

1 **OLD ORCHARD BEACH PLANNING BOARD**
2 **Site Walks**
3 **June 4, 2020**
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6 Site Walk at 5:15 PM

7 Proposal: Subdivision: 34-Lot Cluster Subdivision
8 Action: Determination of Completeness; Schedule Public Hearing
9 Owner: Mezoian Development, LLC
10 Location: Ross Rd (105-2-7); Zoning: RD and ID
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12 **PRESENT:** Chair Linda Mailhot, Vice Chair David Walker, Robin Dube, Marianne Hubert, Christopher Hitchcock, Mark Koenigs

14 **STAFF PRESENT:** Michael Foster, Jeffrey Hinderliter

15 **APPLICANTS:** Steve Blake, Mike Mezoian

16 **PUBLIC:** Several members from the public
17

18 Site walk begins at approx. 5:15 PM
19

20 Planner Jeffrey explains the purpose of the meeting and asks the applicant to show the planning board members and public the proposal. Due to the limited time the planning board members decided to concentrate on review the two accesses to Ross Rd and if additional time, will walk deeper into the property. The PB can visit the site anytime if they wish to walk the full property. Also, it was noted publicly accessible aerial and satellite images provide a good visual of the property.

25 PB walks along Ross Rd and checks out Winterberry Ln first. Concerns about traffic pulling out and headlights shinning on property across the street.

27 Mention of the narrowness of Ross Rd and how the ditches need to be cleaned.

28 PB walks to Summer Long and checks out location. Site distance is brought up and PB asks the applicant to be sure this is shown on the plans.

30 Applicant stays after site walk and discusses project with members of public who attended.
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32 Site Walk ends at approx. 5:45 PM
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34 Site Walk at 5:40 PM

35 Proposal: Subdivision and Site Plan: 55-unit age restricted multi-family building
36 Action: Discussion; Final Review
37 Applicant: Terradyn Consultants, LLC
38 Location: 36 Portland Ave (205-1-29); Zoning: GB1, R1, HO
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40 **PRESENT:** Chair Linda Mailhot, Vice Chair David Walker, Robin Dube, Marianne Hubert, Christopher Hitchcock, Mark Koenigs

42 **STAFF PRESENT:** Michael Foster, Jeffrey Hinderliter

43 **APPLICANTS:** Four representatives from Szanton Company

44 **PUBLIC:** Several members from the public and attorney for an abutter
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46 Site walk begins at approx. 5:50 PM
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48 The applicant met the PB and members of the public at the former funeral home parking lot. The lead the PB into the wooded section of the property to show the building and parking location. The applicant discussed their proposal. The following was mentioned, described, discussed.
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- 1 Parking lot location
- 2 Stormwater systems and location
- 3 Entrance to proposed development from Portland Ave
- 4 Explains stakes in ground
- 5 Building location including corners of building and its location in relation to the closest abutting building
- 6 Building distance to property lines
- 7 Buffering
- 8 Location of wetlands
- 9
- 10 Applicant is asked to take more time with public after the PB leaves which they do.
- 11
- 12 Site walk ends at approx. 6:10 PM