

**Old Orchard Beach January 7, 2010
Planning Board Site Walk & Workshop Minutes**

Planning Board Site Walk: 5:45pm at 1 Sandpiper Road: Conditional Use Home

Occupation: Proposal to establish a home occupation pie baking business (GB's Pies) at 1 Sandpiper Road, MBL 324-6-1 in the R3 District. Applicant is Brenda Dowling.

Present: Win Winch, Don Cote, Mark Koenigs. Staff: Gary Lamb and Jessica Wagner.

Called to Order: 5:45pm

The board looked at the driveway and the property.

Mr. Winch indicated that there was clearly not enough parking. The pies will need to be given to customers by delivery. He noted that he knew the application.

Mr. Koenigs agreed that pies should be made by delivery in order to avoid parking problems.

Site Walk adjourned at 5:50pm.

Planning Board Workshop: 6:00pm in Council Chambers at Town Hall

Present: Tianna Higgins, Karen Anderson, Win Winch, Don Cote, Mark Koenigs. Staff: Jessica Wagner and Gary Lamb.

Called to order at 6:05pm

ITEM 1: Conditional Use Home Occupation: Discussion for Final Review: Proposal to establish a home occupation pie baking business (GB's Pies) at 1 Sandpiper Road, MBL 324-6-1 in the R3 District. Applicant is Brenda Dowling.

Mr. Winch: there is clearly not enough parking at this location. The business will have to be based on a delivery.

Mr. Lamb: Applicant has stated at the last meeting that she is okay with having the condition of delivery.

ITEM 2: Site Plan Review: Discussion for Final Review: Proposal to place modular classroom building on existing parking lot at OOB High School. Located at 40 E Emerson Cummings Blvd, MBL 207-3-1 in the PMUD District. Applicant is Regional School Union #23.

Mr. Lamb directed the board through the package of application material. He asked the board to focus on the landscape plan and the staff notes document. He indicated that that we have not

heard from the fire marshal as to whether or not he supports the opening of the driveway. The fire chief and the police chief are in support of opening this road.

In regards to the suggested digital submission waiver, he indicated that no lot lines are changing, so the digital submission requirement should be waived. He then read down through the final page of the staff notes document:

1. OOB High School, Cider Hill and Birch Hill condos are all located in our PMUD zoning district. When residents formed this PMUD or Planned Mixed Use Development district, this was a conscious decision to purposely mix a variety of commercial, residential, retail, school and other governmental uses in this part of town.
2. If you purchase a home next to school property, It is reasonable to assume that changes to school property will occur and perhaps be visible to neighbors . Programs come and go as do athletic fields, fences, parking lots, etc. The proposed modular classroom is a logical addition to the High School use and a much needed improvement over the present Alternative Education classroom site.
3. The applicant has submitted a landscape plan showing 16 Arbovitae trees planted alternately in two rows parallel to Dirigo Drive. They did not specify the height of the trees, so if you make this a condition of approval, the Board should indicate the height of trees to be planted. This would increasingly buffer Birch Hill's view of school property as these trees mature. The applicant is willing to have this landscape plan be a formal condition of approval.
4. RSU staff met with Birch Hill Condo Association President Gordon Weeks in early November 2009 and offered to attend the Dec 3 2009 Birch Hill Association annual meeting to discuss how both sides could design landscaping along Dirigo Drive. The Association did not ask the RSU to attend this annual meeting. However, high school horticulture students, teachers and administrators would like to work with the Birch Hill Association to design landscaping in addition to (and separate from) the submitted landscape plan. This cooperative effort need not be under an official condition of approval because the town does not regulate flower beds, etc.
5. Abutters have asked why does the modular classroom need to be so far from the High School? Two professional educators testified to the Board that the Alternative Ed program needs to be physically separate from the main student population, but close enough to still provide library, dining and some academic course availability. Please refer to Supt. Mike Lafortune's letter dated Jan 4 2010 and Principal Rick Difusco's letter in your packets.
6. The RSU has justified the building placement academically as well as in a fiscal sense. Obviously the RSU will spend much less money for utilities if they can minimize water, sewer and electrical connection costs. They have done so by placing the building near Dirigo Drive where all three utilities are available at the lowest connection costs.
7. The Planning Board asked for construction cost information if the building were to be located elsewhere on High School property. Supt. Lafortune's letter dated January 4 2010 tells the Board that such a move could result in a loss of spectator areas or bus storage or field hockey practice areas depending on location. His attached cost sheet lists up to \$58,000 that might be needed to locate the classroom elsewhere.

Mr. Lamb asked if anyone had any questions.

Mr. Cote: there are all kinds of trees along Dirigo Drive and at this location there are no trees. I believe it is a good idea to add the trees to this location. I made the motion at the December meeting to table this because the Board was up in the air. The motion passed. Nobody was

clear on what they wanted that night. Maybe it is because there were a lot of people at the meeting and the board wasn't sure what they wanted to do. It is much better having had the time to learn more about the project. I think the location is good because it allows the marching band to practice on the parking lot as they have always done. We need to address the buffering with a condition of approval.

Mr. Winch: I like the buffering. I believe we should have buffering requirements.

Ms. Anderson: I know this is out of our jurisdiction, but why does this egress need to be opened?

Mr. Curtis: This opening is separate from this application, and is not required to have planning board review/approval. This decision is supported by the fire chief and police chief.

Mr. Koenigs: the school has completed what the board had asked them to do.

Ms. Higgins: I will not be here next week, but I would like to let you know that I would vote yes to this application with the condition of accepting the landscape plan. The buffer should have 6ft planted trees. 6ft trees are good because they are not too expensive and do not have as high a risk of failure as larger trees do.

GOOD & WELFARE

Ms. Higgins: if someone misses the workshop and an alternate was at the workshop, then at the meeting the alternate should be voting instead of the individual who missed the workshop.

Mr. Weeks: we who live in birch hill are concerned about the opening of the egress. With the added trees, I think it will satisfy some folks. Did you ask for the landscape plan?

Mr. Winch: I voted to table the application last month to give the applicant time to submit a landscape plan.

ADJOURNMENT at 6:41pm

Chair, Win Winch

I, Jessica Wagner, Secretary to the Planning Board 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 Planning Board Site Walk and Workshop on Thursday, January 7, 2010.