

**PUBLIC HEARING PLANNING BOARD
WORKSHOP
MEETING MINUTES
Thursday, March 6, 2014
5:30 pm**

Call to Order at 7:05 pm	Call to Order
Pledge to the Flag	
<p>Roll Call: Chair Carl D’Agostino, Mark Koenigs, Mike Fortunato, Win Winch. Absent: Eber Weinstein. Staff: Jeffery Hinderliter; Town Planner, Valdine Camire, Administrative Assistant. Others Present: Thomas Greer and Steve Fraser from Pinkham & Greer Consulting Engineering, abutters Norman Delage and Suzanne Fredette.</p>	
APPROVAL OF MINUTES – 2/6/14 and 2/20/14	
<p>SITE WALK (On-Site, 5:30 PM)</p> <p>Proposal: Site Plan: 5,910 sq. ft. building expansion (Landry’s Shop n’ Save) Owner: BCL Cascade LLC, PRL Cascade LLC Location: 2 Cascade Road, MBL: 205-15-1</p> <p>All met at the sitewalk at 2 Cascade Road to look over the improvements and building expansion proposal. Those present at the site walk were Chair D’Agostino, Mark Koenigs, Mike Fortunato, Win Winch, Jeffrey Hinderliter, Valdine Camire, Thomas Greer and Steven Fraser (Pinkham & Greer Consulting Engineers) abutters Norman Delage and Suzanne Fredette.</p> <p>The abutters expressed concern about having the dumpsters enclosed and they also would like to have a buffer of vegetation between the proposed expansion and their homes. They were also concerned with the early morning noise from the dumpster pickup and the freight trucks. Drainage was also looked at.</p>	
APPROVAL OF MINUTES –2/6/14, 2/20/14	
<p>Regular Meeting 6:10 PM</p> <p>Present: Mark Koenigs, Win Winch, Chair D’Agostino, Mike Fortunato, Jeffrey Hinderliter; Town Planner, and Valdine Camire; Administrative Assistant. Absent: Eber Weinstein.</p>	
<p><u>ITEM 1</u></p> <p>Proposal: Site Plan: 5,910 sq. ft. building expansion (Landry’s Shop n’ Save) Action: Final Review Owner: BCL Cascade LLC, PRL Cascade LLC Location: 2 Cascade Road, MBL: 205-15-1</p> <p>The Planning Board Members all agreed with screening in the back of the building and screening around the dumpsters. Chair D’Agostino talked about the concern that Eber Weinstein had at the last</p>	<u>ITEM 1</u>

<p>meeting in regards to the plot plan/setback issues at the back of the property and suggested that a professional engineer attest that the setbacks will not be a problem.</p>	
<p><u>ITEM 2</u> Proposal: Conditional Use: Construct a Skateboard complex Action: Applicant Update, Schedule Public Hearing Owner: Town of Old Orchard Beach Location: 14 E. Emerson Cummings Blvd (Ballpark); MBL: 207-3-6</p> <p>Jeffrey Hinderliter brought the Board Members up to date on this proposal. This proposal was last revised in 2013. The Board Members had done a sitewalk around the property at that time. There were a number of issues that the Board thought should be addressed. One of them being drainage. The Board Members agreed that there should be an Engineers Plan on this project. Jason Webber, Director of Parks and Recreation had Wright Pierce draw up a plan. This skateboard project will be built by a company out of Arizona (who builds skateparks) and some of the work will be provided by our Public Works Department.</p>	<p><u>ITEM 2</u></p>
<p><u>ITEM 3</u> Proposal: Site Plan Amendment & Conditional Use: Construct a 48 x 48 storage building Action: Determination of Completeness; Schedule Site Walk and Public Hearing Owner: Town of Old Orchard Beach Location: EE Cummings Blvd. & Ballpark Way (Police Department), MBL: 207-3-6</p> <p>Jeffrey Hinderliter agreed that this is a solid proposal. All that is needed is to look over the plans and to schedule a site walk and a public hearing.</p>	<p><u>ITEM 3</u></p>
<p><u>ITEM 4</u> Proposal: Conditional Use (Home Occupation): Seamstress/Tailoring Services Action: Determination of Completeness; Schedule Site Walk and Public Hearing Owner: Linda Pollard Location: 18 Milliken Mills Rd., MBL: 101-2-5</p> <p>Jeffrey Hinderliter agreed that this is a very straight forward application. She is in an RD zone and she wants to have a sign there. Once she has a sign, it qualifies as a home occupation.</p>	<p><u>ITEM 4</u></p>
<p><u>ITEM 5</u> Proposal: Subdivision Amendment and Conditional Use (Accessory Dwelling): Amend Elegant Homes Subdivision; Establish 1 Accessory Dwelling Unit Action: Subdivision Amendment: Rule on Amendment Conditional Use: Determination of Completeness; Schedule Site Walk and Public Hearing Owner: Elegant Homes Location: Portland Road, MBL: 101-2-7</p> <p>This was a 5 lot subdivision originally approved in 1999. The 5th lot was determined not buildable because of wetland identification and some other ordinance issues. The wetland consumed a majority of those 5 acres. The person who established Elegant Homes has hired Albert Frick Associates who went to re-inspect and although they did find wetlands, a portion of the wetlands are forested, which isn't as restricted as the other wetlands. They were able to determine wetland locations, and septic system test pit locations that would allow for the establishment of a building footprint on that site that</p>	<p><u>ITEM 5</u></p>

<p>has met all of the setbacks to put an appropriately sized home there. The reason why this is a conditional use is because they are proposing an accessory dwelling unit and accessory dwelling units are identified as a conditional use within the RD District.</p> <p>Mr. Hinderliter agreed that this is a solid application.</p>	
<p><u>Other Business</u></p> <p><u>ITEM 7</u> Status update and discussion of next steps regarding the disposition of the conditions of approval for Summerwinds Development.</p> <p>Jeffrey Hinderliter sent a letter and email communication to Bernie Saulnier, owner of Summerwinds. Mr. Hinderliter did receive information back that they are working on the conditions of approval. Mr. Saulnier was informed that he needs to make this a priority. Mr. Saulnier was told that his future building or occupancy permits will be in jeopardy if this isn't resolved.</p> <p>Mr. Hinderliter, the Planning Board and the Town Engineer need to review the plan to determine if they find it acceptable. Once they do this, the next step is to change the Homeowner Docs and have them recorded with the Registry of Deeds.</p> <p><u>ITEM 8</u> Administrative approvals and discussions regarding in-process land use applications.</p> <p><u>Good & Welfare</u></p> <p>Carl D'Agostino brought the Board Members up to date on the new indoor/outdoor café (Slyders). A request that was made as a condition to the approval of this was that the Town Public Works Director would determine the best course of action for alleviating the water sheeting off of the concrete pad at 16 Old Orchard Street. What he determined is at the edge of the concrete pad, there will be something to catch all of the sheeting run off, this will drain down into the ground into a pipe, then the pipe will backwash into the storm drain.</p>	
<p>ADJOURNMENT CARL D'AGOSTINO, CHAIRMAN</p>	
<p>Meeting adjourned at 6:35 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 Three (3) pages is a true copy of the original minutes of the Planning Board Meeting of March 6, 2014.

Valdine Camire