

**PUBLIC HEARING PLANNING BOARD
MEETING MINUTES
Thursday, June 12, 2014**

Call to Order at 7:03 pm	Call to Order
Pledge to the Flag	
Roll Call: Chair Eber Weinstein, Win Winch, Mike Fortunato, Mark Koenigs. Staff: Jeffery Hinderliter; Town Planner, Valdine Camire; Administrative Assistant. Others Present: Durwood Parkenson, Town Attorney	
<p><u>Continuation of Public Hearing</u></p> <p><u>ITEM 1</u></p> <p>Proposal: Site Plan: Removal of existing building and construction of a three story retail and residential 10,976 sq. ft. building</p> <p>Owner: The Harrisburg Group</p> <p>Location: 11 East Grand, MBL: 306-3-3</p> <p>The public hearing opened at 7:04 p.m.</p> <p>Cynthia Kerr from 206 East Grand Avenue introduced herself to the Board Members. Mrs. Kerr thanked the Boards and Committee Members for their consideration of the neighbors.</p> <p>Carl D’Agostino asked if the report from the town engineer was available. He added that the expectation that this public hearing was to be extended was on the basis of the planning review by the towns appointed engineer.</p> <p>The public hearing closed to the public at 7:09 pm.</p>	<p style="text-align: center;"><u>ITEM 1</u></p>
<p><u>Regular Meeting</u></p> <p>APPROVAL OF MINUTES – 4/10/14, 4/22/14, 5/1/14, 5/8/14</p> <p>Win Winch made a motion to approve the 4/10/14 meeting minutes, seconded by Mike Fortunato. Unanimous.</p> <p>Mark Koenigs made a motion to approve the 4/22/14 meeting minutes, seconded by Win Winch. Mike Fortunato was absent at that meeting so he will abstain from the vote.</p> <p><i>Jeffrey Hinderliter called for the vote:</i></p>	<p style="text-align: center;"><u>MOTION</u> <u>VOTE</u> <u>(4-0)</u></p> <p style="text-align: center;"><u>MOTION</u></p> <p style="text-align: center;"><u>VOTE</u> <u>(3-0-1)</u></p>

<p>Mark Koenigs: Yes Win Winch: Yes Mike Fortunato: Abstain Eber Weinstein: Yes</p> <p>Mike Fortunato made a motion to approve the 5/1/14 meeting minutes, seconded by Mark Koenigs. Win Winch was absent at that meeting so he will abstain from the vote.</p> <p>Win Winch made a motion to approve the 5/8/14 meeting minutes, seconded by Mark Koenigs. Unanimous.</p>	<p><u>MOTION</u></p> <p><u>VOTE</u> <u>(3-0-1)</u></p> <p><u>MOTION</u></p> <p><u>VOTE</u> <u>(4-0)</u></p>
<p><u>ITEM 2</u></p> <p>Proposal: Site Plan: Removal of existing building and construction of a three story retail and residential 10,976 sq. ft. building</p> <p>Action: Continued discussion and final review</p> <p>Owner: The Harrisburg Group</p> <p>Location: 11 East Grand, MBL: 306-3-3</p> <p>Brug Weger introduced himself to the Board Members. Mr. Weger discussed minor changes that were suggested by the Design Review Committee:</p> <ul style="list-style-type: none"> • Changes to the North and South elevation between the 2nd and 3rd floor elevations, a trim board across the entire wall above the windows at their suggestion. • Circular window high in the gable at their suggestion. • New concrete sidewalk along Kinney Avenue DRC suggested concrete curbing which they will be complying with. Similar to what is now on Kinney Ave. <p>Mr. Weger asked the Board Members for a definitive list of items that deems outstanding so that they may have final approval for the next meeting.</p> <p>Planner Jeffrey Hinderliter informed the Board Members that he will wait until he gathers all of the information, including the Planning Board’s comments and get the information out to the applicant.</p> <p>Win Winch stated that it is policy to get the information from the applicant in on time so that the Board Members have time to look it over. No last minute review.</p> <p>In regards to the planning review report by the towns appointed engineer, Mr. Hinderliter stated that he has contacted the Public Works Director, who is also an engineer, will review this and provide comments for the next meeting.</p> <p>Chair Weinstein suggested that the list of things to be done be provided to the architect as well.</p> <p>If everything is in on time, we will be ready for the final review at the next meeting.</p>	<p><u>ITEM 2</u></p>

<p><u>ITEM 3</u> Proposal: Private Way: Establish access to one lot across a paper street to develop a single-family dwelling Action: Discussion, Schedule Site Walk and Public Hearing Owner: Aeron and Eric Dupee Location: Hemlock Street, MBL: 403-1-5</p> <p>Mike Coulombe from Dow and Coulombe Surveyors, representing Mr. Dupee introduced himself to the Board Members.</p> <p>The owner would like to develop one single family lot and they are questioning as to what standards apply. Mr. Hinderlitter explained that when you are building in the private way, even though one lot is not part of the proposal, is it still considered a lot for private way purposes. They want to build this access which is across the paper street to get to one single family lot but not to the other. The question is whether we feel that the private way should be built to the one lot standards or the two lot standards.</p> <p>Jeffrey Hinderlitter feels that the 2 lot standard applies when creating the application for the private way. Also once you go beyond one lot, a maintenance agreement is required.</p> <p>The private way would need to be extended to the full frontage of the lot line on Hemlock to meet the requirements. It was suggested that they contact the owner of the other lot and share expenses.</p>	<p><u>ITEM 3</u></p>
<p><u>ITEM 4</u> 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, Schedule Site Walk and Public Hearing Owner: Billow House LLC Location: 2 Temple Ave, MBL: 324-16-7</p> <p>Architect for the Billow House LLC Matthew Winch representing the owners presented a slideshow and a brief history of the proposal. They are requesting a volume increase and proposing a 1 story 3 bedroom unit expansion with site improvements and stair reconstruction on the parking lot side. Parking for 13 and includes off street parking which is allowed in this district. They meet height requirements. There are currently 3 existing stories and are proposing 4 stories. The only waiver would be that the site plan review requires a licensed landscape architect or a professional engineer or surveyor to prepare the plan and Matthew Winch is a Maine Licensed Architect.</p> <p>Mr. Weinstein also asked if they need DEP approval because of the Dunes. Mr. Hinderlitter stated that this is not a major expansion to the footprint so he doesn't think that they would need DEP approval but he will look into this and verify before the next meeting.</p> <p>Board Members scheduled a site walk for 5:00 pm on July 3, 2014 and public hearing on July 10, 2014.</p>	<p><u>ITEM 4</u></p>

<p>Mark Koenigs motioned to waive the requirement for a professional landscape architect and to allow a Maine Licensed Professional Architect to do the work.</p> <p><i>Jeffrey Hinderliter called for the vote:</i></p> <p>Mark Koenigs – Yes Mike Fortunato – Yes Win Winch – Abstained Eber Weinstein - Yes</p>	<p><u>MOTION</u></p> <p><u>VOTE</u></p> <p><u>(3-0-1)</u></p>
<p><u>ITEM 5</u></p> <p>Proposal: Conditional Use: Establish a Tattoo Parlor and Body Piercing business within an existing building</p> <p>Action: Discussion, Schedule Site Walk and Public Hearing</p> <p>Applicant: Robert Johnson</p> <p>Location: 10 Ocean Park Rd., MBL: 210-11-4</p> <p>Mr. Johnson responded to questions from the Town Planner in regards to the impact surrounding his business.</p> <p>Traffic: Tattooing is a low volume business. Low traffic volume. Fire Hazard: Does not use flammable materials in this profession. Parking: Currently have 15 parking spaces. Adequate parking. Contamination of Water Supply: Would not cause any water pollution, sedimentation or erosion or contamination of water supply. Toxic Materials: Does not use toxic materials. No soil erosion and no threat to the environment. Does not create unhealthful conditions from smoke, dust or airborne materials. Adequate waste disposal systems. No adverse effect the value of the adjacent properties. All of the work is done on the inside of the building. Adequate drainage. No drainage issues.</p> <p>Mr. Johnson also stated that they will remove “Good and Evil” with just “Tattoo” on their sign adding that it is more appealing and appealing to the neighbors in this town.</p> <p>The site walk is planned for July 3, 2014 at 5:20 pm and the public hearing is scheduled for July 10, 2014.</p>	<p><u>ITEM 5</u></p>

<p><u>ITEM 6</u> Proposal: Site Plan: Establish 9 new campsites within Paradise Park Campground Action: Discussion, Schedule Site Walk and Public Hearing Owner: Paradise Acquisition LLC Location: 50 Adelaide Rd., MBL: 106-2-2</p> <p>Bill Thompson from BH2M Engineers representing the owners introduced himself to the Board Members. They are requesting an expansion to the far westerly end of the existing campsite. Adding 9 new full utility, full service sites. They also have a storm water permit from DEP to extend the culvert. Improving the road with a 15' width.</p> <p>Mr. Hinderliter stated that under administrative review, campsites are allowed to add 5 new campsites per year. This was brought before the Planning Board because he had received a number of comments concerning this proposal as well as adding more than 5 campsites.</p> <p>The site walk is planned for July 3, 2014 at 5:40 pm and the public hearing is scheduled for July 10, 2014.</p>	<p><u>ITEM 6</u></p>
<p><u>Other Business</u></p> <p>Mr. Hinderliter introduced an item to the Board Members that was brought to him after the Planning Board submission date. An individual in town is looking to open up a marijuana R & D facility to supply marijuana as medicinal purposes. Researching, growing and storing. All agreed that the state input on this is critical. Need to get the applicants approval from the State saying that he is allowed to do this. The proposed location is the old post office in Old Orchard Beach.</p> <p>1. Sign Legends Cove Subdivision Amendment Plans</p> <p>2. Elect Chair and Vice Chair</p> <p>Mark Koenigs made a motion to nominate Eber Weinstein as the Chair.</p> <p>Jeffrey Hinderliter called for the vote:</p> <p>Mark Koenigs – Yes Mike Fortunato – Yes Win Winch – Yes Eber Weinstein – Abstain</p> <p>Eber Weinstein made a motion to nominate Mark Koenigs as Vice Chair.</p> <p>Jeffrey Hinderliter called for the vote:</p> <p>Mike Fortunato – Yes Eber Weinstein – Yes Win Winch – Yes Mark Koenigs - Abstain</p>	<p><u>MOTION</u></p> <p><u>VOTE</u> <u>(3-0-1)</u></p> <p><u>MOTION</u></p> <p><u>VOTE</u> <u>(3-0-1)</u></p>

<p>GOOD AND WELFARE:</p> <p>Chair Weinstein stated that the Planning Board is looking for new members to serve on the Board. 1 Member and 2 Alternates.</p> <p>Jerome Beggart stated that any leader in any organization should recruit, mentor and train their replacements.</p> <p>Mark Koenigs expressed concern that the implementation of the installation of parking meters on East Grand is not bike friendly.</p>	
<p>ADJOURNMENT EBER WEINSTEIN, CHAIRMAN</p>	
<p>Meeting adjourned at 8:55 pm</p>	<p>Adjournment</p>

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 Six (6) pages is a true copy of the original minutes of the Planning Board Meeting of June 12, 2014.

Valdine Camire