

**TOWN OF OLD ORCHARD BEACH  
 PLANNING BOARD MEETING MINUTES  
 TOWN COUNCIL CHAMBERS  
 Thursday June 13, 2013**

<b>Call to Order at 7:00 pm</b>	<b>Call to Order</b>
<b>Pledge to the Flag</b>	
<b>Roll Call:</b> Vice Chair, Carl D'Agostino, Win Winch, Mark Koenigs. <b>David Darling Absent:</b> Chair, Eber Weinstein. <b>Staff:</b> Jeffery Hinderliter, Town Planner, Valdine Helstrom, Administrative Assistant.	
<p><b><u>APPROVAL OF MINUTES:</u></b> 4/4/13, 4/11/13, 5/2/13, 5/9/13</p> <p>The meeting minutes of April 4, 2013 were tabled due to members being absent.</p> <p>Mark Koenigs made a motion to approve the April 11, 2013 minutes with one correction on item #2 of page 2. The spelling of Mike <del>Malotte</del> should be Mike Mailhot. Seconded by Win Winch.</p> <p>Mark Koenigs made a motion to approve the May 2, 2013 minutes, seconded by Win Winch.</p> <p>The meeting minutes of May 9, 2013 were not available at this meeting, but will be available at the next Planning Board meeting.</p>	<p><b><u>MINUTES</u></b></p> <p><b>Motion</b></p> <p><b>Vote</b> <b>(4-0)</b></p> <p><b>Motion</b></p> <p><b>Vote</b> <b>(4-0)</b></p>
<p><b><u>REGULAR MEETING</u></b></p> <p><b><u>ITEM 1</u></b>  <b>Proposal:</b> Sawgrass Subdivision Amendment: Approved 40 unit condo project modified into a 22 unit single family house lot project  <b>Action:</b> Applicant Update, Final Review  <b>Owner:</b> Sawgrass LLC  <b>Location:</b> Wild Dunes Way (Dunegrass Sections J &amp; L) Map 105A, Lot 1</p> <p>The applicant asked the Board Members to table this item.  Mark Koenigs moved to table this item without prejudice, seconded by Win Winch.</p> <p>Unanimous.</p>	<p><b><u>ITEM 1</u></b></p> <p><b>Motion</b></p> <p><b>Vote</b> <b>(4-0)</b></p>

<p><b><u>ITEM 2</u></b>                  Proposal: Replace existing windows                  Action: Rule on Certificate of Appropriateness recommendation                  Owner: Town of Old Orchard Beach (Historic Society)                  Location: 4 Portland Ave. MBL: 205-1-22, HO</p> <p>Vice Chair D’Agostino informed the Board Members that this was reviewed by the Design Review Committee, received DRC approval and everything was found to be in order.</p> <p>Mark Koenigs asked if the windows that they selected go with the historical nature of the building.                  Dan Blaney stated that these windows are high performance, double pane windows and will match the top windows on the front of the building and grids will also be duplicated.</p> <p>Win Winch moved to accept the Design Review Committee for the Old Orchard Beach Historical Society, 4 Portland Avenue, MBL: 205-1-22. Seconded by Mark Koenigs.</p>	<p><b><u>ITEM 2</u></b></p> <p><b>Motion</b></p> <p><b>Vote (4-0)</b></p>
<p><b><u>ITEM 3</u></b>                  Proposal: Paint building facade                  Action: Rule on Certificate of Appropriateness recommendation                  Owner: Keith O’Leary. Judy Patterson (applicant)                  Location: 41 Old Orchard St. MBL: 206-31-9, DD1</p> <p>Vice Chair D’Agostino informed the Board Members that this went before the Design Review Committee and received DRC approval. All they are doing is re-painting, no structural changes.</p> <p>Win Winch moved to accept the Design Review Certificate for Groovy Jude’s at 41 Old Orchard Street, MBL: 206-31-9. Seconded by David Darling.</p>	<p><b><u>ITEM 3</u></b></p> <p><b>Motion</b></p> <p><b>Vote (4-0)</b></p>
<p><b><u>OTHER BUSINESS</u></b></p> <p>1. Sign Seacoast RV Resort Plan                  2. Sign Hole 16 Subdivision Plan</p>	
<p><b><u>GOOD &amp; WELFARE:</u></b></p> <p>Mark Koenigs asked Mr. Hinderliter if he could bring the Board Members up to date with the status of the Comprehensive Plan.</p> <p>Mr. Hinderliter informed the Board Members that the Comprehensive Plan is moving along well and is making progress. We are on target for a first draft of the completed Comprehensive Plan for the fall of this year. We are already beginning to discuss implementation of the Comprehensive Plan. Mark Koenigs asked when getting into the implementation phase will there be meetings with the Finance Committee or does this have to happen after the plan is adopted by the Town Council then bring it before the voters, or is there prioritization that happens financially?</p> <p>Mr. Hinderliter informed him that there will be a prioritization based on a high/medium/low with a 10 year completion date. Also an assignment of whose lead responsibility and who is support</p>	

<p>responsibility.                  Being such an important aspect to the Comprehensive Committee from the beginning, Mr. Hinderliter wrote a very specific chapter just dealing with the implementation which the Comprehensive Committee just reviewed and it gives us structure to how the plan will be implemented.                  Mr. Hinderliter went on to say that assuming the plan is approved, what we are recommending to be created is the guidance from the Comprehensive Plan Committee along with the Planning Board as to how to make this plan exist as opposed to sitting on the shelf.                  Mr. Koenigs asked if and when developers come in to develop their properties, will they have to read that as part of their plan in the ordinance to make sure they are following the character and nature of the Comprehensive Plan?                  Mr. Hinderliter stated that this is important in the Comprehensive Plan and often that is built into the ordinance and zoning changes especially when we are dealing with developers.</p> <p>David Darling informed the Board Members that Michael Fortunato will be a new alternate Planning Board Member once he is approved.                  Mr. Hinderliter suggested that he will can Mr. Fortunato’s application and forward it to the Planning Board members for their review.</p>	
<p><b><u>ADJOURNMENT:</u></b></p> <p>There being no further information to discuss, Win Winch moved to adjourn, seconded by David Darling.</p> <p>Unanimous.</p>	<p><b>Motion</b></p> <p><b>Vote</b> <b>(4-0)</b></p>
<p>EBER WEINSTEIN, CHAIRMAN</p>	
<p>Meeting adjourned at 7:25 pm</p>	<p><b>Adjournment</b></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 Three (3) is a true copy of the original minutes of the Planning Board Meeting of June 13, 2013.*

*Valdine J. Helstrom*