

OLD ORCHARD BEACH PLANNING BOARD

Public Hearings and Regular Meeting

July 14, 2016 7:00 PM

Town Council Chambers

Call to Order at 7:04 pm	Call to Order
Pledge to the Flag	
Roll Call: Chair Mark Koenigs, Ryan Kelly, Win Winch, Eber Weinstein. Absent: Vice Chair Linda Mailhot, Mike Fortunato, Laura Bolduc. Staff: Megan McLaughlin; Assistant Town Planner, Valdine Camire, Administrative Assistant. Staff Absent: Jeffery Hinderliter, Town Planner.	
<p>Public Hearings</p> <p>ITEM 1</p> <p>Proposal: Zoning District Amendment: Expand the Campground Overlay District over three parcels zoned R1 and GB1 (Paradise Park)</p> <p>Owner: Paradise Acquisitions LLC</p> <p>Location: 60 Portland Ave, MBL: 205-1-32; 58 Portland Ave, MBL: 205-1-30 (portion of); 50 Adelaide Rd, MBL: 106-2-2 (portion of)</p> <p>Chair Koenigs read a background memo from Town Planner Jeffrey Hinderliter:</p> <p>BACKGROUND</p> <p>This purpose of this proposal is to extend the existing Paradise Park Campground Overlay District over three parcels located at 60 Portland Ave, MBL: 205-1-32; 58 Portland Ave, MBL: 205-1-30 (portion of); 50 Adelaide Rd, MBL: 106-2-2 (portion of). The current zoning districts are Residential 1 (R1) and General Business 1 (GB1) which will remain. What will change is the above-mentioned lots will have the Campground Overlay zoning designation and which allow the lots to take advantage of the Campground Overlay (CO) standards.</p> <p>Last year, the owners of Paradise Park gave me a tour of their campground and discussed future development concepts. One of these concepts was an expansion which includes additional campsites and a new access road leading to Cascade Rd, right by the location where Portland Ave turns (just before Landry’s). The campsite expansion and access road location includes lots that do not have the CO District designation. Because the CO District does not exist, the concept is not permissible as campground uses are only allowed in CO Districts. So, in order to move forward with their concept, we identified that the first step is to amend the zoning by expanding the existing CO District to include the above-mentioned lots. If the town approves the zoning change, the concept will become a permissible use and can be proposed to the Planning Board as a separate application.</p> <p>Because the proposal is a zoning change and part of Chapter 78, it first requires PB consideration which includes a public hearing to be held by the PB as well as a recommendation to the Council. Only the Council can make the final ruling on zoning changes.</p> <p>Chair Koenigs added that there will be another public hearing at that time.</p> <p>Chair Koenigs then opened the public hearing at 7:15 pm.</p>	

Allen Hess from 46 Portland Avenue introduced himself and read his addendum for the public hearing:

From: Allen Hess <peican@tdstelme.net>
Date: July 13, 2016 at 12:01:01 PM EDT
To: Allen Hess <peican@tdstelme.net>
Subject: Addendum for panning board meeting 07/14/2016

My wife and I after many years of working dual jobs decided to retire. We had lived in a rural area of Rome Maine for thirty five years. We decided to move to a town where we could retire to which would offer us an opportunity to live in a community where we could walk to the grocery store, or buy the paper, or go to a restaurant by walking instead of getting in the car and driving ten miles. We were excited to find that there was a town library and even trash pickup. My wife had a history with Old Orchard Beach so we looked here first. We found a piece of property in town and in a quiet residential area that was for sale. There did not seem to be much information about the property, it had no water, no electricity, and no sewer or septic. It did have a one hundred and ten year old house on it that had not been occupied for thirteen years. The old house was beyond repair.

We made a life changing decision and decided to buy the property and build our dream home in this community. Our lot had privacy and was basically surrounded by wetlands which would make additional development minimal.

Our financial decision was made based on the location, the zoning which kept it either residential or undeveloped due to the wetlands. We had a deeded right of way to access our property but still had to get a DEP approval to improve the right of way to our property. We have essentially invested our life savings to build here and become full time residents of this community.

We like many other people made our decision based on zoning. To change this zoning to become part of the campground overlay would be like me asking the planning board to allow me to change my zoning designation from residential to rural so that I may operate a pig farm. I don't think it would take very long for the board to decide on that. A comprehensive plan is now in the works which should be completed before any zoning changes are made. To change zoning before the comprehensive plan is finalized will only complicate zoning issues as well as create exceptions to the rules. The comprehensive plan serves as a guide for how the town should grow.

We have through our lives made some financial decisions that were good and some that were not. We do not believe this is right for us or the town. Let me explain. The Old Orchard Beach sewage treatment plant is almost or possibly operating at full capacity right now. The capacity is reached not through the sewage generated from individual households but from the seasonal increase due to tourism in the summer months. The sewage plant must meet this increased

demand for sewage treatment on the day that it receives it greatest amount of sewerage. This extra sewage is generated not by the 10,000 year round residents but the additional 80-100,000 visitors that are here in the summer. Those benefiting most financially are the businesses which accommodate this increase in population. If you look at the businesses which generate and financially benefit from this seasonal increase I'm sure that you will find that the full time residents are paying a disproportionately higher rate for their sewage disposal than those in business who profit from the increase in population. This increase directly affects the size and capacity of the sewage treatment facility. I'm not suggesting that these businesses cease to exist only that they are considered as the major cause of the high cost of our present treatment plan and will be those responsible for requiring a new larger sewage treatment plant to be upgraded. I believe the latest estimates are in the \$36,000,000 to upgrade the present sewage treatment plant.

If Paradise Park is allowed to increase their campground area by 18 units this will increase the load to the sewage treatment during peak usage using an average of four people per site to seventy two additional units per person per day going to the plant. Density for r-1 district is 10,000 sf per unit (four per acre)while the campground overlay has no required density resulting in a much greater strain of our public systems. Every additional unit based on density exponentially increases costs born by residential taxpayers.

A noon deadline on written comments to the planning board is unfair to those citizens unable to attend the meeting. (handicapped, out of town residents, sickness etc.) If the town allowed written comments for up to a week after the present deadline people could rebut in writing comments or inaccurate statements which may actually make the planning boards decision easier. This may result in a better informed planning board and a more fully involved citizenry since the meeting is available by streaming.

When notices of proposed changes are sent to abutting owners the formal proposal should be sent with the notice to maintain transparency. Requiring affected abutters to go to the town office is an unreasonable inconvenience for the abutters. Also notification with a map or additional information should be clearly marked , information on back of this page. We did not realize there was a map on the back side of our notification and only discovered it accidentally.

The ordinance amending the 1965 ordinance in 2002 maintained the non conforming section from the original ordinance.

I believe all these items are worthy of your consideration. I believe to approve this change before the comprehensive plan is completed would only complicate future decisions and directly affect the character of the town in a negative manner.

Once again Thank You for your consideration.

Sincerely,

Allen Hess
56 Portland Ave

Sent from my iPad

Peter Stern from 9 Cascade Rd. # 1D Condo owner and abutter introduced himself.

Mr. Stern asked if this was a zoning change.

Chair Koenigs stated that this is a proposal to make a recommendation to the Town Council to extend the Campground Overlay (CO) District.

Mr. Stern asked who the owner of the land is?

Chair Koenigs stated that it is owned by Paradise Acquisition, LLC.

Mr. Stern: How much land area are they proposing, how does the town benefit if the proposal were to go through and what type of setbacks would be required from the existing property

Chair Koenigs stated that the board will cover these questions in the regular meeting agenda item.

Larry Zellers from 22 Birch Lane introduced himself:

Mr. Zellers bought this home in 2007. This was a quiet residential neighborhood that they could enjoy. The park had a major expansion in 2007 and they want to expand again.

Mr. Zellers told the board members that it is hard to enjoy their home because of the high density of the campground. Noise and smoke is a concern. Adding this expansion will add even more noise and smoke. He is also concerned that the value of their home will decrease.

Holly Korda from 15 Birch Lane introduced herself.

Ms. Korda agrees with Mr. Zellers in regards to the noise and smoke issues.

Ms. Korda brought with her a petition that has been signed by 27 residents of the Cascade Heights Community. Ms. Korda read the following for the record:

Date: July 14, 2016

We, the undersigned Cascade Heights residents and abutters of the proposed Paradise Park expansion, respectfully request that the Town of Old Orchard Beach Planning Board consider our position against the Paradise Park proposal for expansion. Of note, the three parcels of land in question include residentially zoned land (see below) not intended for campground use. Quality of life, health and safety issues, and impacts on property values, are also key concerns.

In 2014, Paradise Park proposed a 5 lot expansion. Due to neighbors' comments and concerns opposing the expansion, the proposal was referred for Planning Board review rather than limited to the Administration Site Review process. What is outrageous is that not only was the 5 lot expansion granted but Paradise Park INCREASED its request and was granted expansion for 9 lots. This is almost double the original request. The handling and result of neighborhood opposition was completely contrary to neighbors' intent.

Neighbors participated in the walkthrough required for the 2014 request and expressed concern to the Planning Board and Town Planner regarding the addition of camp sites, documenting existing and ongoing quality of life, health and safety issues the campground posed to the neighborhood: excessive noise and partying, smoke odor and breathing issues from campfires, wetlands runoff, lack of privacy, traffic congestion, and others. Among the issues raised were current (and ongoing) problems impacting the neighborhood from Paradise Park (above). Similar issues had been raised by residents regarding a previous expansion in 2007/8, which was strongly opposed by the neighborhood. There was also concern that Paradise Park would return for additional expansions.

As is apparent from the GIS map provided by the town, the current proposed expansion will include an R-1 zoned (residential) area in the 60 Portland Avenue parcel that abuts the neighborhood (records show this was sold by Paradise Park TO Paradise Park LLC, owned

by Rejean and Jimmy Halle, in March 2016), and surrounding general areas (including a portion of 58 Portland Avenue which records show was purchased by ReMAX real estate associate Casey Gray in 2014). **The expansion will box in our small neighborhood of Cascade Heights on three sides with Paradise Park camp sites and campers.**

The quality of life, health, and safety issues identified in 2014 (and 2007) continue to be problems. We are concerned about the impact of the proposed expansion to worsen these conditions as the density of campers increases. We are also concerned about the impact of the proposed expansion on our property values.

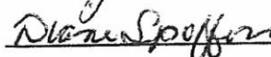
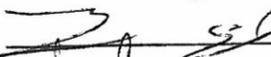
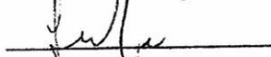
Some context from the public files available at the Town Hall on Paradise Park Campground:

- In 1984, the first year of record for campsites, Paradise Park included 50 total sites. This increased to 172 by 1989, remained at 172 in 1994, increased to 175 by 1998, and 177 in 1999-2003. In 2007 Paradise Park requested and was granted an increase of 53 sites for a total of 230 sites.
- Town files include numerous letters from abutting property owners, including great concern expressed by Friends of Greenacre Road who opposed use of the land at the end of the road for Paradise Park emergency access. In addition to letters from neighbors, Friends of Greenacre Road engaged attorney Craig Rancourt to oppose the access road. Noted above, Paradise Park was granted its request for expansion.
- On May 27, 2014, William A. Thompson, Project Manager, submitted a request for the addition of nine new campsites. Again, neighbors opposed expansion citing serious issues (noise, smoke from campfires, partying, water runoff, and more) impacting quality of life and concern about property values. Again, Paradise Park was granted its request for expansion despite neighborhood opposition.

We respectfully submit that the Town of Old Orchard Beach MUST put a stop to continued unbridled development and changes to zoning with such negative impacts on residential areas! Several members of the Planning Board were involved with the 2007/8 and 2013/4 expansions and will remember the community opposition in past years.

Please respect our community and neighborhood homeowners and residents by opposing this expansion.

Signature	Printed Name	Address
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- | | | |
|----|---|------------------------------|
| 1. |  | HOLLY KORDA 15 Birch Lane |
| 2. |  | Diane Spofford 37 Birch Ln. |
| 3. |  | Mingunas Sapel 19 Birch lane |
| 4. |  | Jason Mudge 21 Birch Lane |

5. ~~Krista Waterman~~ Krista Waterman 21 Birch Ln
6. ~~Anita Marisselle~~ Anita Marisselle 25 Birch Ln
7. ~~Tom Withman~~ Tom Withman 33 Birch Ln OOB
8. ~~Stacey B Cus~~ Stacey Cuscan 35 Birch Lane OOB
9. ~~Lauren Mannerini~~ Lauren Mannerini 29 Birch Lane OOB
10. ~~Frank Mannerini~~ Frank Mannerini 29 Birch Lane OOB
11. ~~Brian Bronzo~~ Brian Bronzo 4 Grand View OOB
12. ~~Michelle D'Alto~~ 28 Birch Lane OOB
13. ~~Sharon Brand~~ 31 BIRCH LANE OOB
14. ~~Peggy Zeller~~ 22 Birch Lane OOB
15. ~~Al D~~ 24 Birch Lane OOB
16. ~~Dave Mordigan~~ 22 Birch Lane OOB
17. ~~Doreen Power~~ Doreen Power 39 Birch Lane
18. ~~Linda Gadet~~ LINDA GADET 39 BIRCH LN
19. ~~Doreen Power~~ Doreen Power 39 Birch Lane
20. ~~Anthony Gammie~~ ANTHONY GAMMIE 32 BIRCH LN
21. ~~Carole Curran~~ Carole Curran 9 Birch Lane
22. ~~Doug Marks~~ DOUG MARKS 10 BIRCH Lane
23. ~~Susan Kenne~~ Susan Kenne 5 Birch Lane
24. ~~Sam Daisey~~ SAM DAISEY 4 Birch Ln
25. ~~Anne Daisey~~ ANNE DAISEY 4 Birch Lane
26. ~~Brian Jesseman~~ Brian Jesseman 13 Birch Ln
27. ~~George MacDonaid~~ George MacDonaid 18 Birch Ln

Gale Stern from 9 Cascade Rd. Brookside Condos, Unit D-1 introduced herself.

The notice that was not sent out is her main issue.

All individual condo owners should have been notified and not just the condo association.

This condo represents 32 homes. Most of the condo owners bought with the sense of privacy surrounded by trees that they could rely on when they bought. Location has been very important. The condo owners have been getting closed in with expansions (3 expansions in Hiddin Pines Campground in the last few years).

There will be traffic issues. Ms. Stern does not know how this expansion will affect the trees that surround their properties. The trees keep the aesthetics and protects their property values. Their investments are in the grounds and the surrounding areas and feels that this will be detrimental to the community. She also mentioned that the condo association pays over \$65,000 in property taxes. Ms. Stern is in favor of not recommending this proposal.

Casey Gray from 58 Portland Avenue introduced herself.

She bought her property as a long term investment. She sold a piece of her property to the campground. She empathizes with the neighbors and their concerns, however she feels that the campground runs a good clean operation and they are good neighbors.

She feels like there is adequate space and buffering. She does not feel that this expansion would impact her property value. She is in support of the expansion of the campground. She stated that Old Orchard Beach is built on this type of tourism. It is an affordable type of tourism that attracts many kinds of families including families that cannot afford to stay in more expensive places.

Diane Spofford from 37 Birch Lane introduced herself.

She is in support of the petition that was signed by the 27 residents in the Cascade Heights Community which she also signed. Ms. Spofford is here to oppose the access road. She had also opposed the 9 campsites that were previously approved the last time that they had expanded.

She asked what the Campground Overlay Standards are.

Chair Koenigs stated that we have these standards on our Old Orchard Beach website which is available for the public.

Anthony Collins from 27 Birch Lane introduced himself.

He has lived there since 1998. The last expansion in 2002 he had talked to the board about the emergency exit for fire emergency vehicles. This was supposed to be included with the approval of the expansion in 2002. Now it is being used by trucks and bicycles going through.

Chair Koenigs stated that he appreciates the concerns that he has, however this is not part of the public hearing tonight.

Roger Tousignant from 36 Portland Avenue introduced himself.

Mr. Tousignant was an official member of the Old Orchard Beach Planning board that wrote the initial zoning ordinance adopted by the town in 1965. He served 13 years as a Planning Board member.

The main reason that all campgrounds in 1965 were placed in a non-conforming use category was that the towns people did not want more limited buildable land within the community to be occupied by campgrounds except in rural areas. The town property has 6 square miles of land in Old Orchard Beach and probably more than half are wetlands and now with the 2013 FEMA we are losing more land. So we need to build up, not out.

Therefore in fairness to the campground owners, the town let them be able to further develop their land within the boundaries of their existing land in 1965 when the original zoning ordinance became effective. They could not add any more land to this property as a campground.

Mr. Tousignant suggests that the Planning Board review every overlay that was given to the town by all of the campgrounds in 2002 because if you check the deeds, many of these

campgrounds have in their overlay, land that was purchased after 1965.

One of the reasons there were no boundary buffers to allow full use of their non-conforming parcel which they owned in 1965 at the time that the ordinance went into effect under the non-conforming section, they were not allowed to acquire any more land to be added to their campgrounds to be developed in the future.

The reasoning was that if expansions were allowed, conceivably the entire town could become a campground community.

Amending the important document like the zoning ordinance when the 23 year old Comprehensive Plan is in the process of being revised and due to be finalized in the next few months to bring it up to date is poor public policy, especially when it can benefit one certain class that is the campground district.

To allow non-conforming uses to become conforming and allow them to add newly acquired land since 1965 to be developed is contrary to good zoning principals.

Chair Koenigs believes (and will research) that what was done in 1965 was reset in the 2002/2003 in the overlay district to be more business friendly to the campgrounds.

Ann Daisey from 4 Birch Lane introduced herself.

She supports and signed the petition that Holly Korda presented to the Board.

She has concerns with noise and smoke issues and would like to keep it residential.

Lauren Mannarino from 29 Birch Lane introduced herself.

She is concerned with the access lane for emergency access. There has been trailers parking there as well as cars and trucks traveling through, little children running around, and trash.

She is concerned about fire issues. Are the campers required to have a water hose close by their campfire? She has concerns with toxicity of the camp smoke.

Ms. Merrilou from 9 Cascade Road. Brookside Condos # B-6 introduced herself.

She bought her condo 9 months ago and what drew her to buy here was the peace and quiet and nature surrounding the condo. She feels that the campground would destroy the buffer and decrease her property value.

There being no one speaking for or against, the public hearing closed at 8:07 pm.

The following letters were entered into these minutes:

Dear Mr. Hinderliter & Ms. McLaughlin:

My wife and I own a condo in the Brookside Condominium Community located at 9 Cascade Rd. Unit A-4.

Our community is directly adjacent to the proposed expansion of the Campground Overlay District as presented by Paradise Acquisitions.

We were quite disappointed to be notified late yesterday of a public hearing of the OOB Planning Committee scheduled for this evening July 14th. Based on the information provided to us by our property management company, the town mailed notification of this hearing to a nonexistent mailing address. It's unclear how that could happen in such a small community. Based on the proposed content of this public hearing and the potential significant impact on our living environment, property values and peaceful/comfortable enjoyment of our homes, we feel it would have been appropriate for your department to direct this notice to our addresses on file with the tax collector's office. As a result of such short notice, we will not be able to attend the hearing in person this evening. We hope that was not the desired result. To date, we have received no direct notification of this meeting.

As a business owner, I am not opposed to the expansion and prosperity of local business, and we are strong supporters of small businesses in Maine. But with the short time we've had to review the materials outlining the proposal by Paradise Acquisitions, it's obvious their expansion plans will infringe upon, and significantly reduce, the quality of life of those living in the Brookside Condo Community (and our neighbors). With many campgrounds in the area, we are well aware of the level of noise, light, traffic, odors (from dumpsters and sanitary dumping stations) and associated disruption associated with these properties. Our purchase of the condo at Brookside was made specifically due to the shelter from these types of distractions/activities via the "green belt" and surrounding wooded property. The proposed expansion will potentially eliminate the serenity and peacefulness our community currently enjoys.

We've seen nothing from the Campground Overlay District or Paradise Acquisitions to address these concerns in ANY manner. Therefore, we strongly oppose the expansion of the Campground Overlay District.

As we are unable to attend today's meeting in person, we respectfully request that you enter this correspondence into the meeting minutes this evening. If you are unable to do so, since we have not had adequate notice of this meeting to allow for personal appearance, we would respectfully request that this proposal be tabled until the next Planning Board meeting.

Thank you in advance for your consideration of our position and concerns.

Kind Regards,

William B. Verrill
Christine S. I. Verrill
9 Cascade Rd. Unit A-4
Old Orchard Beach ME 04064

Dear Mr. Hinderliter & Ms. McLaughlin:

My name is Edward McGinn Jr, and together with my wife Carolyn McGinn, we own a condominium at 9 Cascade Rd. Unit D-3. We are direct abutters to the proposed expansion of the Campground Overlay District as proposed by Paradise Acquisitions. Just this morning my wife and I received notification via email of this hearing which is scheduled to take place this evening (July 14, 2016) at 7 pm. This notification was forwarded to us by Ms. Gail Atkins of Dirigo Mgt Co. the manager of the Brookside Condo development. We, as abutters, have received no direct notice of this Planning Board meeting.

Upon receipt of the proposal materials, we reviewed them and have come to the determination that this proposal would have a deleterious effect on the quality of life of those residing in the Brookside Condos; particularly those residing in the C & D buildings. Moreover, the noise, light, traffic, odors (from dumpsters and sanitary dumping stations) and associated disruption concomitant with the likely expansion of the campground would negatively affect the property values of the Brookside Condo and other surrounding properties. Accordingly, I strongly oppose the expansion of the Campground Overlay District at this time.

As we are unable to attend this evening's meeting in person, we respectfully request that you enter this correspondence into the meeting minutes this evening. If you are unable to do so, since we have not had adequate notice of this meeting to allow for my personal appearance, we would alternatively and respectfully request that this proposal be tabled until the next Planning Board meeting.

Thank you in advance for your kind consideration of our position.

Respectfully,

Edward J. McGinn, Jr.
Carolyn E. McGinn
9 Cascade Rd. Unit D-3
Old Orchard Beach ME 04064
508-335-2484

ITEM 2

Proposal: Major Subdivision and Site Plan: 40 unit condominium project

Owner: Church Street LLC

Location: 164 Saco Ave., MBL: 208-1-9, GB1 & R4

Chair Koenigs gave some background on this proposal.

This subdivision is currently called Church Street Station subdivision.

This is a 40 unit condominium project. Single family homes a little larger than 800 sf. It sits on 11 acres. This is the former St.Lukes Chapel. The church building will be removed and the development will occur on the buildable land that is not wetlands. The applicants started with a sketch plan review in early January 2016. A preliminary plan (for PB review) was submitted at the June 2016 meeting.

Chair Koenigs opened up the public hearing at 8:09 pm.

Joe Kelly, Owner of Marcotte Motor Court introduced himself.

Mr. Kelly stated that he has no problem with this proposal, he would just like to see the plans and have a fence between his property and the proposed expansion.

Chair Koenigs read an email from Mr. Donald Demers from Cider Hill Condominiums Association:

Dear Mr. Hinderliter & Planning Board Members

We thank you for the invitation to participate in the site walk and Planning Board meeting regarding the proposed 40 unit condominium subdivision at 164 Saco Ave.

We, the Board of the Cider Hill Condominium Association, would like to share our requests for your deliberation in matters that may impact our Cider Hill property. We have 3 areas of interest that may impact us directly. These may already have been addressed, but we want to formally make the requests.

1. We have a concern that any storm water management system implemented in the new subdivision could redirect water to Cider Hill Property. We request that in the planning stages of this subdivision all due effort is made to give us assurance that no storm water will flow onto our property.

2. We request that there be a privacy barrier along the shared property line of Cider Hill Condominium Association and this new subdivision. Our preference would be a natural barrier tightly planted to afford privacy that most residents have had for many years. If such a natural privacy barrier is not possible, then we would request that a fence at least 8' high be erected along the entire shared property line of Cider Hill property and the new subdivision. The barriers are required for the following reasons:

a. Since most projects build very close to their property lines, it would be quite unfair to have residents from both properties facing each other in their back yards. They all deserve this privacy.

b. The proximity of both properties make it an easy shortcut to activities on Emerson Cummings Blvd. We are a private property and have posted no trespassing signs.

3. We request that no work begin until 8 am, especially near the property line, and work end no later than 7 pm.

Should you have any questions regarding the above, please feel free to contact me or Gail Atkins at Dirigo (207-871-1080) our Cider Hill Property Manager. We suspect there will be residents from Cider Hill present at these events.

We appreciate all of the hard work you do to protect the interests of OOB residents.

Donald Demers

President of the Cider Hill Condominium Association.

There being no one else speaking for or against this proposal, the public hearing closed at 8:50 pm.

Regular Business

Approval of Minutes: 6/2/16, 6/9/16

6/2/2016 Meeting Minutes:

Eber Weinstein stated that on the last line of page 2, trees should be tree and hat should be that.

Chair Koenigs mentioned that the headings on the pages should say June instead of March. The DPW's name is spelled Guimont instead of Guimond.

Remove Linda Bolduc's name as she was not at the workshop meeting.

At the top of the second page, suggested should be requested.

<p>Eber Weinstein stated that since the Town Planner and 3 of the Board Members are not in attendance at this meeting that he would like to see the full board present for the vote.</p> <p>Win Winch stated that he thought that this campsite proposal looks very out of place. He is also concerned about the smoke and thinks that it is a great suggestion to have standards for firewood for campsites. He is also concerned about the noise and need to find out who is parking on the emergency access road. The Comprehensive Plan’s recommendation is to keep the campground the way it is now.</p> <p>Ryan Kelly stated that generally campers are good people. But he cannot vote to approved this tonight and that the Comprehensive Plan will hopefully give them better guidance.</p> <p>Eber Weinstein mentioned that it would be good for the owners to give the board some sort of idea on where they want to put the road and the sites. Chair Koenigs stated that the Town Planner mentioned that what is on the table as far as the agenda item is the overlay campground so to go to the next step is pre-mature. Mr. Weinstein added that if you don’t want noise, this is not the town to live in.</p> <p>Win Winch made a motion to lay this proposal on the table until the next meeting, seconded by Ryan Kelly.</p> <p><i>Assistant Planner Megan McLaughlin called for the vote:</i></p> <p>Ryan Kelly - Yes Win Winch - Yes Eber Weinstein - Yes Chair Koenigs - Yes</p>	<p style="text-align: center;"><u>MOTION</u></p> <p style="text-align: center;"><u>VOTE</u></p> <p style="text-align: center;"><u>(4-0)</u></p>
<p>It was agreed by the Planning Board Members to temporarily table Item 5 and go to Items 6 & 7, then go back to Items 5 and then finally Item 8.</p>	

<p>ITEM 6 Proposal: Subdivision Amendment: Creation of connecting road between Juniper and Kapok, lot line change Action: Amendment decision Owner: HP Developers LLC Location: Juniper and Kapok Streets (Homewood Park), MBL: 402-2-4,5,6,7, R5</p> <p>The applicant came to the workshop and something has come up with the design with the actual road (grades and curves) and he needs more time to redo his drawings. He also needs to continue to work with the Town Planner and the DPW departments.</p> <p>Eber Weinstein entertained a motion to lay this proposal on the table, seconded by Win Winch.</p> <p><i>Assistant Planner Megan McLaughlin called for the vote:</i></p> <p>Ryan Kelly – Yes Win Winch – Yes Eber Weinstein – Yes Chair Koenigs – Yes</p>	<p><u>ITEM 6</u></p> <p><u>MOTION</u></p> <p><u>VOTE</u></p> <p><u>(4-0)</u></p>
<p>ITEM 7 Proposal: Conditional Use: Accessory Dwelling Unit Action: Determination of Complete Application; Schedule Site Walk, Public Hearing and Final Ruling Owner: Frederick O’Neal Location: 15 Willow Ave., MBL: 204-3-48, R1</p> <p>Applicant O’Neal introduced himself and stated that what he would be adding to this accessory dwelling unit would be a small kitchen and living area. There is a common entrance to the home which is required.</p> <p>Planner Hinderliter’s recommendation that there be a condition that there would only be one electrical service for the unit. Mr. O’Neal stated that where the meter is now is what will be staying.</p> <p>Win Winch entertained a motion that the application is complete for the accessory dwelling unit, seconded by Eber Weinstein.</p> <p><i>Assistant Planner Megan McLaughlin called for the vote:</i></p> <p>Ryan Kelly – Yes Win Winch – Yes Eber Weinstein – Yes Chair Koenigs – Yes</p> <p>There will be a site walk on August 4, 2016 at 5:30 and the public hearing will be at the regular Planning Board meeting on August 11, 2016.</p>	<p><u>ITEM 7</u></p> <p><u>MOTION</u></p> <p><u>VOTE</u></p> <p><u>(4-0)</u></p>

ITEM 5

Proposal: Major Subdivision and Site Plan: 40 unit condominium project
Action: Preliminary Plan review and decision; Schedule Final Review
Owner: Church Street LLC
Location: 164 Saco Ave., MBL: 208-1-9, GB1 & R4

Bill Thompson from BH2M, the applicants engineer brought the board up to date on this proposal. They were last here on June 9, 2016 and went through the engineer's details and overall design of the site. This was determined to be quite complete at that time. They had a site walk on July 7, 2016. They have submitted a revised application. They have responded to staff comments and there were no issues. They have a dumpster location however they do not have a fence detail at this time but will be added. They have named the roads: Hope Terrace, Trinity and Faith Lane.

The police comments were recommending a traffic study.

Mr. Thompson stated that a condominium would be less trips so he does not feel that there needs to be a traffic study.

The units will be 860 sf to 1100 sf. They will be year round homes geared for retirement homeowners. Police talked about the 4' sidewalks being too narrow. The applicant believes that to cut back on the impervious surface internal roadway, a 4' sidewalk is what the applicant would like to do. They have added street lights and each building will have an entrance light for the safety of the homeowner.

The Fire Department wanted an on-site hydrant which they already have along with an existing hydrant on Saco Ave.

The T-Turnaround has been lengthened in front of unit 27 for a distance for plowing, snow storage and also for public safety vehicles turning around.

The sidewalk width is an addition to the roadway width.

There was a comment that the application was a 2004 vintage. Mr. Thompson will get something directly from the Town Planner in the future.

They are dividing the cost estimate into Phase 1 and Phase 11. Mr. Thompson will submit this next week to the Town Planner.

They have a full stormwater report. The street and stop signs have been shown. They will grade the back of the units to the ditch.

There will be no increase in the run off at the property lines and the grading plan will be updated.

The applicant is not in favor of a trail system.

The redwood tree that they wanted to save is a type of redwood tree but not the classic California redwood tree. This tree cannot be saved in order to use the existing entrance.

They have a new sewer report that they have submitted.

They do propose a fence or arborvitaes along the abutting properties.

Work hours will be between 8:00 am and 7:00 pm.

They have received Wright Pierce comments.

They will add some spot elevations. The tip-downs on the sidewalk crossing will be covered. They will put a 4" water main and do the 1" services.

Chair Koenigs commented that he wants to make sure that the applications on line are up to date.

Assistant Planner Megan stated that the only thing that sticks out is the need to have the discharge location of the BMP and whether they go to MS4.

If they are going to do the hydro with the rainfall level, they need to make it an analysis point of

discharging separately so that the record reflects that there is a small swale that is going to be graded. The Board would like a response from Chris White, Superintendent of the Wastewater Facility.

The Board Members went through and commented on the plan.

1. Add fencing detail.
2. Setback item needs to be added on plan 1.
3. The Chair proposes to set boundary lines to do just the 4 corners with granite monuments.
4. Wants to see the permanent project sign detailed in the application.
5. Would like to see the landscaping plan along Saco Avenue. Saving the perimeter trees.
6. Want to make sure that no blasting that needs to be done.
7. The storm drainage (the stream) needs to be on the legend on sheet #1.
8. Consideration for a compact dumpster and location of dumpster with screening detail.
9. Chair Koenigs is concerned about no dedicated place to park by the dumpster.
10. Because there is no parking spaces by the pool, guest parking will be used. Parking for guests should have designated signs for guests.
11. Recreational/open space. Chair recommends to have some sort of area designed on the plan with a note that states designated open space and make sure that it is not built upon.
12. Building envelope on element. What is the flexibility that they are allowing and what is the interpretation?
13. Sewer line runs up Saco Avenue. This should be listed as an easement and noted on the 1st drawing as well as the 2nd drawing.
14. Drainage – Chapter 74-274. Ordinance says there should be an easement of 30’.
15. Snow storage will be along Trinity Way.
16. In regards to the discharge of concrete washout off the property during construction and make sure that the Goose fare Brook is protected.
17. In regards to a letter from the water company indicating tapping into the 16” forced main for 8” lines. Drawings indicate 10”. Chair would like the applicant to make sure they are in compliance and to correct this on the plans.
18. In regards to the width of the sidewalks on sheet #8. 1’ should be changed to 3’ shoulder.
19. In regards to the mixed berm erosion control, need to see designation on the drawings.
20. Detail for twin culverts on sheet #8 should be 36” separated by 18”.
21. On sheet #9 the tip downs in the handicapped ramp have to be blue colored. Change standard detail.
22. There will be 3 street lights as well as individual lights.

This application was not accepted as complete, as the Assistant Town Planner stated that the applicant needs to complete a checklist submitted by Wright Pierce on Best Management Practices.

ITEM 8

Proposal: Conditional Use, Subdivision Amendment; Site Plan Amendment: 6 unit condominium expansion (Summerwinds II)
Action: Preliminary Plan Review; Schedule Site Walk and Public Hearing
Owner: Saulnier Development
Location: 180 Saco Ave., MBL: 208-1-1, GB1 & R4

There are 3 applications for amendment on this proposal:
 Amendment to Conditional Use.
 A Site Plan Amendment
 Subdivision for Amendment.

ITEM 8

<p>Bill Thompson, Engineer from BH2M is here representing the applicant.</p> <p>Win Winch stated that he had gone back and looked at the original proposal meeting minutes from 9/8/2011.</p> <p>The original application was to replace 54 cabins with 54 seasonal units. The original proposal was for seasonal units and the roads were built for seasonal only. They have had a lot of problems with road issues. He would also like information on the density. Mr. Winch is opposed to this proposal.</p> <p>Chair Koenigs stated that this original plan was amended from seasonal to year round. The area that they are trying to develop now was originally a snow storage area.</p> <p>Chair Koenigs is opposed to this proposal.</p> <p>Bill Thompson stated that he will go back and look at the density. Bill Thompson will be applying for a DEP Map Amendment for a 100 year flood. They have done a hydraulic study.</p> <p>Eber Weinstein also stated that we do not have the up to date deed and we need to see the up to date condo documents.</p>	
<p>Other Business</p> <p>Good & Welfare</p> <p>Eber Weinstein made a comment that John Bird is sadly missed at the meetings.</p>	
<p>ADJOURNMENT</p> <p>MARK KOENIGS, CHAIR</p>	
<p>Meeting adjourned at 10:49 pm</p>	<p>Adjournment</p>

I, Valdine Camire, Administrative Assistant to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of Seventeen (17) pages is a true copy of the original minutes of the Planning Board Meeting of July 14, 2016.

Valdine Camire