

**TOWN OF OLD ORCHARD BEACH
COMPREHENSIVE PLAN COMMITTEE
September 10, 2019 – 6:00 PM
Police Department Community Room**

1. Open Meeting 6:00 PM

Present:

Lou Valentine
Win Winch
Mark Guimond
David Walker
Mark Koenigs
David Walker

Staff: Planner Jeffrey Hinderliter

Assistant Planner Michael Foster

Jeffrey Hinderliter started the meeting going around to each of the members to identify 5 future land use goals for the town overall to see where comp plan comes up in the calculations from the list that Mr. Hinderliter presented.

Win Winch:

- Improve and enhance pedestrian access.
- Preserve natural resources and ocean vistas.
- Provide new locations for job growth in close proximity to housing and with convenient access, which may include transit.
- Seek ways to promote a balanced community with diverse housing options.
- Allow opportunities for increased density in appropriate areas.

Mark Guimond:

- Create a vision for the Town.
- Preserve character as we rebuild.
- Stimulate year round business through revitalization effort.
- Consider economic impacts or future development.
- Preserve natural resources and ocean vistas.

Pat Brown:

- Promote the preservation and development of high-quality, balanced, and diverse housing options for persons of all income levels.
- Promote energy efficiencies through sustainable development and renewable energy.
- Improve accessibility and walkability throughout the Town.
- Maintain, improve, and invest in utilities and infrastructure.
- Allow opportunities for increased density in appropriate areas.

Helene Whittaker:

- Maintain, improve, and invest in utilities and infrastructure.
- Create a vision for the Town.

- Preserve the Beach while continuing to utilize it.
- Improve accessibility and walkability throughout the Town.
- Consider economic impacts of future development.

Mark Koenigs:

- Improve accessibility and walkability throughout the Town.
- Preserve and enhance existing natural resources and environmental systems.
- Provide new locations for job growth in close proximity to housing and with convenient access, which may include transit.
- Maintain, improve, and invest in utilities and infrastructure.
- Provide orderly growth and development in appropriate areas.

David Walker:

- Promote a thriving beach community.
- Preserving the beach while continuing to utilize it.
- Preserve natural resources and ocean vistas.
- Stimulate revitalization through year-round business.
- Create a vision for the Town.

Jean Leclerc:

- Preserving the beach while continuing to utilize it.
- Utilize previously identified plan for the Ballpark.
- Promote energy efficiencies through sustainable development and renewable energy.
- Maintain, improve, and invest in utilities and infrastructure.
- Promote the improvement and revitalization of commercial corridors and districts.

Lou Valentine:

- Stimulate year round business through revitalization effort.
- Maintain, improve, and invest in utilities and infrastructure.
- Increase opportunities to improve the downtown area through redevelopment.
- Preserve character as we rebuild.
- Create a vision for the Town.

2. Future Land Use Plan: Discussion

- Decide on 5 overarching future land use plan goals.
Jeffrey Hinderliter and Michael Foster will tie these goals and then begin to create mini goals.
Our focus for tonight is to choose 5 of these goals.

These are the 5 that stick out:

- Maintain, improve, and invest in utilities and infrastructure.
- Create a vision for the Town.
- Preserving the beach while continuing to utilize it.
- Improve accessibility and walkability throughout the Town.
- Preserve natural resources and ocean vistas.

Michael Foster stated that none of these include anything about housing which would be important especially when we are talking about keeping people here year round and promoting people to want to live here.

- Promote the preservation and development of high-quality, balanced, and diverse housing

options for persons of all income levels.

- **Dividing Town into neighborhoods**

Jeffery Hinderliter presented a map to show the Board and discussed dividing the neighborhoods.

We are looking for areas with common themes, land use patterns, natural features, transportation network etc. paying no attention to zoning.

This map gives a good idea of structures in town and get a good idea of large empty lots and also natural resources.

The purpose to break it down by neighborhoods is to not think within a structured zoning pattern.

Cascade Highlands
Dunegrass
Washington Avenue
East/West Grand Beach Neighborhood

- **Vision statement for each neighborhood**

Jeffrey and Michael will work on the neighborhoods for the next meeting.

- **7/24/19 exercise questions.**

At the next meeting, Jeffrey will go through these questions and talk about the responses for each of these questions.

- **Good & Welfare**

It was suggested for the Town Planner to get a vision from the Town Council.

The next meeting will be on September 25, 2019.

3. Adjourn at 7:09 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 three (3) pages is a true copy of the original minutes of the Comprehensive Plan Committee Meeting of September 10, 2019.

Valdine Camire