

TOWN OF OLD ORCHARD BEACH
PLANNING BOARD WORKSHOP MINUTES
Thursday, March 4, 2010
6:00pm in Town Council Chambers

Call to Order at 6:00pm	Call to Order
Pledge to the Flag	
Roll Call: Win Winch, Don Cote, Tianna Higgins, Mark Koenigs, Karen Anderson, Eber Weinstein. Staff: Jessica Wagner & Gary Lamb.	
ITEM 1: Issuance of Design Review Certificate: Issue a Design Review Certificate for 8 West Grand Avenue, MBL 307-3-1 in DD1 Zoning District, façade renovation (Based on DRC recommendation).	ITEM 1
Ms. Wagner explained the application and the Design Review process leading up to the Design Review Certificate recommendation.	
ITEM 2: Discussion: Conditional Use amendment review for Smith’s Garage, located at 2 Whispering Pines Drive, MBL 105-1-16 in the RD Zoning District.	ITEM 2
Mr. Smith: My business parking is being moved to behind the building, fences are being constructed for new buffering. Mr. Lamb: Mr. Smith has a light truck and auto repair business, originally approved in 2004. In spring 2009, he removed trees in his front yard that took away the existing buffer required for the Conditional Use business. Planning and Code staff have worked with Mr. Smith to install a new fence to alleviate problems caused by the vegetation removal. Mr. Weinstein: how many cars are required for this use? Mr. Lamb: 11 spaces are required by zoning, and there are 18 parking spaces at this business.	
ITEM 3: Discussion: Site Plan Review for Royal Anchor Motel off-site parking lot at MBL 202-1-5.	ITEM 3
Mr. Lamb: explained the project: The applicant/owner of Royal Anchor Motel is requesting approval of an off-premise eight space parking lot for staff as well as a small shed for storage of seasonal maintenance items. Initially, Planning Staff said that he could not do this because he already had enough spaces required by zoning. Then we spoke with the Town Attorney, and he said that legally he can do this because this off-site parking is allowable by the BRD Zoning Ordinance. Mr. Bureau (Applicant): The parking lot will not be paved because we want it to blend with the existing landscape. We will also try to keep the natural buffer that exists. There will also be a shed and dumpster stored onsite. Mr. Weinstein: what is the disturbed area shown on the plan? Mr. Lamb: the Applicant started construction on this parking lot and then was told that he needed to go to Planning Board and get a DEP permit before going any further. The disturbed area on the plan is the parking area already under construction. Mr. Bureau: the membership (commercial) parking lot was started by my father in the late 1970s.	
ITEM 5: Discussion: Site Plan Review for proposed CMP Substation and Private Way, located off of Vallee Lane, MBL 107-2-34 and 107-2-27.	ITEM 5
Mr. Steve Harding (Agent for CMP): we originally introduced this project to OOB in 2006. We had to then go through the Public Utilities Commission. We are back today with the final proposal. The project starts on Rt. 5 in Saco, travels past Rt 112, then crosses I195, crosses Rt.1 in Saco, the carries over to OOB behind Smithwheel Road. There will be a new CMP substation and a new road off of Vallee Lane that will go through the Blow Brother’s facility	

<p>to the new substation. The existing transmission line runs in this area, this new upgrade will change the route. We will remove the power lines and abandon the easement area. When we first met with an Old Orchard Beach Stakeholder Group, there were several options for the substation. This was selected because it is an isolated spot and the area is easy access for CMP. He explained the plans for the substation, substation access road and stormwater treatment method.</p> <p>Mr. John Carroll (CMP representative): This system upgrade serves Saco, OOB, Biddeford (Saco Bay Region). There are two parts of our grid: Saco and Westbrook. OOB sits right in the middle from the two points of supply. We have demonstrated the need for this substation, because in this area we have low voltage and our system is limiting the power that can flow to this area. Bringing 115 volt substation to this area will bring significantly more power to this area, reducing the chance of brownouts in the summer when the usage is the highest. This is a 27 million dollar investment, but it will increase power supply to this region.</p> <p>Ms. Anderson: is the area protected so individuals cannot access the substation?</p> <p>Mr. Carroll: Yes, this would be secured with a fence</p> <p>Mr. Weinstein: what is a double 115 line?</p> <p>Mr. Carroll: This is a single pole with three sets of poles coming off of them. Visually, you can not tell the difference between a single 115 and a double 115.</p> <p>Mr. Weinstein: what is the purpose of the substation?</p> <p>Mr. Carroll: a substation can send a higher voltage, it is basically a very large transformer.</p> <p>Mr. Weinstein: will the road be gravel?</p> <p>Mr. Harding: it will be gravel.</p> <p>Ms. Higgins: This road may take a beating. I work across from the Spring Street Substation, and there are constantly vehicles coming in and out of there.</p> <p>Mr. Lamb: This road will be built to private way standards.</p> <p>Ms. Anderson: how often will you be going to the substation?</p> <p>Mr. Carroll: no one goes here on a daily basis. We only check it for maintenance or to take care of problems. It will not be as busy as Spring Street.</p> <p>Ms. Anderson: does the substation hum?</p> <p>Mr. Harding: they hum, but it is at least 400ft from the nearest abutters.</p> <p>Mr. Lamb: where the lines are taken away from the existing road, there could be a road here in the future. This is up to the Town to pursue.</p>	
<p>ITEM 4: Discussion: Site Plan Review for proposed Police Station on E. Emerson Cummings Blvd, MBL 207-3-1.</p>	<p>ITEM 4</p>
<p>Mr. Lamb: the location of the property line has still not been determined. The RSU attorney is working to determine where the lot lines between the town and the RSU will be located. We have more information to get from stormwater, but we should have that within a week. There has been talk about constructing a new skateboard park behind the detention pond, but I don't know that this is possible.</p>	
<p>ITEM 6: Discussion: Discussion of draft Chapter 78 Shoreland Zoning changes and setting of public hearing for same on April 8, 2010.</p>	<p>ITEM 6</p>
<p>I ambitiously put this on the agenda, but it has taken a long time to get this going. I have nothing to give you in your packets tonight. We are going to try and kick this process off as soon as we can.</p>	
<p>GOOD & WELFARE</p>	
<p>Mr. Jake Ebenhoe (124 Ross Road): I was curious about Item 2. I'd like to know what was discussed about Smith's Garage. In May of last year, he began removing vegetation. I have</p>	<p>Smith's Garage</p>

<p>spent lots of time on this. There is still no vegetative buffer. This is an auto mechanic business in the Rural District. I bought this house with the understanding the visual buffer was to stay that way.</p> <p>Ms. Anderson: The plans show a fence has been installed. Does the fence help?</p> <p>Mr. Ebenhoeh: the fence helps visually, but it doesn't do anything for sound. He brought in the fill. I would be happy to talk to any of you if you have concerns. I don't want the guy to not do business, but I don't want it to negatively affect my property.</p> <p>Mr. Winch: This is the first time we have seen this application.</p> <p>Mr. Lamb: on Tuesday the Town Council had it on the agenda to appoint Tim Perrigo to the Planning Board without re-appointing Tianna Higgins. Tianna did a great job at the Council. If Tim Perrigo is nominated for Planning Board, there is an available alternate seat for him to take. Tianna can stay on the Board as well.</p> <p>Ms. Higgins: The Council didn't consult with me and they didn't consult with staff before putting the appointments on the agenda.</p>	<p>Planning Board Re-Appointment</p>
<p>Meeting adjourned at 7:00pm</p>	<p>Adjournment</p>

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) is a true copy of the original minutes of the Planning Board Workshop of March 4, 2010.