

TOWN OF OLD ORCHARD BEACH
COMPREHENSIVE PLAN COMMITTEE
March 23, 2017 – 6:00 PM
Council Chambers

Call to Order: 6:05pm	Call to Order
Roll Call: Chair Lou Valentine, Win Winch. Absent: Tom Mourmouras, Jean LeClerc, Jason Webber. Staff: Jeffery Hinderliter Town Planner, Megan McLaughlin; Assistant Town Planner. Others Present: Helene Whittaker, Pat Brown.	Roll Call
1. Open Meeting. Chair Lou Valentine stated that the Comprehensive Board will have an emergency agenda for the election of officers once they get a full voting board. Chair Lou Valentine also asked Pat Brown and Helen Whittaker if they would be interested in serving on the board. Helen Whittaker agreed to serve as a formal member on the Comprehensive Board.	
2. Minutes: 02/23/17 There were not enough members present to approve these meeting minutes. The vote is postponed until the next meeting.	MOTION VOTE UNANIMOUS
3. Future Land Use Plan Discussion. What we are concentrating on with the land use plan is the intent of the district and what the suggested uses are. We are not writing a zoning ordinance, we are giving guidance leading to the zoning ordinance. Planner Jeffrey Hinderliter opened the meeting talking about the remaining items in the future land use plan which is further discussion of the Municipal District. The Municipal District includes municipal land but also includes pieces of land in Old Orchard Beach that doesn't have water associated with it which is our ballpark. Municipal District: Suggested uses: What we allow are all schools. A brewery would be allowed there. We have two parking lot land uses: <ul style="list-style-type: none"> • Parking lot stand alone. (like the Milliken Park) • Parking lot garage structure. When we think about parking, we could add another parking standard (complimentary/accessory parking). Pat Brown and Helene Whittaker mentioned the dormitory/culinary arts idea. This was included in the vision statement for housing. This would have to be where it is strictly in the summer for the ball team, summer recruits and the J-1 students. In the winter it could be students from UNE who are looking for rents in this town. Chair Valentine mentioned to tie that in with a dual purpose building where you would have commercial downstairs for office space and 2 floors of residential	

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upstairs.

Planner Hinderliter mentioned this would then get into a multiple use building so it would have to be a dormitory, but then we would need to look at “care for people”.

Pat Brown what would keep it from not being a winter rental.

Planner Hinderliter stated definition and performance standard. He also mentioned what you can say in a comprehensive plan that there are particular terms used and identify them that say that they need special attention. Dormitory in this case is the intent to offer housing for the ball team in the summer, etc.

Win Winch mentioned a seasonal dormitory.

Members discussed the old locker room building in the ballpark.

Chair Valentine mentioned that this could be expanded for lodging, make use for square footage.

Municipal District:

- Dormitory – for the baseball team, summer recruits and J1 students. In the winter it could be students from UNE, etc. There could be negative repercussions from allowing a dormitory use such as winter transients. The way “dormitory” is defined and accompanying performance standards could prevent an undesirable use.
 - Comp. Plan terms/items used that need special attention. Intent of the dormitory is to offer housing for baseball team, recruits, etc.
- Ballpark – Any changes expected over the next 10 years? Ownership changes? That’s the life of a Comprehensive Plan.
- There is a unique version of micro-housing done in Canada, they have stacked storage carts that look like housing.
- Office buildings should go in a big area with other office buildings, not in the middle of a residential area.

Having J1 housing in the Ballpark is very important for the Town. If J1

- students don’t have housing, Businesses don’t have enough employees to stay open and they have to close, it has a trickledown effect on the Towns economy.

Updated Suggested Use List for Municipal District:

Residential:

- ADD: Dormitory

Care for People:

- Put a YES next to: Medical Office (Doctor, Dentist), Medical Facility

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<p>(Doctor, Dentist), Alternative Medical Office and Massage Therapy</p> <p><i>Schools/Recreation:</i></p> <ul style="list-style-type: none"> - Put a YES next to: College, Universities <p><i>Non-Residential Uses:</i></p> <ul style="list-style-type: none"> - Put a YES next to: Retail 0-5,000 (Sports Oriented), Restaurant, Low Turnover, Parking Lot, Stand Alone, Parking Garage/Structure - ADD: Accessory Parking, Conference Center - Put a NO next to: Redemption Center <p><i>Accommodations:</i></p> <ul style="list-style-type: none"> - Put a YES next to: Student Visa Housing (Separate definition from dormitory). <p><i>Misc. Uses:</i></p> <ul style="list-style-type: none"> - Put a YES next to: Microbrewery 	
<p>4. Review draft Community Vision Statement & Map of Growth, Rural and Natural Resource Areas.</p> <p>Planner Hinderliter talked about holding off on the Vision Statement until the next meeting to have as many members as they can at that meeting. This is a really important piece of the Comprehensive Plan. Thoughts and ideas of expanding upon this into some of our goals.</p>	
<p>5. Timeline and work towards completion.</p> <p>Planner Hinderliter mentioned to the board members to include and bring the map growth and the memo from February 27, 2017 to the next meeting.</p>	
<p>6. Good & Welfare</p> <p>the</p>	
<p>7. Adjourn</p>	
<p>The meeting adjourned at 6:18 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 three (3) pages is a true copy of the original minutes of the Comprehensive Plan Committee Meeting of March 23, 2017.

Valdine Camire

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