

TOWN OF OLD ORCHARD BEACH
COMPREHENSIVE PLAN COMMITTEE

May 9, 2017 – 6:30 PM

Council Chambers

Members: Chair Lou Valentine, Vice Chair Win Winch, Tom Mourmouras, Jean LeClerc. **Absent:** Jason Webber. Others present: Helen Whittaker, Pat Brown. **Staff:** Town Planner Jeffrey Hinderliter and Town Assistant Planner Megan McLaughlin.

Meeting opens at 6:30 pm.

Elect Chair and Vice Chair

Board unanimously votes Lou Valentine for Chair.
Board unanimously votes Win Winch for Vice Chair.

Election of Chair and Vice Chair

1. Future Land Use Plan Discussion

In the memo from February, there are the growth areas, rural areas, natural resource areas and the transitional areas. We want to identify the areas that we haven't identified as grow, rural, natural resource, or transitional areas. There are a couple areas left, but they are significant areas. One area is the Homewood Park development (Blue on the map) which has recently had fifty two lots that are currently being developed. Half of Homewood Park is developed, and the other half is not.

Dunegrass (Orange on the map), Cider Hill and other development areas. Dirigo Woods (42 lot subdivision) is coming back to the planning board; it has been sitting around for ten years and now people are bringing them back. Purple area: Ballpark "land", High school, Middle School.

The FLUP looks at this for higher density residential development, with some non-residential uses. The Ocean Park area, along with some of the campgrounds, there are no new developments, there are a lot of rehab lot-by-lot developments.

Question: Is the Sea-level rise info included in the FLUP?

Answer: Not on the plan, what we will have for the sea level rise, is an appendix to the plan.

What we're required to do is identify rural, natural resource and growth areas. Transitional areas have limited strip development through access management and other regulatory techniques compatible with designation in adjacent communities or provide buffers to avoid conflict. Cannot be defined as growth for the purposes of State growth related capital investment. We are not required to designate any transitional areas, but Ocean Park is a location that could fit the definition. With growth areas, we expect to channel development over the next ten years and they're important areas to

identify if we're looking to secure public infrastructure dollars through grants etc. Rural areas are areas that we want to remain rural. Natural resource areas are where we are truly trying to protect the natural resources that are there.

Infrastructure will have to be looked at any growth area because there are problems. Most of the grants in Maine are about infrastructure, such as the USDA grant, and when you designate an area as a growth area, it is easier to get the grant. Designated growth areas can go over district boundaries. We're looking at ten years to make this happen, but grants and funding are not predictable. The current administration is reducing the CDBG grant funding or remove it. If regulations don't change, in terms of what our growth management law provides, meaning: For growth areas, lands where the town intends to direct a minimum of 75% of dollars to growth related capital investment over ten years. Designating an area as a growth area, will not hurt it.

1. Review draft Community Vision Statement & Map of Growth, Rural and Natural Resource Areas

Economic vitality and employment; we have a couple of questions on how to make this point better.

1. What is the role of tourism in Old Orchard Beach?
 - a. To bring in paying customers
 - b. To bring people in
 - c. We are looking to have people visit Old Orchard year around
 - d. Tourism focused on year round loving (marketing)
 - e. Enhance school system to bring people in
2. What do we think the hospitality outlook is ten years from now?
 - a. Parking lot prices are turning people away
3. What can we do to keep businesses open year around?
 - a. Tax incentives
 - b. Change the buildings to two or three stories
4. If we had a significant change to the economy, what would this impact?
 - a. Restaurants: no one is eating out
 - b. Planning board applications drop off or are never built
5. What types of public services support the local economy?
 - a. Schools
 - b. We need waste water services
6. How are downtown operations impacting Old Orchard Beach?
 - a. If they go down, then it's bad, but we don't benefit if they're good or bad.
 - b. Our public services do a lot, but the money doesn't go to Old Orchard Beach
 - c. We should have local option tax
7. What are the town's priorities for the town's economy?
 - a. Attracting visitors
 - b. Attracting year round residents
 - c. Make the town more appealing, code enforcement
 - d. Senior services

- e. Sewer systems (infrastructure)
- f. Green energy
- g. Encourage newer market businesses that have intentions on being here all year
- h. Become more year around

Next meeting will be May 30th

1. Good & Welfare

2. Adjourn

I, Rebekka Joensen, Secretary 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 9, 2017.