

TOWN OF OLD ORCHARD BEACH  
 COMPREHENSIVE PLAN COMMITTEE  
 June 30, 2016 – 6:00 PM  
 Council Chambers

<b>Call to Order: 6:05pm</b>	<b>Call to Order</b>
<p><b>Roll Call:</b> Chair Lou Valentine, Win Winch, Tom Mourmouras, Jason Webber. Absent: Jean LeClerc.</p> <p><b>Staff:</b> Jeffery Hinderliter Town Planner, Megan McLaughlin; Assistant Town Planner.</p> <p><b>Others Present:</b> Helene Whittaker, Pat Brown.</p>	<b>Roll Call</b>
<b>1. Open Meeting</b>	
<p><b>2. Minutes: 2/17/16, 5/25/16</b></p> <p>Win Winch made a motion to accept the February 17, 2016 meeting minutes, seconded by Tom Mourmouras.</p> <p>Win Winch made a motion to accept the May 25, 2016 meeting minutes, seconded by Tom Mourmouras.</p> <p>Jason Webber abstained as he was not in attendance at the 2 meetings.</p>	<p><b>MOTION VOTE (3-0-1)</b></p> <p><b>MOTION VOTE (3-0-1)</b></p>
<p><b>3. Future Land Use Plan- Land Use and Zoning Discussion</b></p> <p>Planner Jeffrey Hinderliter stated that he wanted to check on a couple of things before we write the future land use plan. What the 4 things are:</p> <ul style="list-style-type: none"> <li>• <b>Revised version of the spreadsheet that the Comprehensive Plan members went over at the last meeting. One of the tasks was to take the Planning Board comments and make them a lot fewer conflict points.</b></li> </ul> <p>Assistant town Planner Megan McLaughlin discussed a few of the changes on the spreadsheet. She went through all of the answers on the spreadsheet and on part 1, she updated the conflict points per district. On part 2, she updated it to show specifically which ones changed.</p> <p>Tom Mourmouras asked how is this spreadsheet going to translate to the actual Comprehensive Plan?</p> <p>Mr. Hinderliter stated that when they get the future land use plan it will be broken down into districts which will include these purpose statements. Within each district we will have suggested permissible land uses and suggested not-permissible land uses. So this will be an appendix and we will not include all of that with the Future Land Use Plan itself. We will hit the highlights of the use categories that the comp plan committee suggests to be permissible and not-permissible.</p> <p>Mr. Hinderliter went through each district with the Comprehensive Plan Committee concentrating on the conflict points:</p> <p><b>R-1 District:</b></p> <p>Pre-school – more for educational purposes.      Child care – could be permissible, but needs more definition.      Group care home – monitored adult care. Would be permissible in the Rural District</p>	

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and also in the PAD (Portland Avenue) District. Keep it at no.  
Half way house – rehabilitation for drug or alcohol. Keep it at no.  
Alternative medical office (acupuncture, reiki, etc.) – could be a home business.  
Indoor rec facility –  
Outdoor rec facility – more like a full facility rec center where you could have an outdoor pool or a swing set. Keep it at no.  
Community Center – Keep it at no.  
Building trades – wording is critical. On site storage is an issue. Keep it at no.

**R-2 District:**

Group care homes – majority says no.

**R-3 District:**

Child care - could be permissible, but needs more definition. More in favor of yes.

**R-4 District:** No conflicts.

**Ocean Park District:**

Colleges and Universities. Keep it as no.  
Building trades – Keep it as no.

**Rural District:**

Multi Family – Although we have 3 yes, the majority does favor a multi-family however just because it is a yes, there are certain levels of review for these, it makes it permissible in some way in this district. Majority says that it is a conflict.

Horticulture – Like a green house. Majority says that it is still a conflict.

Commercial Wood Processing – should be yes but there will be a higher level of review and we can specifically note that.

Convenience Store – without gas pumps. Keep it as no.

Restaurant – Take-out only. Keep it as no.

Wireless telecommunications – cell tower. Keep it as no.

Transportation facility – a trucking sort of operation where they would store their box trucks and is similar to a large scale warehouse. Similar to a distribution center but for transportation services. Large scale operation. Keep it as no.

**Downtown 1 District:**

Food Trucks - Too congested. No for food trucks.

Food Stands - Anything besides a restaurant and a convenience store that serves food to the public is considered a food stand and they are only permitted in a very exclusive area downtown. The only thing excluded are the ice cream trucks. Yes for

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<p>food stands.</p> <p><b>Downtown 2 District:</b> Food Trucks – Keep it as no. Transportation facility – Keep it as no.</p> <p><b>GB-1 District:</b> Medical facility - Yes Transportation facility – No</p> <p><b>GB-2 District:</b></p> <p><b>Neighborhood Commercial District 1:</b> Alternative Medical Office – No Message Therapy – Yes Acupuncture – No</p> <p><b>Downtown Residential:</b> Group care home – No Child care – No Nursery – No</p> <p><b>Industrial District:</b> Medical building – Yes Office building – Yes</p> <p><b>PMUD: (Dunegrass and surrounding area)</b> Maybe the PMUD (Plan Mixed Use Development) should be the PRUD (Planned Residential Use Development). Wireless telecommunication system – No</p> <p><b>MUNIS:</b> Includes ballpark, schools, landfill, fire station. Need to define this more. Wireless telecommunication system – Yes</p> <p><b>Campground Neighborhood:</b> Includes the Salvation Army, Washington Ave, Atlantic Ave.</p> <p><b>NC2:</b> Group Care Home. Yes Child Care. No</p> <p><b>Portland Avenue District:</b> Includes Landry’s and goes over to Walnut Street. Halfway house – No</p>	
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<p>Message Therapy – Yes          Vehicle Rentals – No          Wireless Telecommunications – No</p> <p>Mr. Mourmouras asked if there is anything regarding marinas or boat access?          Mr. Hinderliter stated that It falls under the State Shoreland guidelines.          Mr. Mourmouras also asked in regards to the many t-shirt shops downtown, is there something that they can do like a 100’ separation so that they can break them up in the future?          But how would we classify these shops.          Planner Hinderliter stated that it would be a great idea for the Implementation Committee to create rules to limit the number of t-shirt shops.</p> <ul style="list-style-type: none"> <li>• <b>New proposed maps. Go over maps and feel comfortable with the zoning districts that we have remembering that the Implementation Committee can change this in the future, but this gives them a real good outline in our direction.</b></li> </ul> <p>The members all agreed that they are very comfortable with the way that the map looks.</p> <ul style="list-style-type: none"> <li>• <b>District purposes. This is a 3 page document. There was 2 items on the last page that the planned mixed use development district. Is the purpose of the planned mixed use development (Dunegrass and a couple of other residential areas) does it really fit in with that description, so Planner Hinderliter didn’t change the description and is up for discussion. Are we ok with the muni district or look at another name.</b></li> </ul> <p>Maybe the PMUD (Plan Mixed Use Development) should be the PRUD (Planned Residential Use Development). And change some of the language.</p> <ul style="list-style-type: none"> <li>• <b>Any overall ending thoughts that the Committee might have for the Future Land Use Plan.</b></li> </ul> <p>Planner Hinderliter stated that the next step on the committee’s part is putting this all together. We should have the plan for the most part by mid-August.          And should have the full draft ready for the council at that time and off to the State at that time as well.</p>	
<p>4. Good &amp; Welfare</p>	
<p>5. Adjourn</p> <p>The meeting adjourned at 7:40 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 four (4) pages is a true copy of the original minutes of the Comprehensive Plan Committee Meeting of June 30, 2016.*

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*Valdine Conire*