

Town of Old Orchard Beach  
 Comprehensive Plan Committee  
 May 25, 2016 7:00 pm  
 Old Orchard Beach Town Council Chambers

| <b>Call to Order: 7:05pm</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Call to Order</b> |
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| <p><b>Roll Call:</b> Chair Lou Valentine, Win Winch, Tom Mourmouras, Jean Leclerc, <b>Absent:</b> Jason Webber.<br/> <b>Staff:</b> Jeffery Hinderliter Town Planner, Megan McLaughlin; Assistant Town Planner.<br/> <b>Others Present:</b> Helene Whittaker, Pat Brown, Guest John Garon from 33 Ocean Avenue.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Roll Call</b>     |
| <p><b>1. Open Meeting</b></p> <p>The Chair started the meeting with a moment of silence for the loss of John Bird, one of our members.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| <p><b>2. Future Land Use Plan- Land Use and Zoning Discussion</b></p> <p>Planner Hinderliter gave an overview of the Comprehensive Plan. The Comprehensive Plan provides a 10 year vision on how the town functions from transportation issues to natural resources, municipal finances and land use (which is what we are working on now).</p> <p>We took our current zoning map and transformed that into districts that seems to make a little more sense with how time has progressed since those districts were originally established which was around 2001.</p> <p>Mr. Hinderliter expects that there will be a lot of changes within the districts in terms of usage, what is allowed, what is not allowed, what requires Planning Board, etc. When the next committee gets into the implementation, they will be looking at the zoning ordinance performance standards such as lighting and traffic and will get into more specific details.</p> <p>Assistant Planner Megan McLaughlin explained the summary sheets from the member’s responses in regards to the future land use plan:<br/> Any column from the summary sheets (district and use) that had 3 or more conflicting responses (differences in opinion) are in red. Took all of the red points, which are called conflict points and separated them by zones. Mr. Hinderliter did descriptions for each different districts and under those descriptions are the conflict points that were identified for each one and what they were.</p> <p>Once you get to part 2 of the document, these are the most common conflict points by each use.</p> <p>Mr. Hinderliter stated this will be a help for the Implementation Committee.</p> <p>There were 5 districts that had the most conflicts:</p> <ul style="list-style-type: none"> <li>• R-1 District</li> <li>• RD District</li> <li>• GB-1 Zone (Gateway to our community)</li> <li>• GB-2 Zone</li> <li>• Portland Avenue District (New District)</li> </ul> |                      |

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Other districts with less conflicts:

- PMUD District
- DD-1
- DD-2
- Ocean Park District

The two biggest categories are the “Care for People” and the “Non Residential Primary Use” where the most conflicts are.

Win Winch mentioned that there are not many home occupations. One of the reasons may be that the neighborhood is concerned with the traffic and how many people they employ. He brought up Kate’s butter as a reference.

There should be some limits on home occupations.

Members suggested putting a total square footage limit and an inspection when getting their licenses before sign off.

Discussion on some of the conflict points and with these conflict points come up with more of a description:

- Childcare – Traffic, potential noise, property values, State licensing for fencing, certain equipment, different categories for child care. More descriptive.
- Nursing home – Size limitations.
- Parking lot – Helene Whittaker would like to see a parking garage vs. parking lot.

Where you see these conflicts, what do you believe creates these:

1. Perception
2. Need to be more descriptive and specific.

Went over the districts:

- **R-1 DISTRICT** – Ross Road going towards Saco. Micro-housing – cannot control by zoning.  
Geared to low density residential.
- **RD DISTRICT** – A lot of conflict points for the “Care of People” in the non-residential uses. This is one of the areas where it is hard for the Board Members to try to come up with a uniform approach to how we provide the guidance for that group because we have a lot of conflicts. Our perception of a Rural Zone is Agriculture. Mr. Hinderliter stated that it is more favorable to allow “Care of People” in the Rural District when we sort through the conflicts. Win Winch stated that we only have 1 Contract Zone in town.
- **GB-1 DISTRICT** – Gateway to our community. Helene suggested that this be changed so it can be more welcoming.  
Chair Valentine asked about the current tattoo shop and if things didn’t work out for the business what would happen.  
Mr. Hinderliter stated that it is currently a permissible use and they would be grandfathered, they could re-establish it within 2 years. If it becomes “not” a permissible use, you have up to 10 years to allow it. We have very lenient

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| <p>grandfathering for tattoo establishments currently and the Planning Board will be looking into that at their next meeting as well as design standards for non-residential uses at gateways. Not so much “Care for People”. It does allow quite a bit of residential, mix on schools, no agriculture. Does allow non-residential uses but there are a couple of conflict points a result of our perception. We need some sort of performance standards to make it more attractive, inviting and more welcoming.</p> <ul style="list-style-type: none"> <li>• <b>GB-2 DISTRICT</b> – Stays pretty much the same. Allows residential. Not a lot of conflict points except when we get to the spread of the non-residential uses. This is quite similar to GB-1 in terms of what it potentially would allow for non-residential uses. All agreed that the old Post Office would be a great place for a bicycle shop. No agriculture, not so much “Care for People”, it is open to non-residential. Accommodations are permissible.</li> <li>• <b>PORTLAND AVENUE DISTRICT</b> – New District along Cascade Road area. It does include the historic area (overlay) and includes Landry’s so it is a tough district. More in favor of the “Care for People” which will be encouraged in that area, encourage residential, no agriculture, limited non-residential uses.</li> </ul> <p>Mr. Hinderliter stated that they have some things that they need to do to make it clearer. There is more things to gather and anything that the members can think of to add.</p> |  |
| <p><b>3. Good &amp; Welfare</b></p> <p>John Garon from 33 Ocean Avenue expressed concern in regards to a neighbor expanding a non-conforming structure by his home. Doesn’t seem appropriate for this building to increase the footprint and go up 2 stories to 25’ high. This project went before the ZBA Board and had an approved Variance. Win Winch stated that this is grandfathered so this would be permissible for an existing structure. Mr. Hinderliter stated that this is a tough one with our current rules, and also when you get into height requirements. 35’ is pretty much the standard height requirement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <p><b>4. Adjourn</b></p> <p>The meeting adjourned at 7:40 pm. The next meeting will be June 15, 2016.</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 May 25, 2016.*

*Valdine Camire*

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