

1 **TOWN OF OLD ORCHARD BEACH**  
2 **COMPREHENSIVE PLAN COMMITTEE**  
3 **March 20, 2024 – 6:00 PM**  
4 **Town Hall Council Chambers**  
5 **Draft MEETING MINUTES**  
6

7 **MEMBERS PRESENT:**

8 Chair Lou Valentine  
9 Win Winch  
10 Gene LeClerc  
11 Mary Pat Donnellon  
12

13 **PUBLIC PRESENT:**

14 Marc Guimont  
15

16 **STAFF PRESENT:**

17 Planner Jeffrey Hinderliter  
18 Planner Michael Foster  
19 Admin Assistant Henry Starks  
20

21 **1. Open Meeting**

22 Meeting opened at 6PM.  
23

24 Planner Hinderliter introduced new Planning and Codes Admin Assistant Henry. He graduated from Bates and  
25 joined us about four months ago. There are things our office needs that go beyond his and Mike's abilities. In  
26 Codes they have a lot of newer employees. Two new admin, and two new code officers have started. Previous  
27 Code officer Rod went to town closer to his residence. They have a couple comp plan member application being  
28 reviewed and awaiting council decision.  
29

30 **2. Future Land Use Plan Discussion: District Goals and Map**

31 The last meeting, we had a decent meeting with good discussions. As trial run they went through the land use  
32 goals. One item they spent more time on was growth and rural areas. For comp plans the state requires you to  
33 identify growth areas, meaning areas that are intended to grow, and rural areas that basically areas not intended  
34 to grow and remain the same. These have more traditional rural aspects; higher density [lower density?], usually  
35 single family, agriculture type uses. We do have rural areas in Old Orchard even though it may not be like what  
36 you see in Parsonsfield.

37 Decided at the last meeting and carried forward to tonight is keeping the rural area as defined but then split the  
38 growth area. Instead of having one growth area covering all growth areas we thought it would be good to have  
39 three different growth areas. One area is the growth one area where we will encourage the highest amount of  
40 growth. This is where we have all public services, public utilities and so on.

41 The growth two area, it is still an area that encourages growth, but it does not have water and sewer. We have a  
42 number of areas that can accommodate some growth, but it should be limited due to no sewer and water  
43 availability. One map emailed, shows sewer. Why show you just sewer is because it is more limiting than water.  
44 A lot of areas have public water, but on the map the green lines are gravity sewer. Purple are pressurized sewer,  
45 so you don't have gravity that helps it flow but these are still all public sewer lines, and there is a fair amount of  
46 Old Orchard Beach that does not have sewer and would not qualify for the growth one area because it does not  
47 have sewer. It could qualify as growth two but at a different density and different pace than growth one.  
48

49 And finally, growth three which is kind of mixed into a number of these areas. It is an area with public water  
50 and public sewer, but it is an area with natural resources present; water bodies, areas such as shoreland zone. If

1 you look at the map there are a lot of areas that aren't shoreland zone, all the white, this isn't shoreland zone.  
2 But areas where we see a lot of redevelopment and new development, these areas with some color, those are the  
3 areas that may have public water and public sewer, but because there are natural resources with some shoreland  
4 zoning protections. We thought we can still allow growth in those areas but in order to grow you need to be  
5 mindful to the natural resources that are there. He thinks this is a creative way to approach the growth and rural  
6 area concept. Rural area is the same. These will also be identified when we get into the districts but the growth  
7 area instead of one definition; we have three classifications for growth area. That is what we did at the meeting  
8 in February.

9  
10 The purpose of tonight's meeting is really pretty simple on the face of it. They will go through the Future Land  
11 Use Plan (FLUP), the 3-page double-sided sheets in the packet. They will go through the districts one by one.  
12 Each district has a goal. The goal is what the district is seeking to achieve. It is hard to consolidate everything a  
13 district can do into a one or two sentence statement, but that is what he tried to do with this statement. The  
14 longer term comp plan members will recognize the language in these goals. They will go over each goal  
15 statement for each of the future land use districts. Then by each district he identified if it was a growth one, two,  
16 three, or a rural area, and see if they all agree. Then the fun part, which is trying to figure out where on the map  
17 the district should be located. The end goal is coming up with a new future land use map that is in a draft form,  
18 because there will be tweaks to the map. An example is the current zoning map. For tonight we are just looking  
19 for the general area. This is important because one thing we decided due to time that has past, we should get  
20 involved with public outreach again. Before we get to that point we should get familiar with the future land use  
21 piece and where you are thinking of placing the districts. After this exercise we can begin to plan for the public  
22 piece. Are there any questions?

23 Mary Pat responded it would be good if we can get through this. They should acknowledge if they are talking  
24 too much and need to move on, or if they need more time.

25  
26 Planner Hinderliter added sometimes it is good because they can go with their heart and then when refining the  
27 vision, they can get more specific with applying their mind to apply some logic to it. This is all for you. We will  
28 start with the Future Land Use Plan (FLUP) and begin with commercial and business districts. First thing how  
29 do we feel about the goal statement and then the growth area is attached. Growth area one is all public utilities  
30 where the most growth will be encouraged, growth area two, a moderate growth area, without public water and  
31 public sewer, and growth area three with public water and public sewer but areas that are close to natural  
32 resources.

33 Business and commercial first. To show where they are today, the district that would be most similar is coming  
34 off the turnpike, past Dunkin Donuts and up Smithwheel, by Public Works and land out back is currently the  
35 Industrial District today. 1730

36 The intent of this district is for commercial types of uses that you wouldn't want in the downtown, some of the  
37 uses that would introduce higher impacts to residential type of development.

38 Mary Pat responded she had no objection to anything there.

39 Gene responded that he doesn't either.

40  
41 Planner Hinderliter asked about growth area being ok and received general consensus from the group. How  
42 about on the map? The location of Industrial District was shown on the map. These will be brand new districts.  
43 Gene asked about a brook and impacts to growth and building in that area.

44  
45 Planner Hinderliter asked if they knew where the blueberry fields were, or new solar place? Then there is land  
46 the town secured for town purposes out there, and a new subdivision.

47 Lou responded that area is more residential.

48 Planner Foster added the only other thing important when considering sewer and water, is access when looking  
49 at a potential commercial or business. People need to be able to get there. Depending on the type of commercial  
50 or business there could be extra vehicle traffic. Any area zoned as business/commercial should be an area with

1 sewer, water, and access, or just consider access. The current area it exists has partial access depending where  
2 you are coming from.

3 Lou asked about going over this previously and there is no way to get public access off to Ross Road.

4 Planner Hinderliter responded off to Ross Road there is always a way but it would be extremely difficult. The  
5 only access is Smithwheel Road.

6 Gene asked how Saco was doing with filling the Saco Industrial Park? Wasn't one of the stipulations until they  
7 fill their Industrial Parks they would not put in a connector to Ross Road?

8 Planner Hinderliter responded they were doing pretty good filling the park. He thinks if there was a stipulation  
9 he is not aware of it being transferred over time to bounding the town in anyway. There was a connection at one  
10 time thought of for the area and an important part of that was linking the ballpark. That opportunity is gone and  
11 went along with former Town Manager Jim Thomas.

12  
13 Marc Guimont spoke from audience. That area shown as Industrial is the only place you can put it, but you have  
14 to recognize that is close to Dunegrass, and how will we buffer it? As we talk about Industrial what do we mean  
15 by that because he doesn't see heavy industry or factory. Buffering it, how do we get there, and how do we  
16 buffer around it. And also the utilities, everything developed east to west but the utilities also come that way  
17 because that is the low ground. Whatever happens back there you need to think about what's going into the  
18 sewer, does it have capacity, and who should be responsible for upgrading that capacity?

19 Planner Hinderliter responded these will be considered when they go forward in the FLUP. In his opinion where  
20 the old Industrial District was it doesn't make any sense to include it all that area because some of it is in  
21 residential subdivision.

22 Gene added there is enough development between the Industrial park it won't come close to infringing on  
23 Dunegrass. As far as industrial, what they have is what they have.

24  
25 Planner Hinderliter outlined the approximate area on the map.

26 Planner Foster pointed out one lot included is a municipal lot and shouldn't be included in Industrial.

27 Planner Hinderliter responded there is an active landfill and when he thinks of that, should it be truly  
28 municipal?

29 Planner Foster asked about solar siting and if it would be considered industrial/commercial or municipal?

30 Gene responded that is how he would think of it, available land to put solar in. Then they could use the transfer  
31 station for wind turbines.

32  
33 Planner Hinderliter continued with municipal land. The intent of the municipal district is to recognize the  
34 importance of the municipal and school buildings and grounds, so to provide regulations that allow these uses to  
35 continue to exist and to grow. Also, to recognize the uniqueness of the ballpark and the surrounding property  
36 through creative land use techniques and regulations that encourage continued use of the ballpark as we as other  
37 potential uses. It is a growth one area.

38 Gene responded it is municipal, but they don't use the ballpark enough. They should hire someone to rent it  
39 right out; Festivals, concerts, championship games, even little league. They are one a few places in the state  
40 with lights on a little league field. That would bring in more business for hotels. Maybe an outdoor hockey  
41 game?

42 Planner Foster asked if there was land worth thinking about having as municipal in the future how would that  
43 work where it isn't currently municipal? Not sure what current landowner would think of that.

44 Planner Hinderliter responded the way to do that would be look at what future land use district would be similar  
45 to municipal, and then add municipal uses as a conditional use in that district.

46 Obvious ideas are the ballpark, the schools, the fire stations, police station, and this area. The area was outlined  
47 on the map. Should Town Hall be included?

48 The committee gave consensus yes.

49 Gene added Memorial Park and the Library, Milliken Street parking, the bathrooms downtown.

1 Planner Hinderliter mentioned parts of it could be growth area three too because of it being in a resource they  
2 are looking to protect.

3 Planner Foster asked if there is other municipal land they may not want to mark as municipal, but what do they  
4 zone that as? Thinking like Milliken Pond parking, the treatment plant [Win], those type of things that probably  
5 wouldn't have new growth but that we want to maintain as municipal property?

6 Planner Hinderliter responded there would be different classifications within when they get into creating the  
7 district.

8 Gene asked if the municipal areas like the school and grounds, those won't be growth areas, will they?

9 Planner Hinderliter responded they will be in some way, and allowed uses could be built, but the growth area  
10 can encourage something to happen. We are not saying you have to build, but that there can be favorable  
11 standards that allow the schools to expand.

12 Marc Guimont asked if the beach would be considered municipal because you can't develop, you can't have  
13 business, and it is protected.

14 Planner Foster responded MP, for Municipal Protection.

15 Planner Hinderliter responded maybe municipal one and two.

16 Mary Pat mentioned the front part is DD-1 and DD-2 but the back part is the beach and how do you specify?

17 Planner Hinderliter responded it should and maybe we will divide municipal into one and two.

18 Lou asked about pump station properties.

19 Planner Hinderliter responded many are easements on a property and have their own protections. The mixed-use  
20 districts oriented more towards business. You will see Cascade Corridor One more of a business, campground,  
21 and higher density residential and then Cascade two more of a residential, low to medium density.

22 Win mentined Homewood Park and how big it is.

23  
24 Planner Hinderliter showed the area on the map from Landry's, Cascade Corridor one, and Cascade Corridor  
25 two, separated by Ross Road. Now we have all kinds of districts, GB-1, campground overlays, we have R-1,  
26 PMUD, Rural, Neighborhood Commercial Business, and R-5.

27 Marc Guimont mentioned Homewood Park and other abutting developments where they don't want the  
28 neighborhoods connected.

29 Planner Hinderliter responded that is why there is a gate in Beachmont because folks in Homewood Park area  
30 didn't want that to be a shortcut.

31 With Cascade Corridor one how do we feel about the goal statement? This area has public utilities except if you  
32 are thinking of going beyond Ross Rd because there is water, but you lose sewer. A general area, 300' strip  
33 from Landry's area and both sides of Cascade Road to Ross Road intersection.

34 Saco Ave one has a wide range of uses and the difference between Saco Ave one and two, is Saco Ave one has  
35 a wide variety of very commercial types of uses, allows residential, mixed use district, but the important part is  
36 while still maintaining the traffic carrying capacity of the arterial providing a variety of commercial, office,  
37 business service, mixed use service activities to serve the consumers needs. It's a gateway to town. With current  
38 zoning this is the GB-1 district. He imagines the Saco Ave district to being very similar to where GB-1 is which  
39 is both sides of Ocean Park Road, Old Orchard Road, and Saco Ave to the traffic light at the Fire Station. Are  
40 we comfortable with the purpose statement?

41  
42 Planner Foster asked if they should encourage certain types of housing in that district where it is a very  
43 accessible corridor and has some public transportation. I know multi uses are referenced but it leans more  
44 commercial. Is there a way to consider multifamily, or push for larger developments as opposed to single  
45 family? He doesn't want to speak for everyone.

46 Planner Hinderliter responded maybe encourage multifamily development could be added to the statement.

47 Marc Guimont mentioned having dense housing on Saco Ave is appropriate but they need to minimize the  
48 number of driveways, because as they increase driveways they decrease the capacity of the road on the major  
49 corridor.

50 Planner Hinderliter responded the statement references traffic carrying capacity and safety.

1 Mary Pat added it isn't just development but there should be more of a feel coming into Old Orchard.  
2 Planner Foster added the design piece is important to the Design Review Committee.

3  
4 Committee members discussed the feel and look of the town and having a gateway with standards.  
5 Planner Hinderliter mentioned they will get more into that. He sees a Saco Avenue one district with  
6 performance standards including design criteria for the entire district.

7 So, do we think both sides of Ocean Park Road, Old Orchard Road, and Saco Ave going right out?  
8 There was general consensus among the committee.

9 Planner Foster asked if it would include the beginning section of Temple? The first part and down Temple  
10 where there is commercial, with the first road past Jimmy's [Jimmy the Greek's]. They don't want to lose  
11 housing stock, but they wouldn't want to discourage something commercial could go in that could be beneficial.  
12 Planner Hinderliter adjusted it on the map to go by Runnells Ave.

13  
14 Neighborhood Business one and two. It basically has the same definition with the one difference being that  
15 neighborhood business two is a growth three area because he envisions it in the Ocean Park area. This is a  
16 difficult one because when writing this he realized they needed performance standards and other things, but  
17 then he was drifting from the purpose. Standards will be developed but now they need an idea where the district  
18 should be. Currently there are four neighborhood commercial district. One is Washington Ave and Atlantic Ave  
19 area center where The Local and little convenience store is. The other is at the bottom of Union. Another one is  
20 in Ocean Park. And the fourth is like one lot, where Robillard's off of Cascade Road area is. He was thinking  
21 that might be able to be consolidated into one district, into Cascade Corridor two. They need a neighborhood  
22 business in Ocean Park on Temple Ave, NB-2. And then NB-1 but they could also have a three and keep them  
23 in the same area.

24 Marc Guimont said the Washington Ave area has a lot of potential.

25 Mary Pat asked if it should just be residential; do they need a business district?

26 Planner Hinderliter responded yes because of all the residential surrounding it, and if rezoned to residential they  
27 most likely wouldn't want to allow those types of businesses, which would shut off their ability entirely.

28  
29 Gene mentioned to improve the campground neighborhood they need to consider one-way streets.

30 Planner Foster added it is important to preserve that neighborhood business are thinking of Washington Ave  
31 specifically. Growing up in the area there were three convenience stores within a half-mile. Now it is just  
32 Friendly Market. Where Asian House is used to be a little store and Peach's, which was on Saco Ave.

33 Planner Hinderliter added NB-2 for Washington Ave, and asked about having NB-3 for Union.

34 Planner Foster asked if it can share the same NB-2 where they are similar.

35 Mary Pat asked if it is NB-3 or NB-1?

36 Planner Hinderliter responded NB-1.

37 Marc Guimont asked about the definition of the Union Street one?

38 Planner Hinderliter responded it is along West Grand Ave a little bit and goes down to the laundry mat. Maybe  
39 NB-1 because the uses are similar.

40  
41 Beachfront Business Residential, the intent of the BBR is to accommodate a mix of residential uses, resort  
42 accommodations, services, and nonresidential uses that complement the resort industry. Regulations should  
43 encourage these uses to exist and continue to grow in a manner that compliments and enhances this area as well  
44 as the community image. This is more of a mixed-use district but is oriented towards business. We have a  
45 beachfront residential district that is mixed use but is more oriented towards residential. What he recommends is  
46 ruling out Ocean Park, which will be its own district, the area expanding close to the laundry mat by Union.  
47 Just to give you an idea with our current zoning we have the BRD, Beachfront Resort District, on West and East  
48 Grand. East Grand also has the Residential Beachfront District. The darker purple area is kind of like the  
49 Beachfront Business Residential. The RBD is kind of like the Beachfront Residential. This is primarily  
50 beachfront properties or very close to beachfront but residential in nature, and this is more of a mixed use

1 commercial beachfront properties. But then you have the Downtown Districts, which also include stuff that is  
2 similar to both of these districts. You have DD-2 and DD-1, and there isn't a whole lot of area that isn't  
3 commercial with current DD-1. With DD-2 it spreads all the way to Walnut Street and DD-2 spreads all the way  
4 to Atlantic Ave by The Waves.

5  
6 Mary Pat stated they are kind of the same as Beachfront Business Residential, more than DD-2.

7 Planner Hinderliter responded that they are much more business oriented than the Beachfront Resort District.  
8 Right now, with current zoning DD-2 is much more business oriented than the Beachfront Resort District.

9 Mary Pat thought that there were two on here, one Beachfront Business/Residential which would be more  
10 business oriented, which she would argue would be the DD-2 but there is residential in there. Then down below  
11 there is Beachfront Residential which would be areas that lean more towards residential. Instead of having five  
12 you could put them into two.

13 Planner Hinderliter responded that is what he was thinking. He is thinking the Beachfront Residential would be  
14 up here and Beachfront Resort area district would extend more into what is currently the DD-2 area. Then the  
15 heart of downtown would be DD-1 or DD-2.

16  
17 Marc Guimont stated he appreciates that they identified special areas like Ocean Park, but would you also  
18 consider the Salvation Army area as a unique community.

19 Planner Hinderliter responded yes but they are not on that right now, they are on the Beachfront Resort. That  
20 gets into another conversation when they get into residential districts. That is a tough one because it is big and  
21 needs to be considered, but everything around it is residential.

22  
23 Mary Pat agrees with Beachfront Business Residential going the whole way instead of chopping it up into  
24 multiples. She does think the character should have a line similar to what you have on Saco Avenue whether it  
25 is also gateway to the town. There should be development standards for any of the business districts. Her ask is  
26 that they add something of that nature in there.

27  
28 Planner Hinderliter responded what they are doing here is tackling two districts at one time. What they are  
29 looking at is Beachfront Business Residential and Beachfront Residential. Beachfront Business Residential is a  
30 mixed use oriented to business but still allowing residential and thinking of doing that district in this area, and  
31 then Beachfront Residential would be around the tips.

32 Gene mentioned the way people are using Airbnb now, residential is really not residential, it is a business now.  
33 Planner Hinderliter mentioned Wiscasset's comp plan and the Route 1 bypass. They needed to walk a fine line  
34 when taking a position because that created generations of passionate debate. Short term rentals, when they  
35 tackle that, they need to really think about our approach to that. Those are the types of hot button issues that  
36 could throw all your work to crap.

37 Gene added they need to remember they are a beach town, a vacation destination.

38 Planner Foster asked if it could be a simple statement somewhere that is like consider impacts of short term  
39 rentals as residential or commercial uses?

40 Planner Hinderliter responded it could be. He labeled BBR on the map.

41 Win asked if anyone researched what he mentioned that was going on in Palm Springs? It was in the L.A.  
42 Times. The big thing is property values went down. An example dropped by a third. They are limiting it to 20%  
43 per zone.

44  
45 Planner Hinderliter continued on to page 2. Planned Unit Development, you can read that statement. This area  
46 currently includes all of Dungrass, all the schools, Cider Hill, a lot of these new developments. This is all the  
47 PMUD district. The Planned Unit Development is something he would see as very similar to the PMUD  
48 meaning that the regulations for these areas will look at more than individual lot development. It will be more of  
49 looking at it as a master plan type of community. What he sees as the PMUD district is the municipal, the

1 ballpark, might have some standards that encourage that might encourage that master plan. What he sees as  
2 PUD is really Dunegrass, to continue that PMUD. Changing current PMUD standards will serve no purpose and  
3 will only complicate development in there further. That district was literally created for Dunegrass. They also  
4 have Cider Hill and they are going to have a 61-unit contract zone next to it. This seems like an appropriate area  
5 for the PUD district. What he would recommend is including all this area and then Cider Hill and the lot next to  
6 it as the PUD.

7 Planner Foster thinks they already answered this but wanted to ask does Dunegrass have to be a part of that, and  
8 in that can Dunegrass be its own. When you look at the current PMUD ordinance Dunegrass doesn't really meet  
9 it and it sometimes causes confusion so he always looks at it as a separate thing even though it is the same zone.  
10 He doesn't know if there is a way to tie it in so it isn't confusing but separate it. The PMUD standards need to  
11 change because it is confusing whether they move forward or not. The PMUD standards aren't really consistent  
12 with the Dunegrass development. What he sees is the PUD standards replacing that, and designing an ordinance  
13 for this particular area that is more consistent with that type of development and allows it to grow in that form.  
14

15 Gene asked how much more development they can do in there?

16 Planner Hinderliter responded you would be surprised what they can come up with in Dunegrass.

17 Win added the concept has been around a long time. In 1972 in Scarborough he moved into Old Millbrook  
18 which was a PUD and it is still going strong today. It is a way to have the density but not all spread out.  
19

20 Planner Hinderliter marked areas on the map for PUD.

21 Planner Foster mentioned this will be a controversial statement and asked if there would be any benefits of  
22 including the mobile home parks in that where they are such large areas of land that could be used for that type  
23 of development. I'm not saying we want that.

24 Planner Hinderliter responded that is a good question. Typically, mobile home parks are identified as a separate  
25 use. They have a separate use category manufactured homes or mobile homes. Mobile home parks have a  
26 different density.

27 Gene mentioned he thinks you would leave them by themselves kind of like the campgrounds.

28 Planner Hinderliter added it is affordable housing but they need to recognize that some people who have money  
29 have the right to have some areas that they can enjoy. One thing you could have is someone with a lot of money  
30 come in and say I am going to get rid of hole 8 and 7 and put a 50-unit mobile home park in there. That would  
31 get away from the character and the reason why the people invested into that community. He is just saying that  
32 could be a possibility.

33 Mary Pat stated if the purpose if for affordable housing it isn't dense enough to be efficient.

34 Planner Foster responded it was mostly because of the large land area and proximity to existing or proposed  
35 PUD. It was more of a thought because he knows no one who lives there would want to hear that. He was  
36 thinking what if someone wanted to do a master planned affordable housing project and that happened to be  
37 where, so you are not losing that affordable housing piece, but you are still creating. You could increase the  
38 density in one area and have as many units and preserve open space that doesn't currently exist.

39 Mary Pat responded it doesn't preclude, it says mixed use development. Is there anything that precludes  
40 [affordable housing]?

41 Planner Hinderliter responded there is nothing that would preclude it. He would not recommend that they allow  
42 mobile homes as a use in that district.

43 Planner Foster asked what about the reverse and zoning the existing mobile home parks to protect them as  
44 affordable housing, is there a way to do that without over limiting it?

45 Gene stated it is affordable housing and if you put those stipulations on it if someone does buy it then it would  
46 have to be developed as affordable housing.

47 Planner Hinderliter stated he would have to think about that. A lot of the mobile home parks are in the same  
48 general area. They are all in one area, it could be a subsection of a residential district.

1 Planner Foster referenced that with manufactured mobile homes there was state legislature trying to make it so  
2 you could have manufactured housing anywhere single family homes are allowed and he wonders where that is  
3 at and if it would change the conversation at all.

4 Gene stated he doesn't see why they would consider a modular home like a mobile home.

5 Planner Foster responded he thinks manufactured housing falls under mobile home and they are limited in a lot  
6 of places. There is a difference between manufactured housing and he forgets the other term they use.

7  
8 Gene referenced a development with modular homes where they were built in pieces and brought in. They  
9 should visit campgrounds down the road, those places aren't campgrounds anymore.

10 Planner Hinderliter responded they are turning into RV sites which you could successfully argue are actually a  
11 better use for the town because you get more taxation, and way fewer police calls. You get a more responsible  
12 clientele.

13 Portland Ave one and Portland Ave two. Portland Ave one mixed use district that includes low to high, so all  
14 kinds of residential density, and compatible nonresidential uses with all development constructed in a visual  
15 style in conformance with architectural standards. Portland Ave two is a residential area with safe pedestrian  
16 access to the downtown. The area is met to be restricted to residential uses. The district encourages  
17 development constructed in a visual style in conformance with architectural standards. Now, Portland Ave is  
18 actually a very small. An important note about this. On page three you will see rural and rural residential.

19 Portland Ave is pretty long it extends way out here. He envisions portions of this Portland Ave area would be  
20 more rural or rural residential district. When he is thinking of Portland Ave one and Portland Ave two, Portland  
21 Ave goes from Town Hall, veers off at Landry's, and there is condo development and single family. The large  
22 affordable housing complex fits in. They did a nice job and they are fortunate because there are no architectural  
23 standards in that particular area.

24  
25 Gene asked if he was talking about behind the old funeral home, Milliken Heights.

26 Planner Hinderliter responded yes.

27  
28 May Pat stated her hot button is with the districts they have architectural standards, and have different language  
29 on the Saco Ave entrance there is certain language; they talk about adding it on the beachfront. She doesn't  
30 know what the right language is, it seems like they are all variations. Are they all different on purpose, do they  
31 mean something different?

32 Planner Hinderliter responded yes, but he probably could have been a little more consistent in the application.

33 Planner Foster stated the one that he thinks is a little different that might be more architectural is like the  
34 historic verse downtown districts where it is more overall design. Keep it consistent makes it easier for whoever  
35 is looking at it.

36  
37 Planner Hinderliter continued with Portland Ave one and Portland Ave two. These districts can change. What  
38 he is thinking is that Portland Ave one would be more of the Portland Ave stretch from Town Hall to the  
39 Cascade intersection. Then Portland Ave two would come out through to Ross Road.

40 Planner Foster stated that makes sense. Should there be any sort of overlay on Portland Ave to recognize  
41 existing businesses and potential for future. He knows there was an attempt in the past, but would that be like a  
42 suggestion that is met for a zoning map in the future as opposed to the future land use plan. He knows this is the  
43 future land use plan and not zoning, but a lot of time part of assigning districts is recognizing existing uses.

44  
45 Planner Hinderliter mentioned they could change that language for Portland Ave two; where this area is met to  
46 be restricted to residential uses although it can protect existing nonresidential uses. Existing is key because he  
47 doesn't believe they should be encouraging nonresidential use in that area, but it would still allow them to.  
48 He labeled Portland Ave one and Portland Ave two on the map. Is it ok with them if they finish the next two?  
49 He labeled Cascade Corridor on the map and asked the committee what they think about the language. A  
50 residential area of low to mid density, this is where it gets into Robillard's. This might be something they could



1 use; nonresidential uses limited to those which exist. That is why he thought they wouldn't need to put that  
2 neighborhood business district there because it is only for that one property.  
3 Mary Pat has the same feedback that it says something she agrees with but in a slightly different way than every  
4 other example, visual style that compliments, esthetics complimentary to the town, others mention architecture.  
5 They are all slightly different. Think about the intent and put it consistently in all of them or a couple variations.  
6 Planner Hinderliter stated his intent is currently the only area with design standards is both sides of Old Orchard  
7 Street and Portland Ave. He was using more of the architectural standards because he was thinking more along  
8 those specific design standards. With this particular area he is out of the area and he changed the language  
9 around. It is a matter of being more consistent.

10 Saco Ave two. His thought is from the fire station all the way to the intersection with Heath Street, along that  
11 area. He is the group if they are ok stopping now.

12  
13 The committee discussed the next meeting date.

14 Planner Hinderliter stated they can meet during the day or late afternoon as an option. They have upcoming  
15 council and planning board. The first week of April wont work. They can look at the second or third week. How  
16 about a Monday or Tuesday the second week? They will try for the 9<sup>th</sup> of April, a Tuesday at 6pm. Thank you  
17 all.

18  
19 3. Good & Welfare

20  
21 **4. Adjourn**

22 Meeting close at 7:40pm