

**TO: Old Orchard Beach Planning Board**  
**FROM: Jeffrey Hinderliter, Town Planner**  
**SUBJECT: February Planning Board Meeting Summary**  
**DATE: 20 February 2014**

**\*\*\*APPLICANT NOTE- March PB meeting submissions due on 28 February\*\*\***

**\*\*\*APPLICANT NOTE- Please remember the town needs digital plan submissions\*\*\***

**Below is a brief summary of pertinent issues related to the February Planning Board Agenda items:**

**ITEM 1**

Proposal: Conditional Use, Site Plan, Subdivision Amendment: Revise building 5 from 6 units to 3 units; Revise building 3 from 6 units and construct three buildings with two buildings containing 2 units in each and one building containing 3 units. Over-55 residential condominiums- 10 total units.

Action: Discussion and Decision

Owner: CHA Builders, LLC.

Location: Emerson Cummings Boulevard and McCallum Drive (Cider Hill), MBL: 107-3, PMUD

We received no new information for this proposal.

**RECOMMENDATIONS:** I recommend the PB table this item.

**ITEM 2**

Proposal: Site Plan: 5,910 sq. ft. building expansion (Landry's Shop n' Save)

Action: Determination of Completeness; Schedule Site Walk and Public Hearing

Owner: BCL Cascade LLC, PRL Cascade LLC

Location: 2 Cascade Road, MBL: 205-15-1, GB-1

Landry's Shop n' Save is proposing to expand their grocery store by way of new construction and occupation of existing space. New construction includes a 5,696 sq. ft. addition, 245 sq. ft. front entrance, 170 sq. ft. canopy, façade improvements, and replacement of existing vegetation along Cascade. Occupation of existing space includes expanding into the sub shop and former bank areas. As you know, there currently are two separate primary buildings. This proposal will attach both buildings which will result in the discontinuance of the one-way access between the buildings. The purpose of the expansion is to increase retail space, increase warehousing/storage space, improve employee space, and provide an overall better shopping experience.

Although it is a pretty significant expansion, for our purposes it is not too complicated because a majority of the infrastructure, support systems and impervious surfaces exist. In terms of conformance with applicable ordinances, I have reviewed this proposal with the architect and Mr. Landry several times and pretty much all of the ordinance related matters have been worked out with this submission. Below are a few comments and questions:

- A waiver is requested in regards to a submission of a full boundary line plan. As you know, the PB is authorized to grant Site Plan waivers under 78-215 (9) (d) as long as the required application submission will not yield any useful information given the nature and scope of the proposed activity or the existing character of the site. The boundary line

plan submitted is from an older plan. The boundaries have not changed since the time that plan was created and I believe this proposal does not impact the boundary lines; therefore, I believe the PB can rule in favor of the waiver request.

- I recommend that the dumpster is shielded.
- Replacement of vegetation along Cascade Rd- please insure this does not impact site lines, interfere with sidewalk travel and be a type that can withstand snow plowing.
- New exterior lighting- only wallpacks? No freestanding? Please be sure lighting is adequately shielded while still maintaining on-site safety.
- The proposal includes 1 new truck bay (the existing one will remain). Can it be demonstrated on a plan and/or in writing where and how trucks will access this bay? This is to be sure the truck can maneuver safely in order to avoid potential off and on-site impacts- primarily traffic on Miles and Portland Ave. as well as disturbances to adjacent residential properties.
- Interior vehicular circulation can be tough at times- any thoughts on how to improve this?
- Regarding parking, I believe there is more than enough parking available. The applicant identifies the uses on the property (as a whole) as Restaurant and Retail for parking ordinance purposes. This is a multi-use property and there are other uses in addition to Restaurant and Retail; therefore, I believe the uses should be identified as Shopping Center and Restaurant because this is more consistent with the current use of the property. I've done the parking calculations (as a Shopping Center, 124, and Restaurant, 12.5, use) and find 136.5 spaces are required. 151 spaces exists (this has been confirmed by the code office); therefore, there is enough existing parking to conform with ordinance standards.
- The stormwater systems are primarily located on the North and West sides of the property. Although the amount of impervious surface is not changing the type of impervious surface is. Has there been an analysis of the stormwater systems to be sure the existing stormwater systems will handle the new development?

**RECOMMENDATIONS:** I believe the proposal can move forward and offer the following recommendations

1. I believe the waiver can be granted.
2. Schedule a site walk for 6 March.
3. Schedule a public hearing for 13 March.
4. Amend any plan and written documentation to show parking calculations are based on Shopping Center and Restaurant.
5. Add shielding for the dumpster on Details Plan and Site Plan.
6. Address applicable comments and questions in this memo.

### **ITEM 3**

Proposal: Construction of indoor/outdoor cafe  
Action: Certificate of Appropriateness  
Applicant: Slyders LLC (Mike Paul)  
Location: 16 Old Orchard St., MBL: 205-5-5, DD1

This proposal received a favorable recommendation (4-0-1 in favor) from the DRC at their 16 January 2014 meeting. Below are the DRC minutes associated with this item.

### **DRC Minutes:**

A couple of concerns that Chair Comoletti had were answered by applicant Mike Paul.

The light pole will be inside of the fence but hadn't been fixed on the drawing yet. Another concern is if the existing wire fence in the back of the property is roughly where the 40' mark is. Mr. Paul stated that the lot is 40' deep 45' wide.

The applicant stated that the trailer will stay there year round, taking the wheels off and dropping it down.

Kim Schwickrath made a motion that the Design Review Committee accepts the application for Slyders LLC as complete, seconded by Ray DeLeo.

Carl D'Agostino abstained from the vote.

Mark Lindquist suggested that there are a few things that could be done to pull in more of a historical look as well as keeping it a contemporary venue and better follow the town ordinance. Mr. Paul is proposing to put a canvas awning going over the trailer 12' and the sides to keep out the rain and will have plastic on the windows. The lighting will look like stadium lighting.

Ray suggested adding pennants on each corner of the building so the building doesn't look so washed out and give it a little color.

Ray DeLeo made a motion to recommend to the Planning Board to approve a Certificate of Appropriateness for the construction of an indoor/outdoor café for Slyders LLC (Mike Paul) 16 Old Orchard Street, MBL: 205-5-5 DD1 Zone and to also include that the green color will be as close to the "Fenway" green color without infringing on Copyright color. Seconded by Kim Schwickrath.

All in favor.

Carl D'Agostino abstained from the vote.

**RECOMMENDATIONS:** I recommend the PB approve Slyders Certificate of Appropriateness.

**ITEM 4**

Discussion concerning future development and sewer pump stations (March or April meeting)