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3 **OLD ORCHARD BEACH PLANNING BOARD**  
4 **WORKSHOP MINUTES**  
5 **July 5, 2018 5:30 PM (Site Walk, On-Site)**  
6 **July 5, 2018 6:00 PM (Workshop, Council Chambers)**  
7 **July 12, 2018 7:00 PM (Public Hearing Notice)**  
8

9 Note: The purpose of the Workshop is for the Planning Board to receive packets and an agenda item  
10 update from staff  
11

12 **CALL WORKSHOP TO ORDER 6:00 pm.**  
13

14 **Roll Call:** Vice Chair Win Winch, Chair Linda Mailhot, Gary Gannon, Marc Guimond and Robin Dube.  
15 **Absent:** Dave Walker, Mark Koenigs. **Staff Present:** Planner Jeffery Hinderliter  
16

17 **Site Walk**

18 **Proposal:** Conditional Use (Shoreland Zoning): Nonconforming structure replacement and 30  
19 % expansion- demo and construction of 1200 sq. ft. 1-family dwelling  
20 **Owner:** Todd and Kathy Whitney  
21 **Location:** 68 Colby Ave, MBL: 320-1-1  
22

23 **CALL WORKSHOP TO ORDER**  
24

25 **Regular Business\***

26 **ITEM 3**

27 **Proposal:** Major Subdivision: 10 lot residential subdivision (Red Oak Phase III)  
28 **Action:** Discussion; Final Ruling  
29 **Owner:** Mark & Claire Bureau  
30 **Location:** End of Red Oak Dr.  
31

32 We are recommending this for Conditional approval with 4 conditions attached to the approval.

- 33 • If the plan is amended to include a 15<sup>th</sup> lot that a second access is necessary.
- 34 • The Developer and the Homeowners Association enter into a Maintenance Agreement with the  
35 town that has to deal with our stormwater ordinances.
- 36 • The Town does not take a position regarding ownership of the parcel that's been in question.
- 37 • If the applicant petitions for a road acceptance, the Town needs an as built for the existing 750 ft.  
38 of road.  
39

40 There are a couple of outstanding issues that the Planning Board may want to consider before determining  
41 whether it is ready for Conditional Approval.

- 42 • There are still comments associated with street lighting. The Planning Board needs to determine  
43 if the applicant is supposed to provide street lighting as requested or if they provide street lighting  
44 when they petition the Town.
- 45 • Most items in the Wright Pierce memo somethings need clarification or additional information or  
46 references to be added to the plans. Planning Board members should determine if there are too  
47 many things that need to be done before they make their final decision or can the Planning Board  
48 add a 5<sup>th</sup> condition that states that the applicant must successfully address all Wright Pierce  
49 comments to the satisfaction of Town Planning Staff.  
50

1 **ITEM 4**

2 **Proposal:** Ordinance Amendments (Medical Marijuana Registered Dispensary): Amend to  
3 **Ch. 78 – Zoning, Article VI – Districts, Division 7 – Downtown Business Districts,**  
4 **Sec. 78-747 – Permitted Uses, (3) – Conditional Uses**  
5 **Action:** Discussion; Recommendation to Town Council  
6 **Applicant:** Thomas Mourmouras  
7 **Location:** Downtown District 2  
8

9 The Mourmouras’s are proposing to amend our ordinances to allow a Medical Marijuana Registered  
10 Dispensary to exist in the DD-2 Zoning District. Tom Mourmouras put together for the Board Members  
11 that will help them understand with the visual.

12 The applicant stated that this would be a true addition to Old Orchard Beach and is very discrete which  
13 will be a top notch boutique. The applicant would like the Board to treat this as a land use issue.  
14

15 **ITEM 5**

16 **Proposal:** Conditional Use (Shoreland Zoning): Nonconforming structure replacement and 30  
17 **% expansion- demo and construction of 1200 sq. ft. 1-family dwelling**  
18 **Action:** Discussion; Final Ruling  
19 **Owner:** Todd and Kathy Whitney  
20 **Location:** 68 Colby Ave, MBL: 320-1-1  
21

22 We are looking at a tear down/rebuild of the existing structure. The good thing now is that we are  
23 applying regulations.

24 At the June meeting there were 7 items that were identified in the memo and they needed to be addressed.  
25 The applicant has gotten DEP approval and a Permit by Rule. Planner Hinderliter feels that the applicant  
26 acceptably addressed the 7 comments and we have 2 recommendations.  
27

28 Comfortable recommending approval with 2 conditions.

- 29 • Elevation Certificate completed.
  - 30 • Foundation corners are staked before the concrete is poured.
- 31

32 **ITEM 6**

33 **Proposal:** Site Plan Review Sketch Plan: Campground Expansion – Add 7 RV sites with  
34 **utilities and construct a 40’x60’ maintenance building behind existing site 22.**  
35 **Action:** Discussion and Recommendations  
36 **Owner:** Seacoast RV Resort LLC  
37 **Location:** 1 Seacoast Lane, MBL: 102-3-7  
38

39 During the review of this proposal there was 1 primary question that we had. The 40’ x 60’ building is  
40 clearly in the Campground Overlay District, it is the 7 lots on that 2 acre parcel that we are trying to  
41 determine if it is in the Campground Overlay District.

42 This has also public water and sewer.  
43

44 **Certificate of Appropriateness**

45 **ITEM 7**

46 **Proposal:** Locate a Free-Standing Sign along Old Orchard Street in the Historic Overlay  
47 **District**  
48 **Action:** Certificate of Appropriateness Ruling  
49 **Applicant:** Old Orchard Beach Community Friendly Connection  
50 **Location:** 1 Portland Ave, MBL: 205-2-1, DD1, HO  
51

1 **Other Business**

2  
3 Planner Jeffrey Hinderliter mentioned to the Board that the Council will be having a workshop on July  
4 11, 2018 Which will be pertaining to the Murphy/MacDonald issues.  
5

6  
7 **ADJOURNMENT 6:40 PM**

8  
9 *I, Valdine Camire, Administrative Assistant to the Planning Board of the Town of Old Orchard*  
10 *Beach, do hereby certify that the foregoing document consisting of Three (3) pages is a true copy*  
11 *of the original minutes of the Planning Board Meeting of July 5, 2018.*  
12

13 

14  
15  
16 **\*Note: Workshop Agenda Public Hearings and Regular Business items are for discussion purposes**  
17 **only. Formal decisions on these items are not made until the Regular Meeting.**