

PUBLIC HEARING PLANNING BOARD MEETING MINUTES
Thursday, October 10, 2013

Call to Order at 7:02 pm	Call to Order
Pledge to the Flag	
Roll Call: Carl D'Agostino, Win Winch, Mike Fortunato, Chair Eber Weinstein. Absent: .Mark Koenigs, David Darling. Jeffery Hinderliter, Town Planner Staff: Valdine Camire, Administrative Assistant.	
APPROVAL OF MINUTES 9/12/13 Win Winch made a motion to approve the September 12, 2013 meeting minutes, seconded by Carl D'Agostino.	MINUTES Motion Vote (4-0)
PUBLIC HEARING <u>ITEM 1</u> Proposal: Site Plan Review, Shoreland Zoning: Remove single-family dwelling & garage; construct new building for 3-unit lodging use Owner: Friendship Motor Inn, Inc. Location: 25 Puffin St., MBL: 302-6-9 Abutter Steve Harlow introduced himself to the Board Members. Mr. Harlow expressed concerns with lack of parking (parking designations), lighting, noise from air conditioning units. He also expressed concern about the overbuild for the location. Mr. Harlow stated that he spoke with DEP and their rules for a new deck on the back dunes is that you are limited to 200 sq. ft. for the whole building structure. So for 4 levels of living, there would be a limit of 50 sq. ft. per unit. Steve and Jane Bean, owners of 165 East Grand Avenue, Unit #7 are concerned about the safety and the issues of traffic, there is no crosswalk or sidewalks and not much lighting. Mr. Donovan, previous owner of the Friendship Motor Inn for 25 years, until his sons took it over 10 years ago, introduced himself to the Board Members and informed them that they have always run a very good operation and have never had any code issues and have always gotten along with neighbors. Valancy Harlow from 165 East Grand Avenue, Unit #4 introduced herself to the Board Members. Her major concern is the traffic issue. She stated that the Old Orchard Beach Police Chief has also provided the Planning Board with a letter of concerns about the parking and the traffic volume. She stated that a possible solution would be to make some sort of arrangement that the loading and unloading gets done from the motel through the gates. Safety is their biggest concern. Thomas Quinlivan from 165 East Grand Avenue, Unit #3 introduced himself. He doesn't believe that anyone has expressed a concern with the project itself. He would like to see the parking issue addressed and the barn taken down. There being no one else speaking for or against this issue, the public hearing closed to the public at 7:30 pm	<u>ITEM 1</u>

REGULAR MEETING

ITEM 2

Proposal: Site Plan Review, Shoreland Zoning: Remove single-family dwelling & garage; construct new building for 3-unit lodging use

Owner: Friendship Motor Inn, Inc.

Location: 25 Puffin St., MBL: 302-6-9

ITEM 2

Bill Thompson from BH2M Engineers introduced himself along with John Donovan, owner/applicant for the Friendship Motor Inn.

Mr. Thompson went over some of the things that they are proposing to do in this project that may be different from the last project and might eliminate some of the concerns that the neighbors have. He also added that they have met all of the zoning requirements for parking, the density of 1,000 sq. ft. of land per unit.

Mr. Thompson stated that we believe that the project can move forward and he included some of the changes:

- Eliminate lower level building, no bedrooms, it will used for storage.
- Proposing central air conditioning, no window units.
- There will be 2 bedrooms per unit - 3 units - 6 bedrooms total.
- The staircase in the back of the building will be enclosed.
- There will be one downcast light outside for the stairway and a light internally to be lit for safety. The outside light will have a frosted lens with no light spill over the property line. The lights will be motion activated. The photo metrics will not exceed .1 foot candle anywhere along the property line.
- They are taking down the garage and turning that into a lawn area which could accommodate a guest for additional parking.
- The parking on the street is an enforcement issue.
- The D.E.P. has a preliminary copy of the back dune permits by rule, which allows a full foundation
- They have written to all of the utility companies within the town, water/sewer, public works, police and fire.

Chair Weinstein asked about the trash pickup.

Mr. Donovan stated that they take care of their own trash by a private contract company and they have it picked up daily.

Win Winch asked why they have a fence between the two properties. Mr. Winch is also concerned about the design of the building and feels that they are maxing out the units at the expense of the neighbors. He added that there is plenty of parking at the motel.

Mr. Thompson informed the Board Members that they will be coming back with revised plans.

Carl D'Agostino suggests that the design needs eye appeal to attract people to Old Orchard Beach and also suggested that instead of adding a grassy area in the place where the garage will be torn down, to continue with more parking to deter the parking congestion on the street.

Mike Fortunato added that he would like to see the fence be taken down and make it part of the hotel property to have access to parking and for unloading and loading.

Chair Weinstein and Carl D’Agostino read letters to the audience that were received from concerned citizens which are attached to these minutes for the record.*

Mr. Thompson and Mr. Donovan are willing to make some changes and come back to the board with some adjustments.

There being no further issues to discuss this item closed at 8:14 pm.

REGULAR MEETING

ITEM 3

Proposal: 53 seasonal dwelling units: Change from seasonal use to year-round use
Action: Discussion and Action: Amendment to approved Findings of Fact (Conditional Use, Site Plan Review and Subdivision)
Owner: Bernie Saulnier
Location: 180 Saco Ave., MBL: 208-1-1, in the GB-1 & R4 Zone

ITEM 3

Chair Weinstein read an email from Jeffrey Hinderliter concerning items discussed with Les Berry from BH2M on the design of the storm water drainage system.

In speaking with Jeffrey Hinderliter today, he said that if the owners provide engineering standards that the roadway meets the regular subdivision standards for roads and if there is a maintenance management system that is worked out ahead of time for winter maintenance, that would address many of his concerns.

Bill Thompson, from BH2M Engineering along with Bernie Saulnier (owner/applicant) response to Stephanie Hubbards (Wright/Pierce) concerns:

- With the storm drain, the pipes are perforated to infiltrate some storm water back into the ground with the clogging issue from the roadway sand. This is a basic maintenance issue.
- All roads in Old Orchard Beach have catch basins at the curb, pipes connecting and they need to be cleaned out occasionally.
- There is plenty of vacant land for snow storage.
- The hydrant is active year round.

Mr. Thompson added that this project was designed for town standards and DOT standards.

Win Winch was concerned who will be liable for the safety of the roads.

Carl D’Agostino read a letter from Go Green Landscaping, which is the landscaping company for the plowing of snow in Summerwinds. They basically stated that there is ample storage space for snow removal and they allow for 24 hour access for emergencies.

Mr. D’Agostino recommends that the Board needs to see a re-engineering of the road so that they meet our major subdivision standards along with a letter from Stephanie Hubbard, our Town Engineer, agreeing that she approves this road for the winter months.

Win Winch stated that by the Planning Board’s definition this will be a year round major subdivision

<p>because there are more than 5 year round units.</p> <p>The Board Members present all agreed that they are in favor of the project if Stephanie Hubbard has no problem approving this.</p> <p>Win Winch made a motion to table this item without prejudice until they get the approval from Ms. Hubbard. Seconded by Mike Fortunado.</p> <p>Valdine Camire called for the vote:</p> <p>Mike Fortunato – Yes Win Winch – Yes Carl D’Agostino – Yes Chair Weinstein – Yes</p>	<p>Motion</p> <p>TABLED</p> <p>Vote (4-0)</p>
<p>GOOD & WELFARE ADJOURNMENT EBER WEINSTEIN, CHAIRMAN</p>	
<p>Meeting adjourned at 8:40 pm</p>	<p>Adjournment</p>

I, Valdine Helstrom, 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 October 10, 2013.

Valdine J. Helstrom