

**TOWN OF OLD ORCHARD BEACH
COMPREHENSIVE PLAN COMMITTEE
January 16, 2020 – 6:00 PM
Police Department Community Room
MEETING MINUTES**

MEMBERS PRESENT:

Chair Lou Valentine
Win Winch
Jean LeClerc

PUBLIC PRESENT:

Helene Whitiker
Robin Dube

STAFF PRESENT:

Planner Jeffrey Hinderliter
Assistant Planner Michael Foster

1. **Open Meeting 6:05 PM.**
2. **Consideration of Meeting Minutes: 1/26/17, 2/23/17, 3/23/17, 5/9/17, 8/13/19, 9/10/19, 9/25/19**

MOTION:

Win Winch made a motion to approve the 1/26/17 meeting minutes, seconded by Jean LeClerc.
Jean LeClerc made a motion to approve the 2/23/17 meeting minutes, seconded by Win Winch.
Win Winch made a motion to approve the 3/23/17 meeting minutes, seconded by Jean LeClerc.
Jean LeClerc made a motion to approve the 5/9/17 meeting minutes, seconded by Win Winch.
Jean LeClerc made a motion to approve the 8/13/19 meeting minutes, seconded by Win Winch.
Win Winch made a motion to approve the 9/10/19 meeting minutes, seconded by Jean LeClerc.
Win Winch made a motion to approve the 9/25/19 meeting minutes, seconded by Jean LeClerc.

VOTE: All approved. Passes.

Chair Lou Valentine mentioned that in one of the previous meeting minutes the Board had discussed, should sports medical facilities be within the ballpark area. He suggested that the Board should go back and revisit this.

3. **Future Land Use Plan: Discussion**

Planner Jeffrey Hinderliter stated that the 2 primary pieces of the Comprehensive Plan:

- Future Land Use map

Planner Hinderliter stated that the purpose of tonight's meeting is:

- Developing and finding agreement in regards to the overall Future Land Use goals. There are 6 goals that the Comprehensive Plan Board worked on this year.
- Take a look at the framework of the creation of the Future Land Use Plan. Should have a purpose/vision for each Future Land Use Plan, suggested uses and suggested requirement/performance standards.

We are now creating the first draft of the Future Land Use Plan.

The Future Land Use Plan includes the Future Land Use Districts and it breaks each of those districts down. The purpose/vision is the overall view of how we see this Future Land Use District exists today and how development should be guided in the future. We have to recognize where we are right now but we also have to give the Implementation Committee some guidance for the plans that they will create in the future. The purpose/vision helps create that guidance for each of the districts.

The suggested uses are examples of land uses that would be allowed in some way. Some may be allowed through building permits or some might require Planning Board approval.

The Implementation Committee will figure that out. What we are doing is giving the Implementation Committee the guidance of what we see are suggested uses for that particular Future Land Use District. Finally, the requirements for Performance Standards (the broader development standard) such as Complete Streets. Complete Streets is not a land use but that could be a requirement or performance standard that is part of a particular Future Land Use District.

Helene Whitiker stated that most of the towns in Maine are requiring Complete Streets, and we are not doing anything with Complete Streets in Old Orchard Beach.

Planner Hinderliter suggested adding another section to the land use plan which would require performance standards.

Went over the 6 overall goals for future guidance throughout the town. However, they may not be applicable to one district.

Went over the Future Land Use Districts and the 4 bullet points for each of the Future Land Use Districts.

The overall goal for the Comprehensive Plan Committee is to get a draft finished by spring.

With the Future Land Use Plan, we are not writing a zoning ordinance or the zoning map, we are creating the foundation to allow the Implementation Committee to take what we have and to create the zoning ordinance and the zoning map.

Jean LeClerc mentioned that the second bullet "Create a vision for the town" is redundant. There should be something else that the town should focus on.

Overall Future Land Use Goals:

Complete streets we would have that as part of the action steps.

Robin Dayton suggested that if the infrastructure and utilities includes clean energy she is fine with that but in this day and age it is worth stating it.

Robin Dayton also suggested that she would like to have added "preserve **and protect** natural resources".

Planner Hinderliter stated that there will be adjustments to the map.

Robin Dube suggested to also making it clear where the water bodies are on the map.

The Board Members discussed each District and each bullet one by one:

R-1 District:

How does this District match with the neighborhood vision and what you would like to see:

Board Members: Consistent.

How does the Future Land Use District (FLUD) purpose match with the vision and goals of the neighborhood vision and goals?

Board Members: Similar.

How does the FLUD suggested uses and purpose match up with what the Board would like to see with this District?

Board Members: It seems to be ok.

In regards to the overall Future Land Use goals (5) can you find at least one of those goals that fits in with this R-1 District?

Board Members: Housing, Maintain and improved utilities infrastructure, water and sewer, complete streets.

Planner Hinderliter found it interesting that there is some consistency with the thoughts that the Board originally had for the R-1 District.

R-2 District:

This is very similar to what is zoned today.

How does the FLUD suggested uses and purpose match up with what the Board would like to see with this District?

Board Members: Pretty much right on.

How does the FLUD purpose match up with the neighborhood vision?

Board Members: Pretty good.

FLUD suggested uses and what the Board would like to see in the purposes.

Board Members: This looks good.

Helene Whitiker questioned the small wind power (single wind turbines that are under 110' in height)

All agreed that this would not be a good idea in the R-2 District.

Helene Whitiker suggested solar instead of wind power.

Overall does the R-2 Future Land Use the purpose suggested use, the vision and what you would like see. Is there a FLUD that relates to that?

Board Members: Accessibility through the streets.

R-3 District: Homewood Park, Beachmont and Homewood Estates.

How does the FLUD suggested uses and purpose match up with the neighborhood vision and goals.

Board Members: They could add a private residence on small lots and maintain open space.

This would be for a developer to put in and to maintain.

The FLUD purpose and the neighborhood vision and goals.

Board Members: This is totally residential and totally built out.

We could just spell out home occupations and limit home business use.

Overall, does the R-3 District FLUD the purpose, suggested uses and the neighborhood vision goals?

Board Members: Complete streets, accessibility, sidewalks, walkability, maintained.

R-4 District:

The Primary R-4 area is along the Smithwheel Road area and that matches up but then we had some R-4 area along the GB-1 area so this may not match up.

How does the purpose and suggested uses match up to the neighborhood visions, goals, and what you would like to see in this area?

Board Members: Highest density in town. Such a variety of different types of uses.

District purpose and the neighborhood vision and goals match up and is higher density.

Cleaning up the entrances to some of the condo/rental places could improve the area.

Lack of enforcement. Trash cans should be enclosed and are supposed to be enforced in town.

Overall vision and goals: Accessibility, sidewalks, maintain and improved. There is a lot more traffic in the area because of the Dunkin Donuts Restaurant.

Planner Hinderliter stated that property appearance may look really bad but it may not violate any ordinance.

Looking at the purpose, suggested uses and what you would like to see?

This is supposed to be some solid guidance for the future ordinance writers when they are creating the zoning ordinance.

If we were writing an ordinance for this district, he would see residential all permissible, care for people, certain types of schools, recreation parks, agriculture and non-residential examples. When we look at that, we see yard

garage sales and home occupations as very limited non-residential uses, very low intensity. Then when you look at accommodations, we do not see lodging there typically for a hotel/motel, we see the ability to have student visa housing. You can read through those standards and create formal ordinances that would restrict those sorts of uses.

The Future Land Use is very important because this is the first layer protection and creates that foundation for your protection.

Robin Dayton asked if we should put some unique words that say something like “to create welcoming aesthetics” or something similar.

Planner Hinderliter stated that an easy way to do this would be to add a bullet under what you would like to see such as **“aesthetics need to be considered when developing this area”**.

Ocean Park:

Planner Hinderliter stated that much of this area has natural resource shoreland zoning protection. We do have some very large lots out there that could be developed but there are a lot of natural resources that are protected through regulations that go beyond what we have here.

Planner Hinderliter asked about looking at the purpose and suggested uses and neighborhood vision and goals and what we would like to see, does it seem to be consistent?

Helene Whitiker was concerned about the septic systems, they should be connected to the sewer. This needs to be addressed. They are polluting the gullies behind the houses that run into the ocean.

Planner Hinderliter suggested to put at the end of the bullet, **“Develop and creates standards so septic systems are continually inspected and are functioning properly until they can be connected to the sewer or replaced with a public sewer connection.”**

Rural District:

When we look at the purpose and suggested uses and the neighborhood visions and goals:
What would you like to see and how does that match up?

Planner Hinderliter suggested more bullets for what they would like to see.

The vision goal and the purpose seem to match up.

A lot of the land is swamp in this area. Natural Resource protection Act.

There could be a cluster development in this area.

We are starting to redefine what can go in this area.

Shooting range and vehicle repair etc. was questioned by the Board as disapproval.

Agreed that the Board work on the suggested uses in the next draft.

4. Good & Welfare

5. Adjourn at 7:22 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 Four (4) pages is a true copy of the original minutes of the Comprehensive Plan Committee Meeting of January 16, 2020.

