ITEM 2</u></b></p>
<p><b><u>ITEM 3</u></b>  <b>Proposal: Subdivision Amendment: Amend Sandy Hollow Subdivision Plan to create 2 residential lots</b>  <b>Action: Sign Mylar</b></p> <p>Mr. Hinderliter mentioned to the Board Members that the line on the driveway was adjusted on the plans and the mylar is available to sign.</p>	<p><b><u>ITEM 3</u></b></p>

<p><b><u>ITEM 4</u></b>          Proposal: Consideration of Findings of Fact:</p> <ol style="list-style-type: none"> <li>1. CMP 34.5 kV transmission line rebuild</li> <li>2. Libby Memorial Library building expansion</li> <li>3. Beachmont Subdivision</li> <li>4. 7-11 fuel dispenser and canopy construction</li> <li>5. Virginia Tent LLC clubhouse demo and new construction</li> <li>6. Alouette Atlantic Resorts motel demo and new construction</li> </ol>	<p><b><u>ITEM 4</u></b></p>
<p><b><u>OTHER BUSINESS:</u></b></p> <p>Mark Koenigs discussed a few procedural items going forward for the next years projects in regards to the findings of facts.</p>	
<p>GOOD &amp; WELFARE          ADJOURNMENT          WINTHROP WINCH, CHAIRMAN</p>	
<p>Meeting adjourned at 8:50 pm</p>	<p><b>Adjournment</b></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 Three (3) is a true copy of the original minutes of the Planning Board Meeting of January 10, 2013.*

*Valdine J. Helstrom*