

TOWN OF OLD ORCHARD BEACH
COMPREHENSIVE PLAN COMMITTEE
February 23, 2017 – 6:00 PM
Council Chambers

Call to Order: 6:05pm	Call to Order
Roll Call: Chair Lou Valentine, Win Winch, Tom Mourmouras. Absent: Jean LeClerc, Jason Webber. Staff: Jeffery Hinderliter Town Planner, Megan McLaughlin; Assistant Town Planner. Others Present: Helene Whittaker, Pat Brown.	Roll Call
1. Open Meeting Megan McLaughlan introduced Melissa Pratt, new Admin. Asst. replacing Kathy Smith in Code/Planning. She also introduced Stephanie Hubbard, from Wright Pierce here to talk about the drainage study.	
2. Minutes: 1/26/17 Win Winch made a motion to approve the January 26, 2017 meeting minutes, seconded by Jean LeClerc. All in favor.	MOTION VOTE UNANIMOUS VOTE (4-0)
3. Comprehensive Drainage Study: Discussion with Wright-Pierce Engineering Stephanie Hubbard from Wright Pierce gave the board an overview of the Comprehensive Drainage Study. Ms. Hubbard stated that the town selected Wright Pierce to help them with this drainage study at the end of last year. She explained that over the past few years doing Planning Board reviews, it became apparent that the town didn't have the comprehensive understanding of how the drainage systems worked in this town. They didn't have a good understanding of the infrastructure. The intent is to provide a document that is very useful to many town departments for capital improvements. Ms. Hubbard is looking into programs, grants that may be available. Wright Pierce has done a data gathering on a lot of the GIS work that has already been done. Have taken a look at past studies, past areas that they evaluate and are in the process of doing some field data gathering. They have been working closely with Public Works. Going forward they will be setting up some modeling to model the system. Will calibrate the models based on the information that the town provides. Then they will be able to pick out specific areas in town and will have a number of recommendations on things that they need to address in the near future. Ms. Hubbard provided a map showing some of the drainage systems that the town has. Helene Whitaker asked if this study includes the bottom of Union Avenue where flooding usually takes place as well as Pearl Avenue.	

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Chair Valentine asked what the top areas of concern that they will be focusing on.

Ms. Hubbard explained that priorities being set are where we need to get more information to make our models and to get in the modeling. They are focusing on the downtown area right now (Union St. to Heath St.) to the center of town which has a lot of infrastructure. All the infrastructure goes to the outfalls that go into the ocean. These are the ones where we don't have a lot of information so that is where they have been focusing on with some of the data gathering.

One of the biggest concerns is when the drainage ditch was put in 10+ years ago, it had a certain capacity. Today that capacity is much lower.

Chair Valentine brought up the Milliken Mills area and what is being developed and what is going to end up flowing into the area increasing the capacity of whatever you have available there. Also another area of concern is in Ocean Park (Clover and Oceana).

Ms. Hubbard stated that it depends on residents of the town to say that this is constantly a flagged issue.

Chair Valentine also stated that he had heard that the sewer system at one time was set for 50,000 compared to the 8,800 residents. If It's supposed to be 50,000 then why do we have flooding in our sewer systems in August?

It probably has to do with the capacity of the sewer lines.

Ms. Hubbard stated that It probably has to do with the capacity of the sewer lines.

The whole sewer system is a series of pump stations that support this community and those have to be continuously upgraded and every time you expand out it goes to that pump station. The sewer and the storm drainage is actually becoming more GIS based record keeping which gets automatically updated.

As part of the MS4 community and as part of that MS4 requirement you are required to track your cleaning and required to clean the catch basins annually or every 2 years.

Helene Whittaker stated that she lives in the section of Ocean Park that doesn't have any drain basins per say. She stated that there a few homes that have gully's in the back of their homes and people throw debris in those gully's, therefore it plugs up and starts flooding the area. She asked if there is anything proposed to add a pipe in those gully's to allow water to flow.

Ms. Hubbard stated that they have not gotten to that point yet. They are trying to figure out what is going wrong and where it is going wrong and start taking a look at individual recommendations. Ms. Hubbard stated that she will definitely flag and talk about. What they have discussed is are there opportunities for low impact development type systems to be put into place. Right now they are just trying to flag where they have major concerns and where additional design efforts are going to be needed to address these issues.

It has been very helpful that Stephanie Hubbard has been doing peer reviews for the town. Right now they are doing some modeling and some collection at the same time.

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Within the next month Wright Pierce will be finalizing some of those models and start to calibrate them.

Pat Brown mentioned that getting a list together that state the areas of concerns (priority areas) so that the board can review for discussion.

4. Future Land Use Plan Discussion

Assistant Planner Megan McLaughlin stated that one of the main tasks to focus on tonight is coming up with our community vision statement. Where we see ourselves in the next 10 years.

She had the members come up with a bullet to finish this intro to the vision statement:

When we think about the community we want to become, we see a waterfront community with the following features....

Win Winch: Recreation and leisure time oriented.

Tom Mourmouras: Clean beaches, maximizing the Ocean front with real estate.

Lou Valentine: We have a great base, let's maintain it and improve on it.

Features include rail and access improvements. Water access to Old Orchard Beach by boats.

Helen Whittaker: A community with complete streets and age friendly.

Pat Brown: Off-site parking with public transit.

Others include:

Maintenance and upkeep of the buildings. Sidewalks. Elimination of blight, promotes access to the Eastern Trail, updated and maintained infrastructure.

Some of the categories discussed include:

- Updated/Maintained Infrastructure
 - Encouraging walking
- Development Patterns
 - A lot of OOB is built out so “development patterns” would fall more on the lines of redevelopment patterns. There is more of an attraction with social connectivity and bringing culture back to the Town. We don't have any performing arts categories to attract people to Town.
 - There needs to be ways to attract the upscale buyer to rehab buildings downtown, the concept of “social connectivity” can help achieve this.
- Education

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- Culinary/Hospitality education facilities. Artists/Restaurant Owners – the Town should embrace the arts & young business owners.
- There was heavy emphasis on the use of the Ballpark, one of the uses discussed were microbreweries.
- Community Health
 - Cigarette butts, dog poop, water quality (drinking/swimming), sidewalks, town wide neighborhood transit, wastewater treatment odor, less cars – more walking/biking.
 - Turn Old Orchard Street into a walking/biking area only with no cars.
- Housing
 - Dorms, could be in the Ballpark areas and could be used for summer police, J1 Students, baseball players, lifeguards, culinary students, UNE/USM housing, satellite campus – cheap real estate for students.
 - More Grand Victorian type development – as long as it is maintained.
 - Cluster housing/multi-unit buildings.
 - The Ballpark should be reconsidered for something other than baseball, it could be used for ecology education, greenhouse farming, work on the perimeter and work in from there. Nursing students and an assisted living facility that they could work at – learning opportunity.
 - 365 use of the Ballpark, not just seasonally!
- Reusable Energy – promote solar energy.

This would be ideal for windmills.

OOB is historically a beachfront community that attraction has already been there. There needs to be another drive for people to visit and live in Town and a focus on what makes us a community NOW.

Part of this review was a discussion about **SOCIAL CONNECTIVITY** for fragmented groups. For example, if someone in the Smithwheel neighborhood wants to go to the beach, but they have to pay \$20 to park or find some other way to get there, they might be more likely to sit in their homes.

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<p>With the legislature, we have been unable to enact a local option sales tax to help with the influx in tourists.</p> <p>Growth, Rural, Natural Resource Considerations:</p> <ul style="list-style-type: none">• Sea level rise considerations when we designate these areas• Rural upland• Washington Ave, CG Neighborhood, Saco Ave to Turnpike (7-11 Area) – corridor into Town to be fixed, downtown area, Portland Ave to Ross Road – these should all be designated as growth areas.• Ocean Park as a growth area? It's a lot of wetland area and the committee doesn't really see it unless the upgrades are sewer oriented.• Natural resources are defined on the shoreland zoning map in terms of water, these will be discussed more at the next meeting. <p>It was decided to schedule the next meeting on March 23, 2017 at 6:30 pm.</p> <p>Election of Officers at the next meeting.</p>	
5. Good & Welfare	
7. Adjourn	
The meeting adjourned at 7:25 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 five (5) pages is a true copy of the original minutes of the Comprehensive Plan Committee Meeting of February 23, 2017.

Valdine Camire