

Old Orchard Beach June 2, 2011
Planning Board Site Walk & Workshop Minutes

SITE WALK: Major Subdivision, Site Plan & Conditional Use: Proposal to demolish 53 overnight cabins and replace with 53 seasonal dwelling units at 180 Saco Avenue, MBL 208-1-1, in the GB-1 & R4 Zones. Agent is BH2M, Bill Thompson.

Present: Win Winch, Chair. Staff: Jeffrey Hinderliter, Mike Nugent and Tori Geaumont. Public present: Walt Pelky, Bill Thompson, Alan & Kathy Savage, King Weinstein, Cliff Leaf, Kristen & Jim Leary, Michael Urbanski.

Bill Thompson handed out the proposed site plan to everyone present. The board took a tour of the property. Several questions from the public were answered by staff and Mr. Thompson regarding buffering, as well as the seasonal nature of the cottages.

Site Walk adjourned at 5:55pm.

SITE WALK: Conditional Use and Waiver of number of Parking Spaces: Proposal to convert current shop/warehouse to hotel units at 30 Washington Ave, MBL 308-1-1 in the NC-3 Zone. Owner LaBoca Corp.

Present: Win Winch, Chair. Staff: Jeffrey Hinderliter, Mike Nugent, and Tori Geaumont. Public present: Greg Dayton, Jamie Dayton, Ricki Letowt, Gail Domin, Sylvia Orchard.
Absent: Eber Weinstein, Don Cote, Kristopher Fish, Tianna Higgins, and Mark Koenigs.

Mr. Nugent explained the proposed change and the request for the parking waiver. Several residents asked questions about the parking issues.

Planning Board Workshop: 6:15 pm in Council Chambers at Town Hall

Present: Win Winch, Eber Weinstein. Staff: Jeffrey Hinderliter, Mike Nugent and Tori Geaumont. Michael Urbanski, Bill Thompson, Walt Pelky, and Joe Chever.
Absent: Mark Koenigs, Don Cote, Kristopher Fish, Tianna Higgins.

Called to order at 6:30 pm

ITEM 1: Discussion: Conditional Use: Findings of Fact Appeal from restrictions on non-conforming uses: Requesting permission to increase the number of rental rooms from 6 to 9 within the existing structure at 47 East Grand Avenue, MBL 305-4-4 in the BRD District. Owner is William & Lesa Watson.

This item is ready to be approved at the regular meeting next week.

ITEM 3: Discussion: Conditional Use and Waiver of number of Parking Spaces: Proposal to convert current shop/warehouse to hotel units at 30 Washington Ave, MBL 308-1-1 in the NC-3 Zone. Owner LaBoca Corp.

Chairman Winch felt that the parking will be an issue and will be contentious based on the abutter sentiment at the site walk. The conditions of approval require there to be no negative impact, and that may be difficult to comply with.

ITEM 5: Discussion: Plenary Site Plan Review Determination of Completeness:

Reconstruction of the clubhouse formally known as the Old Spruce Lodge within the footprint of the existing structure, Wild Acres Resort, 179 Saco Avenue, MBL 208-3-2/315-3-1, in the Campground Overlay district. Agent: Lewis Chamberlain, Attar Engineering, Inc.

Mr. Nugent explained the replacement of the old Spruce Lodge building. This is a simple replacement of the structure. They are planning on using this for a small clubhouse type of thing and not the main Recreation Hall. Mr. Weinstein asked why this is coming to Planning Board. Mr. Nugent felt that the Campground Ordinance did not explicitly say that staff did not need to bring it to PB, so it seemed prudent to do so and give the abutters the ability to have input. Chairman Winch stated the board will determine this complete at the next meeting and will do a site walk at the July Workshop.

ITEM 4: Discussion: Amendments to the following sections of the zoning ordinance:

Chapter 78, Article I, Section 78-1, Article II, Section 78-34, 78-38, 78-68, 78-70, 78-94, 78-95, Article III, Section 78-142, Article IV, Section 78-212, 78-213, Article V, Section 78-246, 78-276, 78-302, 78-353, 78-354, 78-355, 78-376, 78-396, 78-397, 78-426, 78-427, 78-428, 78-429, Article VI, Section 78-686, Article VII, Section 78-1268, Article VIII, Section 78-1625, 78-1627, 78-1629, 78-1631.

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 Thursday, June 2, 2011.

Tori Geaumont