

OLD ORCHARD BEACH PLANNING BOARD

Workshop Notice

March 3, 2016 6:00 PM

Town Council Chambers

Call to Order at 6:03 pm	Call to Order
<p>Pledge to the Flag</p>	
<p>Roll Call: Chair Eber Weinstein, Mark Koenigs, Linda Mailhot, Win Winch, Mike Fortunato. Staff: Jeffrey Hinderliter, Planner; Valdine Camire; Megan McLaughlin; Assistant Planner.</p>	
<p>• WORKSHOP</p> <p>CALL TO ORDER (6:00 PM)</p> <p>ELECT CHAIR AND VICE CHAIR</p>	
<p>Regular Meeting</p> <p>APPROVAL OF MINUTES: 4/22/15, 7/9/15, 7/23/15, 8/6/15, 11/5/15, 11/12/15, 12/3/15, 12/10/15, 1/7/16, 1/14/16, 1/28/16, 2/4/16</p>	
<p><u>ITEM 1</u></p> <p>Proposal: Site Plan: Dunkin Donuts- Construct 2080 sq. ft. building and associated parking</p> <p>Action: Applicant Update; Final Ruling</p> <p>Applicant: JFJ Holdings, LLC</p> <p>Location: 14 Ocean Park Rd, MBL: 210-1-6, GB1</p> <p>Planner Jeffrey Hinderliter brought the Board Members up to date with the 3rd submission. One of the biggest issues is the traffic. On February 28, 2016 MDOT has issued a traffic permit and has approved it.</p> <p>Highlights: Have had public hearings, site walks and a number of meetings. The applicants have attempted to address all of the items that were outstanding to the best of their ability. Also includes staff, consultant, planning board, and public comments.</p> <p>Mr. Hinderliter stated that they have received some public comments since the last meeting.</p> <ul style="list-style-type: none"> • Follow up from Pat Brown who had a presentation at the last meeting. She indicated that she wanted to clarify the comments and what she requested. This was one of the items that the Planning Board asked the applicant to look into. • John Bird, looking into environmental aspects. <p>Win Winch suggested that Mr. Hinderliter scan and send in email form to Board Members.</p> <p>We have received a memo from Randy Dunton, Town Traffic Consultant from Gorrill Palmer on February 23, 2016 which deals with truck deliveries for the on-site movability of the delivery trucks. This memo came out before MDOT issued a traffic movement permit. Randy did get this to MDOT before the traffic movement permit was issued.</p> <p>Mr. Hinderliter is working on a few issues if the Planning Board chooses to approve this we would be looking at a number of conditions and have some recommended conditions prepared for the meeting on the 11th. To deal with the gross weight limit issues on Smithwheel Road. Delivery hours, post</p>	

construction, storm water management and have asked for the final comments from our departments. The period for final decision was extended at the February meeting to this date.

Mark Koenigs mentioned that 3 of the members attended the Regional Planning Workshop. Some items that were brought up are some of the things that Planning Board should be doing and bring back to the table.

Make sure that you are thoroughly up to speed on everything including the minutes, recordings and information that has been submitted.

If we are going to act on these things as a group of 5 and that board members that have missed meetings should also say whether or not they feel comfortable and state why they feel they are comfortable voting on the recommendations or conditions so it is clear that they have a consensus of the majority to make the right decision.

Linda Mailhot also suggested that when the board goes through the 9 criteria for approval, that each voting member poll yes or no.

Minutes of meeting doesn't have to be verbatim. Should be concise to the to the points that were made to the meeting. Should have available the minutes of the meeting within the 7 days.

ITEM 2

Proposal: Major Subdivision and Site Plan: 40 unit condominium project
Action: Revised Sketch Plan Review: Discussion; Recommendations to Applicant
Applicant: Church Street LLC
Location: 164 Saco Ave., MBL: 208-1-9, GB1 & R4

Mr. Hinderliter stated that this is the 2nd sketch plan.
Biggest change is 2nd means of egress added and reduction of unit count from 45-40 units.

Mr. Hinderliter had a comment for the members, does the second egress serve a purpose?
Will have some comments from the Department Heads at the next meeting.
Another option will be to create a 2nd means of egress off of Jameson and keep the church and keep a total of 48 units. Which was the original plan.

Win Winch brought up the question will it require a waiver as 15 or more units require a 2nd means of egress.

Mr. Hinderliter will look into this.
Design everything for year round.

Duffy's(which is adjacent to this property) owner came in to speak to Mr. Hinderliter.
The first 3 units are very close to Duffy's kitchen, trash and delivery point.

2 things he was concerned about:
Getting complaints from neighbors in the future and stormwater run off.
Maybe require some sort of buffering between the properties.

Eber Weinstein suggested a sidewalk on Saco Ave.

<p>ITEM 3 Proposal: Conditional Use, Subdivision Amendment; Site Plan Amendment: 6 unit condominium expansion (Summerwinds II) Action: Sketch Plan Review: Discussion; Recommendations to Applicant Applicant: Saulnier Development Location: 180 Saco Ave., MBL: 208-1-1, GB1 & R4</p> <p>Mr. Hinderliter stated that this is just an extension to what exists. As long it is between the 2 years and the 10 years, they have the ability to increase. That is why it is a conditional use. Also included the original findings of facts and sketch plan. There are 2 egresses in the development.</p>	
<p>Design Review Certificates</p> <p>ITEM 1 Proposal: Replace siding, windows and doors to match existing conditions Action: Review Submission, Certificate of Appropriateness Ruling Owner: Festival Hospitality LLC Location: 30 West Grant Ave, MBL: 307-4-1, DD-1</p> <p>Mount Royal. Windows, siding and doors. DRC will be reviewing it on Monday.</p>	
<p>ITEM 2 Proposal: Construct a new building Action: Review Submission, Certificate of Appropriateness Ruling Owner: Issac Mosseri ET ALS & Lily Penias Location: 31 Old Orchard Street, MBL: 206-31-4, DD-1</p> <p>Different from the one that was built last year. It burned down. And they are proposing to build in the same footprint. Mr. Hinderliter’s interpretation is that this is administrative planning. This will be a challenge for DRC to approve this as is with what is submitted. The DRC will also be reviewing this on Monday. It is highly recommended that buildings in DD1 put a second floor. What is absolutely required is that it is built for a second floor. Will look very similar to the building next to it.</p>	
<p>Other Business Mark Koenigs asked for a list to follow up on Orchard Estates. Conditions of the approvals for site plans should be written on the plans that they sign to be registered. Linda Mailhot asked how specific it is for criteria for waivers and variances on different things. How applicants have to meet specific conditions to get the variances and waivers. If the Board finds themselves doing a lot of waivers, that generally means that ordinances need to be changed or corrected.</p>	
<p>Good & Welfare</p>	
<p>ADJOURNMENT EBER WEINSTEIN, CHAIRMAN</p>	

Meeting adjourned at 6:55 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 Four (4) pages is a true copy of the original minutes of the Planning Board Meeting of March 3, 2016.

