

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

Call to Order at 6:00pm

Roll Call: Tianna Higgins, Mark Koenigs, Ken Mac Auley, Karen Anderson, Don Cote. **Absent:** Win Winch.
Staff: Jessica Wagner, Gary Lamb

ITEM 1: Conditional Use Application: Proposal to establish recreational vehicle sales within Wild Acres Campground. Located at 179 Saco Avenue, MBL 208-3-2 in the CO/GB1/R2 districts. Applicant is Tim Marzilli.

Mr. Lamb read the Staff Notes and explained the Application: Wild Acres Campground at 179 Saco Avenue operates as a seasonal campground with 503 campsites. This campground is located in the Campground Overlay District, and the underlying zone is split between GB1 and R2 districts (see attached map). The parent company, Morgan RV resorts proposes to establish park model RV sales within the working campground under Ideal Cottage Sales LLC. Please see the attached letter from Morgan RV resorts explaining the business model for the RV sales. The Campground Overlay District allows RV sales as a Conditional Use as long the underlying zoning district permits the use as well (sec. 78-1224). In this case, there are two underlying districts: GB1 district allows retail as a permitted use and R2 district does not allow retail as a permitted use. The sales office, all sale transactions and any signage for RV sales will be located in the GB1 section of the campground. The display models for sale may be located in both the GB1 and R2 section. The Planning Board should review this application in relation to Sec. 78-1240 Conditional Use Standards. The Board and Staff should also ensure that any sign proposed for this use conforms to the District Signage Standards.

ITEM 2: Amendment to a previously approved subdivision: 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.

Mr. Lamb provided the background on this project: Regis Acres was approved as a 3 lot residential subdivision on November 8, 2007. The applicant intended to sell lots 1 & 2 as lots, and keep lot 3 for future development. Only lots 1 & 2 were fully reviewed as subdivision lots, while lot three was included in the subdivision without a complete review. The Applicant now wishes to add a 4th lot to this subdivision by dividing lot 3 into two separate lots. A full review has been completed for new lots 3 & 4. Regis Acres will now be a 4-lot subdivision. **Mr. Lamb** continued to explain the status of the Application: If the Planning Board determines this application is ready for Final Subdivision Amendment Approval, next week the Board may make a motion to grant conditional approval. We recommend that a condition of approval be that the final plans must be submitted to the Town's GIS mapping consultant on Horizontal Datum within 60 days of Conditional Approval. This will take the burden of digital mapping off of municipal government and tax-payers.

ITEM 3: Site Plan Review: Retroactive review for pavement installed in 2004 at 15 School Street, MBL 206-24-38, R1 District. Applicant is Jean Michaud and Agent is Northeast Civil Solutions.

Mr. Lamb read the Staff Notes and explained the Application: The owners of 15 School Street added 526sf of new impervious area to the rear yard in 2004 by adding 692sf of new pavement to an existing parking area and removing an existing 166sf shed. Prior to extending this parking area, the Applicant should have received site plan approval pursuant to Sec. 78-213(2), which requires "A one-time expansion of an existing parking area by no more than ten percent of the existing aggregate parking area up to five parking spaces" to receive administrative site plan review approval. The owner did not receive the necessary site plan approval at the time this paving was completed. This increase in impervious surface has either caused or increased an existing flooding problem in the neighborhood. Following complaints from an abutting property owner, the Applicant received a Notice of Violation from Code Enforcement 9/3/2008 for violating Sec. 78-213(2) of the Town Ordinance. The Notice of Violation informed the Applicant that retroactive site plan review approval was necessary. This Application to the Planning Board is a result of this Notice of Violation. In order to mitigate the increase in stormwater runoff caused by this added impervious area, the applicant's engineer has proposed to add rain gutters that will collect the runoff from the main structure's roof and redirect it towards the existing catch basin on School Street. The Town's peer review engineer at Wright-Pierce has reviewed the stormwater management report and submitted plans. Wright-Pierce has confirmed that this proposed improvement will return peak stormwater flow from this property to pre-development conditions.

ITEM 4: Waiver of joint Planning Board meeting with Saco: A new mobile home park is proposed on Saco side of a parcel that continues in to Old Orchard Beach (MBL 212-1-1).

Mr. Lamb stated that the parcel containing the OOB Campground crosses the Town line into Saco. There is a proposed mobile home park on the Saco portion of this property that will have very little impact on OOB. It is currently undergoing contract zone review in Saco. We are required to have a joint Planning Board meeting between OOB and Saco since the parcel extends into OOB, but we will have a vote before the Board to waive the joint meeting since this has little to no impact on Old Orchard Beach. We will provide you with more information on Thursday, March 12th.

GOOD & WELFARE: none

Workshop adjourned at 6:37.

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 (2) two page is a true copy of the original minutes of the Planning Board Workshop of March 5, 2009.