PUBLIC HEARING PLANNING BOARD MEETING MINUTES Thursday, November 14, 2013

	er at 7:00 pm	Call to Order			
Pledge to th	e Flag Carl D'Agostino, Win Winch, Mike Fortunato, Mark Koenigs, Chair Eber				
	Absent: David Darling. Staff: Jeffery Hinderliter; Town Planner, Valdine Camire;				
	ve Assistant.				
APPROVAL OF MINUTES from 10-10-13 Win Winch made a motion to approve the October 10, 2013 meeting minutes, seconded by Mike Fortunato. Vote: Mike Fortunato – Yes Mark Koenigs – Abstain (was absent at the 10-10-13 meeting) Win Winch – Yes Carl D'Agostino – Yes		MINUTES Motion Vote (4-0-1)			
			Chair Weinste	ein - Yes	
			ITEM 1 Proposal:	Site Plan Review, Shoreland Zoning: Remove single-family dwelling & garage; construct new building for 3-unit lodging use	<u>ITEM 1</u>
Action: Owner: Location:	Update; Final Review Friendship Motor Inn, Inc. 25 Puffin St., MBL: 302-6-9				
	n from BH2M Engineers introduced himself along with John Donovan, owner/applicant ship Motor Inn.				
	requesting final review along with the changes to the project that was discussed at the 2013 meeting.				
2 bedroom un 3 bedrooms in	e a 2-unit lodging, the bottom level will be storage/mechanical, the second floor will be a it, the 3^{rd} and 4^{th} levels of the building will be combined to be a single unit. There will be a total. This will now accommodate 4 parking spaces which will meet the requirements of ll of the parking will be on site.				
-	g will be designed with central air conditioning. Enclosed staircase in the back of There will be one entrance light on and it will be on a motion sensor and they a facing.				
the interaction solid wall low Puffin Street	walk thru gate between Puffin Street and the Friendship Motel which will promote on between the two sites. The architect worked on the building to break up the ok and will create a nicer unit. They will also add motion sensor lights to the 32 property. With these changes they are requesting final approval to allow Mr. move forward.				

 Mr. D'Agostino asked with regards to the overflow parking to the individuals who are going to be renting at 25 Puffin if they do have more cars then the 4 spots allow that they will be asked to park at the motel. Mr. Thompson informed them that they would be instructed to park at the Friendship Motel. Mr. Donovan also informed the Board Members that they will eliminate the golf cart. Mr. Hinderliter asked if the applicants could guarantee that the central air conditioning units and the exterior lighting will be done within a reasonable time. Mr. Donovan agreed to put this in writing. Mr. Donovan also stated that the parking will be monitored. Mr. Thompson stated that they still have to get the back dune permit from DEP which has been started. They are just waiting for the final details of the well. Should the Board chose to approve this and if there are any changes to that site plan that they will come back to the Board with these changes. 	
Mr. D'Agostino made a motion to approve the final review package for 25 Puffin Street, MBL: 302-6-9 with one condition that the approval is conditional upon the receipt of the back dune permit from the DEP, seconded by Win Winch.	Motion
Jeffrey Hinderliter called for the vote: Mr. Koenigs – Yes Mr. Fortunato – Yes Mr. D'Agostino – Yes Mr. Winch – Yes Chair Weinstein – Yes. Unanimous.	
ITEM 2Proposal:53 seasonal dwelling units: Change from seasonal use to year-round useAction:Update; Final ReviewOwner:Bernie SaulnierLocation:180 Saco Ave., MBL: 208-1-1, in the GB-1 & R4 ZoneBill Thompson, BH2M Engineering, Bernie Saulnier and David Melevsky, President of Go GreenLandscaping, Inc. introduced themselves to the Board Members.They have met with Stephanie Hubbard from Wright Pierce and she was comfortable with the design.Her primary concerns were the snow and ice maintenance removal.Mr. Hinderliter read a list of conditions (that are incorporated in the motion below) which will ensure that the project will be properly maintained for the life of the project and meet the towns and Ms. Hubbard's requirements and protect the property owners of Summerwinds.	ITEM 2

Carl D'Agostino made a motion to amend the Subdivision Approval for 180 Saco Avenue, MBL 208-1-1 approving seasonal use to year round use with the following conditions:	
1. <u>The roads that are part of the Summerwinds location at 180 Saco Avenue remain private</u>	
roads in perpetuity.	
2. Formal ice and snow maintenance plan shall be created in accordance with the following:	
 a. The plan shall be created by the current owner, current applicant and/or representatives and shall be submitted to the Old Orchard Beach Town Planner and Old Orchard Beach Consulting Engineer or before December 1, 2013. b. The plan can be implemented only after the Town Planner, Town Engineer and Planning Board approve it. c. The plan shall become part of the Summerwinds or any future development name/owner Condo 	
 Association Documents. d. The plan shall be recorded in the York County Registry of Deeds within 60 days by ordinance but as soon as possible. Proof of this recording shall be submitted to the Town Planner e. Any adjustments, changes, amendments to the plan shall require Old Orchard Beach Planning Board approval. f. The plan shall remain in effect with the development no matter who the property owners are. 	
Seconded by Win Winch.	
Mr. Hinderliter added that this is a non conforming use. And there is a standard in our ordinance which allows non-conforming uses to expand, so when the Planning Board begins to review these ordinances, these are the things that they may want to think about. These are our controlling documents.	
Jeffrey Hinderliter called for the vote:	T 7 4
Carl D'Agostino – Yes Mike Fortunato – Yes Win Winch – Yes Mark Koenigs – Abstain Chair Weinstein - Yes	<u>Vote:</u> <u>(4-0-1)</u>
GOOD & WELFARE	
Chief Dana Kelley introduced himself and talked about parking issues and putting up the appropriate signs for parking in specific areas.	
If there is a concern from the public concerning parking issues, they need to contact law enforcement. Although the parking signs have to be up for the enforcement issues to be handled.	
The Police Department will be addressing these issues over the winter months.	
Jeffrey Hinderliter introduced Mike Fortunato as a full time Planning Board Member. David Darling will not continue to serve on the Planning Board as he has been very busy with his business. We do appreciate his service.	
We have the new preliminary FEMA maps. The town is looking at the options of appealing in a	

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timeframe that is set by FEMA. We have 90 days. There is also a Flood Plain Affordability Act that has been forwarded to the town by Senator Susan Collins's office where the town is going to provide comments. This is basically for insurance rates.	
We are going to have our full time Code Enforcement Officer, Dan Feeney, starting on the 25 th of November.	
Mark Koenigs stated that there are still openings for those who may want to serve on the Planning Board as an alternate.	
Mr. Koenigs also mentioned that the Eastern Trail Connector project is still slowly going forward. Received a survey bid from BH2M Engineers to do surveying of the trails School Street extension portion covered with the recycled asphalt and the crossing over the ditch at the end of Pond view. Want to design a retaining wall where they can have the trail next to the edge of the road and the cart path at the 15 th hole.	
Mr. Hinderliter gave a review of the Comprehensive Plans status. The next Comprehensive Plan will be held on December 9, 2013. The projects first draft will be released in the winter of 2014. We will have workshops for public sessions for comment. We are working within the States criteria to have this accepted in 2014.	
ADJOURNMENT EBER WEINSTEIN, CHAIRMAN	
Meeting adjourned at 8:13 pm	Adjournment

I, Valdine Camire, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of Four (4) is a true copy of the original minutes of the Planning Board Meeting of November 14, 2013.

Valdine Camire