

**TOWN OF OLD ORCHARD BEACH
COMPREHENSIVE PLAN COMMITTEE
November 21, 2019 – 6:00 PM
Police Department Community Room
MEETING MINUTES**

1. Open Meeting 6:00 PM

Present:

Chair: Lou Valentine
Planner Jeffrey Hinderliter
Asst. Planner Michael Foster
Planning Intern Ian Miller
Tom Mourmouras
Jean Leclerc
Helen Whittaker
David Walker
Pat Brown
Mark Guimond
Win Winch

Others present:

Robin Dayton.

2. Consideration of Meeting Minutes: 1/26/17, 2/23/17, 3/23/17, 5/9/17, 8/13/19, 9/10/19, 9/25/19

Planner Jeffrey Hinderliter mentioned that there are a number of meeting minutes for the Board to look at so we will re-visit the Consideration of Meeting Minutes at the next Comprehensive Plan Meeting in December.

3. Future Land Use Plan: Discussion

The primary focus tonight is to go over the neighborhood discussion. Staff took the comments that we received from the Comprehensive Plan Committee and came up with a very basic framework for each of the potential Future Land Use Districts.

Starting with the Rural District.

The broad statement for the Vision and Goal is to preserve the Rural Character, limit business use and allow development in a control manner.

Robin Dayton stated that mentioning to Preserve the Rural Character but then talking about Subdivisions of only one and two acres. It does not sound like it is preserving much of anything.

The subdivisions that we are talking about, we are thinking just single lot development density at 1 unit per 2 acres except if it is a cluster subdivision.

The single lot development is not a subdivision. The cluster development is.

Cluster Development definition:

Take a lot and have smaller lot sizes then provide a percentage of open space.

Robin Dube would like to see bigger lots to maintain the character of the Rural areas.

The consensus of the Comprehensive Plan Board is that subdivisions include open space. Single lot development density at a larger density at 2 acres per unit except if there is a cluster subdivision.

Cascade Corridor: Both sides of Cascade Road

The Vision and Goal is primarily residential use with some businesses allowed and safe transportation corridor.

Primary residential use with some businesses allowed and creating a safe transportation corridor.

Would like to improve the transportation network through complete streets program.

Better land use through cluster and open space and neighborhood cohesion.

Robin Dayton stated that it does not make sense to her to have an evacuation route right by the water.

Ross Road Corridor:

This is the portion from Ross Road from the Saco Town Line to the blinking light at Cascade Road.

Primarily residential use and improvements to the transportation system.

Would like to see is residential development with varying density a safe sidewalk system.

Robin Dayton asked if we could have something added to protect the public land in the blueberry fields.

David Walker asked for a point of order. The Comprehensive Board has already made all these suggestions and he doesn't think tonight is the night to make new suggestions and get someone up to speed. He believes this meeting tonight is to review what the Comprehensive Board has put together and if someone has something that they want to add, maybe they should do that through an email instead of delaying the Board tonight.

Smithwheel Corridor:

From Dunkin Donuts on Smithwheel Road to where it ends by Dirigo Drive.

One of the big concerns was to clean it up.

- Property maintenance codes being strictly enforced.
- New development must consider exterior appearance.

Planner Hinderliter suggested that under the Vision and Goal add promote green energy.

Holly Korda suggested that we consider doing the solar ordinance. There are many municipalities throughout the state for developing solar ordinances. Suggest that the Town do a thorough consideration of the pros and the cons of solar and come up with some guidelines and rules when it is appropriate and what kinds of situations. There is a lot of interest right now in looking at where this is appropriate and what kind of density in the neighborhood.

Jean LeClerc mentioned the green energy credits which will come from this also.

Municipal:

There was a lot of discussion about the schools and there was some conflicts with the comments so there was not a clear vision or goal for this area of the conflict between municipal and private.

Based on the comments, it sounds more like a consolidation of the schools so that would free up some of the municipal land.

Robin Dayton stated that the schools are not what is driving our budget. What drives our budget is the valuation and that is what drives our property taxes so we need to keep this in mind when talking about developing. This would be increasing the valuation of our town and that is what increases our property taxes.

Jean LeClerc mentioned the Ballpark, which is a big asset that we do not utilize to the max. Concerts, teams coming in, festivals, a huge hotel there, etc.

We can come up with a vision and goal for municipal area but there was a heavy conflict between commercial and municipal use so Planner Hinderliter wanted to get the members thoughts on that before we come up with another vision and goal statement.

Planner Hinderliter stated that we could add another bullet to recognize the school.

Halfway:

Vehicle transportation, vehicle bike/pedestrian improvements and improve visual image because this is the visual image to the gateway to town.

- How does this function as a transportation area so traffic flow is improved and is more bicycle and pedestrian friendly.
- Esthetics need to be considered when developing this area.

Saco Avenue Corridor:

Both sides of Saco Avenue from halfway to Heath Street.

Development patterns change once crossing out only traffic light in town. It then becomes more dense and more of a neighborhood sort of design/layout when getting into that part of Saco Avenue.

Division goal is to allow a mixed of small business and residential land uses create a transportation system that accommodates vehicles, pedestrians and bike and finally beautification.

Consensus of the Board:

- To approve appearance of the area through aesthetic related building standards, street trees and sidewalk improvement. Also, promote more boutique types of businesses with parking at the rear of the building.

Washington/Union Avenue:

- recognizing the unique historic character of the neighborhood
- looking for renewal efforts.
- Transportation

Promote renewal efforts while being mindful of the unique character of the existing housing. Development of year round business service center. Improve the walkability systems, create flexible ordinance standards that promote renewal efforts while character is maintained.

Keeping the character of the neighborhood while promoting renewal efforts.

Pat Brown suggested try to keep it so that we are improving this for the residence that are there. (maybe an overlay of some kind).

Win Winch suggested that we need to maintain the density.

Robin Dayton suggested adding maintaining the existing footprint and maintaining height restrictions.

Ocean Park:

Committee recognizing the importance of protecting the natural resources in these areas.

Part of the vision is to protect those natural resources, maintain the historic neighborhoods.

We are protecting the natural resources through one of the most restrictive shoreland zoning ordinances in the state in this particular area.

Ocean Park is one of those areas where you have the potential of getting push back and some of the those protection from natural resources so people can rebuild those generational old cottages into something that goes into much more.

The consensus was continuing to maintain the historic neighborhoods and protecting the natural resources and continue to provide a walkable area.

Board would like to see future zoning and should consider how the change will maintain existing scale and the unique nature of the existing development patterns. Also future public works projects, development projects etc. should ensure walkability is maintained and expanded.

Public Works is going to be a critical piece to maintaining the walkability transportation network in Ocean Park.

Jean LeClerc suggested that there needs some sort of plan set up with the Town to inspect septic's on a regular basis.

Robin Dayton suggested that something should be in the Vision Statement in regards to the sea water level rising.

She stated that she is tired of seeing Developments that do not have sidewalks and on septic and she thinks that there should be a moratorium on building until this is done.

Assistant Planner Michael Foster stated that there will be a sea rise chapter as well. He also stated that it doesn't address it directly however Future zoning should consider how change is and one of the changes could be sea level rise although it is not directly stated.

Planner Hinderliter stated that our current Shoreland Zone map was in part created to address sea level rise because we regulate areas where water does not exist but where it could exist. This is why we have one of the most restricted and unique Shoreland Zoning maps in the State because we regulate it by HAT on inland properties based on the highest annual tide.

David Walker wanted to clarify to everyone that he tests the waters all summer long every week for the DEP. We have only had one failure on Walnut Street which had significant rainfall and it was surface water that washed in. There is no contamination to the ocean at this time.

If anyone has a concern, they can contact Mainehealthybeaches.org

4. Good & Welfare

5. Adjourn 7:01 PM

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 November 21, 2019.



