

**Old Orchard Beach May 4, 2011**  
**Planning Board Site Walk & Workshop Minutes**

**Planning Board Site Walk: 5:45pm at 47 East Grand Avenue: Conditional Use:** 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 Lesa & Lesa Watson.

**Present:** Win Winch, Don Cote, Mark Koenigs, Kristopher Fish, David Darling, and Eber Weinstein present. Tianna Higgins excused. Staff: Mike Nugent and Tori Geaumont.

**Called to Order: 5:45pm**

*The board took a tour of the second floor of the building where the rooms were located.*

Mr. Nugent asked if the density of the lot was close to full. Ms. Watson stated it was and there is a common alley. Mr. Winch asked how many students to each room, and Ms. Watson replied maximum of 3. Mr. Winch then asked about fire exit, and Ms. Watson showed the board where it was. He commented that the Planning Board is mostly concerned with the parking issues.

**Site Walk adjourned at 5:55pm.**

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**Planning Board Workshop: 6:00pm in Council Chambers at Town Hall**

**Present:** Tianna Higgins, David Darling, Kristopher Fish, Win Winch, Don Cote, Mark Koenigs, and Eber Weinstein. Staff: Mike Nugent and Tori Geaumont.

**Called to order at 6:07pm**

**ITEM 3: Determination of completeness: 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.

Item 3 was addressed first, as the appellant was present. Mr. Nugent briefly explained the item. The board discussed the parking issue. Mr. Nugent stated there will be a site walk scheduled for the June 2<sup>nd</sup> workshop.

**ITEM 1: Discussion: Conditional Use:** 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.

Discussion ensued about whether the structure was year round (is not). Mr. Winch stated the appellant stated they were willing to consider eliminating parking. Mr. Nugent reminded the board they can put any limitations on the approval.

**ITEM 2: Preliminary Plan: Determination of 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.

The board discussed various concerns, including wetland/wet areas on the property, condo documents being furnished to the board, trash storage and capacity, whether the project is going to be phased out and the time frame involved with the project. Mr. Nugent stated he would pose the board's questions to Bill Thompson and hopefully have some answers by the meeting on the 12<sup>th</sup>.

**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, Section 78-1183, Article VII, Section 78-1268, Article VIII, Section 78-1625, 78-1627, 78-1629, 78-1631

Mr. Nugent explained the process of the Ordinance Revision Committee is for any changes that are being proposed go through Planning Board and then on to the Town Council for approval. These are sections the ORC have changed. Ms. Higgins asked if these will be gone through one by one at the meeting, and Mr. Nugent concurred. A public hearing should be scheduled for this at the regular meeting on the 12<sup>th</sup>.

**GOOD & WELFARE**

Mr. Nugent explained two additional items that will appear on the agenda for the next meeting; CMP amending the approval they received last year, as well as the OOB Fire Department's need to extend the existing antennae for dispatch services.

**ADJOURNMENT at 6:50pm**

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, May 4, 2011.*

*Tori Geaumont*