

**Old Orchard Beach Planning Board Workshop Minutes  
Thursday, February 5, 2009 6:00pm in Council Chambers at Town Hall**

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| <b>Call to Order at 6:00pm</b>   | <b>Call to Order</b> |
| <b>Roll Call:</b> Win Winch, Ken Mac Auley, Karen Anderson, Don Cote. <b>Absent:</b> Tianna Higgins, Mark Koenigs. <b>Staff:</b> Jessica Wagner, Gary Lamb.  |                      |
| <b>ITEM 1: DISCUSSION: Amendment to a previously approved subdivision:</b> Proposal to amend Regis Acres Subdivision (approved 11/8/2007). Located at Ross Rd. and Portland Ave. MBL 103-6-6 in the RD district. Applicant is Ronald Regis.  |                      |
| <b>Mr. Lamb</b> explained that the plans need to be submitted on Datum. The Planning Board has the right to request this as a condition of approval, and they should in order to save the taxpayers the burden of paying for it. The Applicant is aware that this will be required.  |                      |
| <b>ITEM 2: DISCUSSION: Minor Subdivision/Private Way Application:</b> Proposal to divide 11 Patoine Place into a 3-lot subdivision and develop a private way to access a single lot in the subdivision. MBL 105-1-13 in the Rural District. Owner and Applicant are Tracy and Dean Plante, Agent is BH2M.  |                      |
| <b>Mr. Lamb</b> explained that the Applicant proposed to mitigate the additional stormwater runoff from this private way through use of a drywell when the conditions are normal. When conditions of flooding occur (as shown in the April 2005 photographs), the excess runoff will be stored in an area excavated for water storage.   |                      |
| <b>Mr. Thompson (BH2M)</b> explained that they shot elevations based on the submitted photographs in order to determine how much standing water there was in the 2005. The records from 2005 prove this was a historically very wet year. We have designed this private way as such, so that all water flowing from Pacer Ave to the Libby property will be stopped and the displacement area created by filling in this private way will be mitigated through excavation (shown in the submitted plan). |                      |
| <b>Mr. Lamb</b> stated that this design will not make the flooding problem any worse, but the existing problem will still exist.   |                      |
| <b>ITEM 3: DISCUSSION: Conditional Use - Appeal from restriction on a nonconforming use:</b> A three unit apartment building at 60 Fern Avenue has been vacant for 7 years, and does not conform to the current density requirement in the zoning district. The Applicant requests to resume this legally non-conforming use as a Conditional Use per Ordinance Sec. 78-180. MBL 312-7-1 in the R-2 zone, Applicants are John & Elizabeth Desimone.  |                      |
| <b>Mr. Lamb</b> stated that he has not received any new information from the Application to present to the Board and the Applicant is not present. With no additional information regarding parking, the application should be denied at the meeting next week.  |                      |
| <b>ITEM 4: DISCUSSION:</b> Proposed Ordinance amendments for campgrounds; site plan and subdivision digital submission requirements; non-conforming structures; set-back requirements for sheds; administrative site plan review classifications.  |                      |
| <b>Mr. David Ordway</b> and <b>Staff</b> read through the Campground revisions and made the appropriate changes in cooperation with the <b>Board</b> .   |                      |
| The <b>Planning Board</b> had no changes or comments for the proposed revisions pertaining to: site plan and subdivision digital submission requirements; non-conforming structures; set-back requirements for sheds; or administrative site plan review classifications.  |                      |
| <b>GOOD &amp; WELFARE</b>  |                      |
| Planning Board signed the Findings of Fact and final site plans for Sawgrass Condominium and 73 Ross Road Conditional Use Home Occupation.   |                      |
| <b>Workshop Adjourned at 7:38pm</b>  |                      |

*I, Jessica Wagner, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of one (1) page is a true copy of the original minutes of the Planning Board Workshop of February 5, 2009.*