

TOWN OF OLD ORCHARD BEACH  
COMPREHENSIVE PLAN COMMITTEE  
August 13, 2019 – 6:00 PM  
Council Chambers  
MEETING MINUTES

1. Open Meeting at 6:00 PM

Present: Chair Lou Valentine, Jean LeClerc, Mark Guimond, Pat Brown, Helene Whittiker.  
Staff Present: Planner Jeffrey Hinderliter, Associate Planner Michael Foster.

2. Future Land Use Plan: Discussion

- 4 – 6 overarching future land use plan goals
- Dividing Town into neighborhoods
- Vision statement for each neighborhood
- 7/24/19 exercise questions

Planner Hinderliter thanked everyone for coming to the meeting tonight.  
Went over the overall goals for the Future Land Use Plan.

4-6 overall Future Land Use Plan goals were assigned to the Comprehensive Board.

- The first objective at tonight's meeting is to agree on these 4-6 goals. Planner Hinderliter would like to get everyone's thoughts on these.
- The second objective is neighborhood location and names.
- The third objective is neighborhood vision statements.

Planner Hinderliter gave examples:

The Rural neighborhood vision is to permit low density residential development and limited non residential uses. Retaining Rural character is an important component, Agriculture uses when appropriate should be promoted. This area includes large areas associated with natural resources which should have the appropriate protections.

Planner Hinderliter stated that when you get that vision you could begin to break that down into land use, into purpose and into much more details. This is the overall goal vision of that area.

4-6 overall goals:

A couple of key points.

Sometimes within the goal itself, there may be components of that goal that are more applicable to one area opposed to another.

They also need to be land use related and their goals. This is what we hope to achieve.

Planner Hinderliter gave examples of overall goals:

- Provide for orderly growth and development in appropriate areas.
- Preserve Natural Resources which will help water quality.
- See creative land use techniques that provide desirable infill development.

- Promoting a thriving beach community which encourages development that supports the beach community's existence.

We will use that goal for a guidance for each neighborhood and then break it down further.

Mark Guimond:

- Create a Vision for the Town. We have a vision statement to reach. He believes that we need a vision of the town and this should be the Council's responsibility. He suggests that the Comp. Plan Board create a vision of the town and submit it to the Council. This is the best opportunity to move it forward.
- In regards to neighborhood planning, he believes that this should be something that should be the focus of communication. We should have a reason to get to know the neighborhood to bring them together.

Chair Lou Valentine:

- What large pieces in town are available so that we can get a convention center, destination center which is beach oriented. For business functions etc.
- As far as the neighborhood discussion, he does not think this should be divided too much or we could end up in districts.

Jean Leclerc:

- Promotion of green energy. We have a responsibility to the Town. We need to look at infrastructure and sewer systems, treatment plants.
- We have transfer stations and landfills that are not being used. Why not put up solar panels there and wind turbines up.
- Burying cable lines in the main street. Redo the whole street going down to the pier, make it one way take away the second lane on either side, take away the parking, extend the sidewalk make it more of a walking café and develop the buildings down to the pier. Combine some lots if we can. Build the downtown up.
- We should consider some development in the rural areas of Old Orchard Beach.
- The Old Orchard Beach Pier should be looked at to either extend or put another one up.

Pat Brown:

- Ability to build more dense development in appropriate areas.
- Ways to promote middle income housing/the missing middle. What can we do for winter rentals? Builders that she had talked to stated that they need to build more densely. If they put up a building they have to go up more than 35' and they have to be able to go from side to side, they want retail on the bottom and affordable living on the top. Looking for people to fill up the schools. Her vision includes having areas where you can do that kind of building where it's not going to obstruct someone's view of the ocean. She would like to see the elementary school torn down and have the 3 schools behind the high school, make the entry road going by the police station on Ballpark Way, take and left to get over to the school that way so that you are not impacting EE Cummings traffic. Then build middle income housing on that big piece of property where the elementary school was torn down.
- Walkability in the town as a whole.

Tom Mourmouras:

- Identifying the assets that are most unique to Old Orchard and maximizing the use of those assets. Beach needs to be the focus of a lot of the development.
- Stimulating year round business through revitalization of the downtown districts.

Win Winch:

- Preserve character as we rebuild overall.
- Enhance pedestrian access.
- Preserve Ocean Vistas.
- Encourage support transit alternatives.

Jeffrey Hinderliter suggested that this is our problem for year round development is that we are so locked in to that we are that Beach Community that we cannot separate the downtown from the water. When we begin to make that separation, we can then begin to create the tools to promote the revitalization for year round business.

Mike Foster:

- Preserve and enhance existing natural resources and environmental systems.
- Encourage growth of year round businesses to grow economic vitality of community.
- To promote the preservation of high quality balanced and diverse housing options for persons of all income levels.
- Improve and maintain services to ensure there is adequate supply capacity of service to accommodate future development.
- Promote the improvement and revitalization of commercial corridors and districts.
- Provide new locations for job growth and close proximity to housing with convenient access, which may include transit.

Chair Valentine asked if the town up to speed on infrastructure (sewer/water).

Water is in better shape than sewer, we have a decent plant, but it is the infrastructure associated with the sewer that is the problem. Pump stations and piping are not cheap.

Jean LeClerc also mentioned about expanding the train station down the road. Similar to Saco's train station. Planner Jeffrey Hinderliter stated that some issues with this is the parking and the quick ticket machine. (All required by Amtrak). The low cost of the investment into the station itself is \$130,000.

Town Business Owner Peter Mourmouras suggested that the Town could go after grants for women and young people and minorities to come into the downtown. Also, put a buffer on new T-shirt shops or discount stores. The ballpark needs improvement. The Town needs an identity.

Jeffrey Hinderliter stated that he would collect these thoughts and put them in an email, send them to everyone and ask the Board if they can send Mr. Hinderliter their thoughts for the best top 6 future land use goals. The Board will then choose the 6 goals and then the Board will get into the Neighborhood discussion. Also at the next meeting if the Board could bring back the exercise in the memo from July 24<sup>th</sup>.

The next meeting will be on September 10, 2019.

3. Good & Welfare

4. Adjourn 7:00 PM

*I, Valdine Camire, Administrative Assistant to the Comprehensive Plan Committee of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of three (3) pages is a true copy of the original minutes of the Comprehensive Plan Committee Meeting of August 13, 2019.*

