

Town of Old Orchard Beach
 Comprehensive Plan Committee
 February 17, 2016 6:00 pm
 Old Orchard Beach Town Council Chambers

<p>Call to Order: 7:05pm</p> <p>Roll Call: Chair Lou Valentine, Win Winch, John Bird, Tom Mourmouras, Jean Leclerc (came later on in the meeting so he had no vote on the Chair and Vice Chair). Absent: Jason Webber.</p> <p>Staff: Jeffery Hinderliter Town Planner, Megan McLaughlin; Assistant Town Planner.</p> <p>Others Present: Helene Whittaker, Pat Brown, Jerome Plante.</p>	<p style="text-align: center;">Call to Order</p> <p style="text-align: center;">Roll Call</p>
<p>1. Open Meeting</p>	
<p>2. Elect Chair and Vice Chair</p> <p>Win Winch made a motion to recommend Lou Valentine as Chair. John Bird made a motion to recommend Win Winch as Vice Chair.</p> <p>All in favor.</p>	<p style="text-align: center;">MOTION</p> <p style="text-align: center;">VOTE (3-0)</p>
<p>3. Future Land Use Plan- Land Use and Zoning Discussion</p> <p>Chair Valentine brought up a comment by one of the towns that was in the Chronicle about “Downtown Business Friendly”.</p> <p>Mr. Hinderliter said maybe just “Business Friendly” and leave out Downtown.</p> <p>Pat Brown mentioned something to consider would be similar to Camden, Maine which was approved in regards to the Maine Street Program. You can access their database and you can get all of the data for research, etc..</p> <p>John Bird suggested to say that DD1 and DD2 have their own section and then we need a comprehensive section for the rest of the town.</p> <p>Helene Whittaker handed out paperwork to the members, a process to improve your community. Age friendly. All ages, young and old alike.</p> <p>John Bird added that the state has a program called “Bicycle Maine” which is a program and is eligible for grant money that involves temporary bike lanes for bicyclists to try the project and see if it works.</p> <p>Mr. Hinderliter brought up the question to think about, What is the image of Old Orchard Beach?</p> <p>Mr. Hinderliter also brought up a recent new development in town which is Dunkin Donuts. This is very timely because the zoning that we have in town pretty much matches what a comprehensive plan recommended 25-30 years ago. A lot has changed since that time, however it is difficult to change some zoning standards (especially when you get into site plan review) without changing the comprehensive plan. You</p>	

Town of Old Orchard Beach
Comprehensive Plan Committee
February 17, 2016 6:00 pm
Old Orchard Beach Town Council Chambers

really should amend the comprehensive plan to reflect those changes so what you are changing can legally stand.

When we are thinking of where we are going with the comprehensive plan and thinking of these larger developments, when it impacts the community as a whole, it is a very worthwhile discussion as to how we can address these sorts of developments in the future.

Pat Brown suggested that in regards to input, we need to have some weight of some kind. She mentioned that in S. Portland before anything goes to the Planning Board, it goes to the public safety first (police and fire) and if they don't sign off, it doesn't get approved.

John Bird suggested to follow up after it goes to public safety and they might sign off on the Comprehensive Plan Implementation Committee.

Mr. Hinderliter stated that everyone has a different opinion and he brought up the fact that our current Public Works Director has a different opinion on turn arounds in subdivisions than our former Public Works Director. So what one might sign off on another may not.

4. Implementation Strategy

Chair Valentine stated that we hope to have some sort of a continuation on this, being called an Implementation Committee after the plan is totally accepted.

Jeffrey Hinderliter mentioned that the Comprehensive Plan is a 10 year vision of how a municipality should grow over multiple parts of what a municipality is involved with (finances, land use etc..). The Comprehensive Plan sets the foundation for the creation of ordinances and other things beyond the Comprehensive Plan. The Comprehensive Plan lines things up for other people to take and move forward with. The Comprehensive Plan benefits all of us as a community because you are in a better position for securing grants and have a better plan on how the town should move forward with land use. The implantation of the Comprehensive Plan is most important. We have decided to create our own chapter and it is an implementation and maintenance section. Mr. Hinderliter stated that he took some of his own experiences with the comprehensive planning, having done 2 other communities and looked at some of the work that he previously did and tried to tailor some of this implementation policy to fit Old Orchard Beach. One of the things is maintenance because this community can change so much in a relatively short amount of time that the Comprehensive Plan needs some flexibility. The big part of the Implementation is the Future Land Use Plan.

This involves zoning and most controversial that affects everyone in some way in the town. As part of the implementation and as part of each chapter within a Comprehensive Plan (future land use, public facilities, natural resources) you have the goals, policies and strategies. Then you have the timeframe to complete these goals, policies and strategies. We need to create better zoning strategies that are conducive to the businesses within the W. Grand Ave. to Union St. and E. Grand Ave. to Walnut St.

Town of Old Orchard Beach
 Comprehensive Plan Committee
 February 17, 2016 6:00 pm
 Old Orchard Beach Town Council Chambers

<p>Then you get into the strategies. And with the strategies you begin to think of timeframes and what a priority is.</p> <p>Mr. Hinderliter asked the members to think about who is responsible for implementation and getting the work done and would like to get feedback from the members if they feel that this implementation framework is good.</p> <p>Chair Valentine suggested that if you have an Implementation Committee it would be good to have different people from different groups (council, environmental etc..) to keep the communication going and break down each section.</p> <p>Mr. Hinderliter stated that what you have with a Comprehensive Chapter is the inventory and analysis (history of a particular subject) then there are goals, policies and strategies for each chapter (this is the section that everyone will refer to). Mr. Hinderliter envisions that each of the goals, policies and strategies for each chapter would almost be attached to the implementation strategies. There are 4 more of the goals, policies and strategies left and that is when you assign some of the responsibilities. Mr. Hinderliter will email the members the title of each of the chapters to assign responsibilities.</p> <p>The implementation and maintenance is the guidance for after approval of the plan. Mr. Hinderliter would like to get some comments back from the members because he will be meeting internally with staff to revamp the Planning Board work.</p> <p>John Bird regrets that they didn't pursue any implementation for comprehensive planning in the charter.</p> <p>Mr. Hinderliter would like the committee to meet again on March 16, 2016 at 6:00 pm. Before that meeting if the committee could look at the Implementation and Maintenance and he will also get the headings for each of the comp plan chapters emailed out to the committee and they can think of some of the municipal departments or groups that they think are stakeholders. Then for March 16th they will have the first draft Future Land Use Plan to look at.</p>	
<p>5. Good & Welfare</p>	
<p>6. Adjourn The meeting adjourned at 7:16 pm.</p>	

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 February 17, 2016.

Valdine Camire