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3 **OLD ORCHARD BEACH PLANNING BOARD**
4 **Workshop, Council Chambers**
5 **June 6, 2019 6:00 PM**
6

7 **Present:** Chair Linda Mailhot
8 Vice Chair Win Winch
9 Robin Dube
10 Chris Hitchcock, Alt.
11 David Walker
12 Marianne Hubert
13

14 **Absent:** Mark Koenigs, Alt.
15

16 **Staff Present:**

17 Planner Jeffrey Hinderliter
18 Assistant Planner Michael Foster
19

20 CALL WORKSHOP TO ORDER 6:00 PM
21

22 **Regular Business***

23 **ITEM 1**

24 **Proposal: Minor Subdivision: 2 Duplex (4 residential apartment units)**
25 **Action: Determination of Completeness; Ruling on Preliminary Plan**
26 **Owner: Earle Enterprises, LLC**
27 **Location: 4 Smithwheel Rd, MBL: 210-2-16; Zoning: R4**
28

29 Planner Jeffrey Hinderliter stated that there is one new document that was added which is a Traffic
30 Analysis by a company named Traffic Solutions. The applicant secured a Traffic Assessment. There were
31 other comments that the Board had and one was the buffer and a number of other items however there is
32 no new material to address these items. The Traffic Assessment is geared to the waiver request and some
33 of the primary concerns of this proposal. The Engineer who prepared the traffic report feel that this
34 proposal is ok. They did make some recommendations to improve the site lines. There are 4 waiver
35 requests and 3 of these are related to the Traffic Assessment. The other waiver request is more of the
36 interior of the parking isles and is not addressed in the traffic report. Staff has a couple of
37 recommendations and recommended motions.

38 Win Winch is concerned with having 4 waivers.
39

40 **ITEM 2**

41 **Proposal: Major Subdivision and Site Plan Review: 22 lot residential and 32 unit**
42 **condominium building**
43 **Action: Discussion and Recommendations**
44 **Owner: Mark and Claire Bureau, Mark Bureau**
45 **Location: Red Oak Drive (Phase II); 139 Portland Ave; Zoning: RD**
46

47 Planner Hinderliter stated that they met with the applicant. This proposal is in the same general area as
48 the Red Oak 10 lot Subdivision off of Portland Avenue that was recently approved.

49 This proposal is looking to erase that subdivision from approval and create a 22-lot subdivision along
50 with a 32 unit 4 building condominium complex. Staff has informed the applicants that multifamily

1 dwellings are not permissible in the rural district. Also when you go over 15 or more lots, you need a
2 second access and they only have one proposed access right now. If the flood plain maps are going to be
3 adopted by FEMA that would help them. The stream setback is 75' from the upper edge of the wetlands.
4 This is a good chance for the Planning Board to take an early look at the proposal.
5 Chair Mailhot mentioned that there is an old cemetery out in front that needs to be looked into as well.
6 Planner Hinderliter stated that the classification and the zoning associated with the stream can dictate the
7 type of vegetative clearing and the buffer that is associated with it.
8 Phase I has already been completed. Nothing is done on Phase II.
9 This was a major subdivision before, but we are calling it a major subdivision and not an amendment
10 because it basically removes the old subdivision. The site plan review portion comes in because of the
11 multi family.
12

13 **ITEM 3**

14 **Proposal: Site Plan Review: Building rehab, add two units, one office, site improvements (e.g.,
15 parking, landscaping)**

16 **Action: Discussion and Recommendations**

17 **Owner: Trahan Apartments – OOB LLC**

18 **Location: 68 East Grand Ave, MBL: 304-6-1; Zoning: DD2, Shoreland GD and RP**
19

20 Assistant Planner Michael Foster stated that this is a sketch plan so no formal decision is required. This is
21 currently a 4 unit building and they are looking to add 2 new stories with 2 additional units and also an
22 office and an exterior staircase.

23 Space and bulk requirements need to be looked into as far as the units that they are proposing is the
24 exact use of the unit and that has not been identified for parking. Assistant Planner Foster stated that in
25 looking at the plans, his current understanding of use of the building will be lodging but we definitely
26 need clarification on what the units are going to be used for which have big implications on the density
27 that would be allowed there and how many units that are allowed there. This also falls under some
28 shoreland zoning. The back portion of the lot has been acquired from the railroad company for some
29 additional parking. A little piece of it is part of the resource protection and the lot is in the
30 general development shoreland zone. The applicant is working with DEP to secure those permits.
31 Driveway dimensions have been brought up because the space is tight there. There is no marked
32 proposed snow removal area and there are still questions about parking space dimensions.
33 There was some question about adding an office. The ordinance does not define mixed use so they are
34 adding in the office piece as an additional unit. DD-1 defines 1 parking space per bedroom to a maximum
35 of 2 spots.

36 In the back area where there are 4 spots there are trash bins.

37 They will have to specify if this is seasonal or not and what their definition of seasonal is because it may
38 be different from what our ordinance is.
39

40 Planner Hinderliter stated that staff is working on an internal parking study because of issues geared
41 around zoning. He also mentioned that they are working on the Dunegrass unit count. Planner Hinderliter
42 and Assistant Planner Foster met with David Huntington who is the head of the Dunegrass Homeowners
43 Association and he provided the unit count from their end. Planning staff currently has a chart that is
44 being updated with unit counts, history of amendments etc.
45

46 **ITEM 4**

47 **Proposal: Subdivision Amendment (Eastern Trail Estates): Adjust shared property line for
48 lots 17 & 18**

49 **Action: Ruling on Amendment**

50 **Owner: Ross Road LLC**

51 **Location: Mary's Way, MBL: 107-1-417 & 418; Zoning RD**

1
2 Planner Hinderliter stated that there were 4 items that we requested from the applicant and we have
3 received these items. Staff is recommending approval.
4

5 Chair Mailhot suggested to add in a condition that before each foundation is dug and poured that it be
6 identified by a licensed engineer. Planner Hinderliter suggested a licensed land surveyor.
7

8 **Certificates of Appropriateness**

- 9 **1. Proposal: Remove 3 built in AC units, make repairs, paint building, replace awnings,**
10 **replace main sign and rewrap existing signs. Applicant: Kim Verreault. Location: 11 First**
11 **Street, 206-32-2, DD-1**
12 **2. Proposal: Add two units, an office, and two stories, with exterior stairs, and an elevator to**
13 **existing two story 4 unit building. Applicant: J Brud Weger- Agent. Location: 68 E Grand**
14 **Av, 304-6-1, DD-2**
15

16 Planner Hinderliter stated that the Chamber of Commerce is proposing some exterior projects. This went
17 through Design Review and they motioned to move it forward to the Planning Board.
18

19 **Sign Findings of Fact**

- 20 • Minor Subdivision: 5 Unit Condo; SJ Peacock Builders
21 • Conditional Use: Accessory Dwelling Unit; The Village at Pine View Woods, LLC
22

23 **Other Business**

24 Assistant Planner Michael Foster stated that in regards to the snow storage at 21 Union Street, Public
25 Works pointed out that having it hauled away is not acceptable.
26

27 **ADJOURNMENT 6:45 PM**

28
29 *I, Valdine Camire, Administrative Assistant to the Planning Board of the Town of Old Orchard*
30 *Beach, do hereby certify that the foregoing document consisting of Three (3) pages is a true copy*
31 *of the original minutes of the Planning Board Meeting of June 6, 2019.*

32 

33
34 *Note: Workshop Agenda Public Hearings and Regular Business items are for discussion purposes only.
35 Formal decisions on these items are not made until the Regular Meeting.
36