

**Planning Board Meeting Minutes**  
**March 13, 2025**

David Walker: Good job. I need to get the words today. Jeffrey, roll call, please.

Jeffrey Hinderliter: Mr. Roeber?

Graham Roeber: Here.

Jeffrey Hinderliter: Ms. Hubert?

Marianne Hubert: Yes.

Jeffrey Hinderliter: Ms. Dube?

Robin Dube: Yes.

Jeffrey Hinderliter: Vice Chair Hitchcock?

Chris Hitchcock: Here.

Jeffrey Hinderliter: And Chair Walker?

David Walker: Yes. Just to note that, planning member Kelly is excused tonight, and Mr. Roeber will be taking his place as a regular member. We had minutes in your packets. Are there any questions, additions or deletions or motions?

Robin Dube: Motion to accept as written.

David Walker: Motion by Robin.

Chris Hitchcock: Second.

David Walker: Second by Chris. Want to call for the vote?

Jeffrey Hinderliter: Mr. Roeber?

Graham Roeber: All good.

Jeffrey Hinderliter: Ms. Hubert?

Marianne Hubert: Yes.

Jeffrey Hinderliter: Ms. Dube?

Robin Dube: Yes.

Jeffrey Hinderliter: Vice Chair Hitchcock?

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Chris Hitchcock: Yes.

Jeffrey Hinderliter: And Chair Walker?

David Walker: Yes. That motion carries 5/0. That was easy. All right. Regular business. Item number one. Site Plan Sketch Plan Review: 16-unit multifamily residential development. Discussion and advice applicant. DM Roma Consulting Engineers is the applicant. The location is 215 Saco Ave, MBL: 211-9-1; Zoning: GB1 District. Jeffrey, this is you. Right?

Jeffrey Hinderliter: Yes. Yeah. Thank you. Is this proposal is for the establishment of a residential development consisting of four multifamily buildings with four units in each building. It's my understanding the development will be owned by the current owner, Jim Albert, who's the current owner of the property, which makes me believe that the use will be year round apartments. But we'll need some clarity on this. The proposed location is on the same lot that Jimmy the Greek's occupies, which is actually – it's really a pretty large lot. You don't see the extent of it when you drive by on Saco, but it's a 2.8 acre lot. So, there's a lot of room out there. Also, the lot does have two separate accesses to primary roads. One is off of Saco and there's another one that runs close to the car wash, yeah, that goes out toward to Temple. So that's very good.

Public water and, public sewer will serve the development. All parking will be on-site. Anyone who's been out there knows that there's this very large parking lot already existing. And, you know, not much else for me for right now. At this time, the proposal is just presented to the board as a sketch plan. No formal decisions to be made this evening, but it is a good opportunity to provide guidance to the applicant. And if there's any red flags to let the applicant and staff know.

In your March memo, there are several comments for the board's consideration and also to help the applicant prepare for the next step in the process. I found no red flags. I thought it was overall a very good submission for a sketch plan. Gave us a real good idea on what's proposed. I really appreciated the effort they all put into this. And, really just a few things to pay particular attention to such as, on-site traffic management just to make sure that everything runs well. I don't foresee any problems but just to think about that. The buffering primarily towards the property line that Jimmy's property shares with adjacent to residential properties. Stormwater management. And just to get some, clarity on the use. Is it apartments? Is it short term, year round, long term? And, the board can schedule a sidewalk if they want, but it may be more appropriate to do this after the preliminary plan is submitted. But that's entirely up to the board. And I think it looks good. It's no issues that I could find. So thank you.

David Walker: All right. Thank you very much. Good evening.

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Jason Haskell: Good evening. Jason Haskell with DM Roma Consulting Engineers. And then, here is Mr. Albert, with Sierra investment LLC, the record owner of the property. Thank you, Jeffrey, for the introduction. Really the location of these residential buildings are going to be kind of around the perimeter of the existing parking lot through there. The parking lot is adequately sized. We went through and did the initial calculation, counted the number of parking spaces that are out there based on the calculation, the requirement for a restaurant and then requirement for a multi-family building. It came out to 87 required parking spaces. There's a 123 spaces out there right now, so there will be adequate parking out there.

And then, we definitely understand that the concerns of, you know, being able to get in and out of the facility with both the different uses. There, the nice thing is one of the main entrance and exit are kind of a separated entrance. So they will kind of reduce some of the congestion and the figuring out which direction everything's going to be going. So hopefully that'll, help things out.

The property is going to be kept as rentals. There'll be sort of a combination of yearly rentals, seasonal rentals. It sounds like, there's kind of a need for some of the employees at the restaurant to have kind of a seasonal rental right there on the property with a few of them being weekly rentals, which obviously there'll be some coordination that we'll need to do before we make the final site plan submission for that.

David Walker: So there's no reason for your employees to be late for work anymore, right? Exactly.

Jason Haskell: So we're going to try to use the existing utilities that are out there. It looks like we won't – at least water will be fine to come off of the existing service that's out there. And actually, we've worked with the sanitary department on making that connection. And hopefully, we can keep all this work out of the two public roads that border the property. One of the questions actually that was in the memo was heating and AC and, they're looking at installing heat pumps and mini splits throughout the unit. So, I guess at this point, I'm here to answer any questions, and, please, let me know if you have any initial comments on the project. Thank you.

Female Speaker: How many bedrooms?

Jason Haskell: They are two bedroom units.

David Walker: So are they going to be, up and down, two and two in one building? Is that how you're going to construct them?

Jason Haskell: They're going to be townhouse style.

David Walker: Oh, nice.

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Jason Haskell: So this is what it is going to look like so you guys...

David Walker: So up and down four units?

Jason Haskell: *[Inaudible]* [00:08:22] they're just two story units.

David Walker: Okay. Very attractive. No, I thought, from my perspective I thought that everything that you had in the preliminary was, you know, self-explainable. So, I didn't have a lot of questions. I don't know if anybody else does. I know Jeffrey had in his packet a question about are you going to resurface the parking lot and re-stripe all the spaces. I think that would be very important. Another important thing, and I don't know if you can do this or not, but that second easement out to Temple Ave, I use it all the time and you can't see anything when you look left or right because of all the overgrowth that's down at the end of that. Something you might want to look at. That was my concern. Anybody else?

Female Speaker: It needs to be widened a little bit.

David Walker: Yeah.

Female Speaker: I think.

Jason Haskell: The one off of Temple?

Female Speaker: One off of Temple.

Jason Haskell: It's not a very wide access way out to it. I mean, the driveway itself isn't, but the actual strip of land that goes out to it.

David Walker: It is only 25 feet wide.

Jason Haskell: So, I think they've pretty much maxed out the full width there. I think there's maybe a couple, you know, couple feet of grass on either side that he owns, but it's for the most part maxing out the entrance that he can do. Definitely something we can look at. We'll definitely look at the site distance, and see what we can do about making that a little bit better.

Robin Dube: Will it be paid? I know it isn't now.

Jason Haskell: Yes.

Robin Dube: Will be it?

Jason Haskell: Yeah.

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Robin Dube: Thank you.

David Walker: All right. Anybody else? Jason, thank you very much. Nice plan.

Jason Haskell: Thank you very much. Oh, wait a minute. Oops. Sorry.

Male Speaker: The dumpster, is that going to be relocated there?

Jason Haskell: So, the dumpster is in awkward spot. Yeah, so there's several dumpsters back there for the restaurant. So, it's looking like they may either bring another one, probably bring another one in, but the plan is to screen it from the three sides. At least the three sides. We'll see if, you know, I'll talk with Jim about doing the full enclosure itself.

David Walker: I mean, and the other thing that I noticed was the propane tanks, is there an enclosure around those?

Jason Haskell: Not currently.

David Walker: I think you probably might want to consider that. Although, I might, by code, it might not be allowable.

Jason Haskell: Yeah. I'm sure there's codes associated with that, enclosing something like that.

David Walker: But even a chain link fence, you know, because you don't know that the people that are renting don't have little children and stuff. And you don't want them over there playing around, you know?

Jason Haskell: Yeah. Because it's the safety enclosure.

David Walker: Yeah. Exactly.

Male David Walker: So back to the dumpster, it's at the head of two parking spaces. So are they restaurant parking spaces so that it doesn't interfere with the residences?

Jason Haskell: I see what you're saying. We may need to look at that as being striped as no parking or, another option is – yeah, I'm sorry. Yep.

Mr. Albert: Yeah, the idea is to take down the existing sheds that are back there to configure that back area, to include possibly moving the dumpsters back and adding some surface area pavement, where the grassy area is *[inaudible]* [00:12:14].

David Walker: Not only that, in the summertime, the odors coming from those dumpsters could be pretty putrid too, if you think about it, you know?

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Female Speaker: Yeah. They need to be *[overlapping conversation]* [00:12:31].

David Walker: It's not anything you serve at the restaurant, *[inaudible]* [00:12:33].  
Okay. All right. Well, thank you very much. It's great to see you guys.

Jason Haskell: Appreciate it.

David Walker: All right.

Chris Hitchcock: Good luck.

David Walker: And you saw the letter from the fire department?

Jason Haskell: Actually I was going to talk a bit tomorrow on that. I didn't see the attachments, even none of those *[inaudible]* [00:13:08].

David Walker: Okay. Well, I think he has some concerns, so we'll have to cooperate with them. Okay.

Jason Haskell: Thank you.

David Walker: Great. Thank you. All right. Item 2. Proposal: Subdivision Amendment: 27 single-family house lots, 1 lot with 45 townhouse units, 2 open space lots. Action: Preliminary Plan Review; Determination of Completeness; Schedule Public Hearing Atlantic Resources Consultants. Owner: D & E, LLC. Location: Dunegrass Sections D & E, Inverness Drive, Pebble Beach Ave, MBL: 105A-1-D, 105A-1-E, 105A-1-200; Zoning: PMUD. Good news, they've tabled their request for tonight. So we'll hear this maybe at our next meeting.

Robin Dube: Motion to table. Oops, sorry guys.

David Walker: The applicant. What?

Robin Dube: I said motion to table.

David Walker: Well, I think they tabled it, didn't they?

Jeffrey Hinderliter: No. Last time we had this, we had to make the motion.

Graham Roeber: Yeah. I would still make that motion to do it. Yeah.

David Walker: All right. Motion by, Robin.

Robin Dube: Yeah.

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Marianne Hubert: I will second.

David Walker: Second by Marianne.

Marianne Hubert: Oh, I can't, I can't.

David Walker: No Marianne can't.

Marianne Hubert: Yeah. Do it.

David Walker: Second by Chris, maybe?

Chris Hitchcock: No thanks.

Graham Roeber: Second.

David Walker: All right. Call for the vote, please. Second by, Graham.

Jeffrey Hinderliter: Mr. Roeber?

Graham Roeber: Yes.

Jeffrey Hinderliter: Ms. Dube?

Robin Dube: Yes.

Jeffrey Hinderliter: Vice Chair Hitchcock?

Chris Hitchcock: No.

Jeffrey Hinderliter: And Chair Walker?

David Walker: Yes. And Marianne refused herself, so that passes 3/1.

Chris Hitchcock: Just a comment about that. I've been waiting for this to come back to the board since July. I was told that it was coming back in July. So, I hope at some point we're not panicking to approve something because it's waited so long to move ahead. I'm sure that's not the case. I just thought I'd say that.

David Walker: Thank you. Okay.

Jeff Layton: Mr. Chair?

David Walker: Yes.

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Jeff Layton: I do not think we have a conversation here though *[inaudible]* [00:15:36].

David Walker: There is no discussion. It's been tabled for tonight, but if you'd like to speak under good and welfare, you're welcome to do that.

Graham Roeber: Which will be in a minute or two?

David Walker: Which will be in a couple of minutes.

Jeff Layton: Couple months?

David Walker: Minutes, in a couple of minutes.

Jeff Layton: I just had *[inaudible]* [00:15:58].

David Walker: Let's hold it for a good and welfare. Okay? Great. Thank you very much. All right. Next item of business is, Design Review Certificate Appropriateness. Proposal: Demolish Parish Hall, grade and landscape. Action: Issue Certificate of Appropriateness. Applicant: Good Shepard Parish. Location: 43 Old Orchard Street. Michael?

Michael: Yeah. So, this is a recommendation for a design review certificate from the design review committee. It's a requirement for design review certificate for demolition of a building that exceeds 500 square feet in the downtown districts, and that requires committee review. So, they're proposing to grade and landscape the area, and then the other requirement for an application under this is to provide a plan for reuse of the property, and the use will continue to be a church because the church building will remain. So, we recommend approval of the certificate as recommended by the design review committee. And there is a recommended motion in front of you in the additional sheet provided this evening. And if you have any questions, I can answer those.

David Walker: We also have one with recommendations. So with, conditional...

Michael: Yeah. Those are standard conditions that we typically recommend, kind of similar to the planning board has.

David Walker: Yeah.

Michael: And that's how it was recommended by the committee.

David Walker: Okay. Perfect.

Robin Dube: I'll make a motion to conditionally approve the design review certificate for the demo of the Parish Hall at Old Orchard Street. 1 Sacco Avenue addressed 43, Old Orchard Street, and to grade landscape as presented in the application of supporting materials dated February 20, 2025 is recommended by the design review committee with



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the following conditions. One, all improvements will be implicated in accordance with application, plans and proposal received. Any additional changes must be approved by staff prior to completion. Two, prior to the commencement of any construction activities, all applicable federal, state, and local permits shall be secured.

David Walker: Thank you. Motion by Robin.

Marianne Hubert: I'll second.

David Walker: Second by Marianne. You want to call for the vote, please, Jeffrey?

Jeffrey Hinderliter: Mr. Roeber?

Graham Roeber: Yes.

Jeffrey Hinderliter: Ms. Dube?

Robin Dube: Yes.

Jeffrey Hinderliter: Ms. Hubert?

Marianne Hubert: Yes.

Jeffrey Hinderliter: Vice Chair Hitchcock?

Chris Hitchcock: Yes.

Jeffrey Hinderliter: And Chair Walker?

David Walker: Yes. And the motion carries 5/0. Do you have the papers here first to sign tonight?

Michael: Yes. It's right on the back.

David Walker: We all need to sign them before we leave. Okay? Other business? Any other business from the board? Okay. Good and welfare, sir. Would you come up to the podium and identify your name and place of residence, and we can hear what you have to say. Thank you.

Jeff Layton: All right. Thank you very much for letting me speak. Appreciate it. And the board, I'm Jeff Layton. I live at 57 Wild Dunes Way in Dunes Grass.

David Walker: Yeah.

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Jeff Layton: And I understand that that proposal for item two is going to be tearing up the road in front of our house. That they were going to put a new sewer line in. Is that my understanding?

Jeffrey Hinderliter: I would say most likely it would. I'm not looking at the plans right now, but I believe it requires a new sewer line and it would go within the right of way up Wild Dunes Way. If you'd like to see the plans, you can email, Mike and he can forward those plans to you to get more specific details on its location.

Jeff Layton: Well, one of the partners for the development, was marking out our lawn for where the proposed sewer line was going to go. And, it's probably comes in around six to eight feet onto our lawn. So I don't have a problem with them doing the project. What I want to make sure is that the board will allow them to put in. I put very expensive sod from Winding Brook Farm, and that's where I would like to have the same product on my lawn. And also our sprinkler system is right along the edge of the road. So they're going to have to have them relocate all the sprinkler lines in the front of the yard.

David Walker: So you have a sprinkler system in there?

Jeff Layton: Yes, sir.

David Walker: Yeah.

Jeff Layton: And turf. That's how, how this.

David Walker: I'm amazed that they're marking it out now.

Jeffrey Hinderliter: Well, one of the difficult things is it's probably in the right of way, so it's not actually your...

Jeff Layton: *[Overlapping conversation] [00:21:00].*

Jeffrey Hinderliter: It might be within the right of way.

Jeff Layton: Yeah, they put it in the wrong spot, the rope.

Jeffrey Hinderliter: Okay.

Jeff Layton: So these come over. And I don't have a problem with that. I think that's perfectly fine. The only problem I have is my sprinkler system in my side. So, if that can be put part of the conditions of them doing their project, then I'm all in for it. Now our neighbor has the same situation. They have the same sod from Winding Brook Farm and they have sprinkler systems right by the edge of the road. I know that I had to fix one of their heads one time.

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David Walker: So, my recommendation is that that you write a letter to the planning staff with these concerns.

Jeff Layton: This isn't adequate doing this to you. You have the minutes of your meeting.

David Walker: Well, they will be in the minutes of the meeting, but, it would document all right, your concern, and then we could bring it forward to the developer.

Jeff Layton: Okay. That's what you're doing now.

Robin Dube: Only *[overlapping conversation]* *[00:22:00]* months down the road somewhere, you know, for us to remember.

Jeff Layton: Yeah. It's fine. It doesn't matter to me when it's done.

Robin Dube: Right.

Jeff Layton: I just want to make sure that those two conditions are met and that you all agree that that would be part of the process.

David Walker: It would make sense that they would put back what they had destroyed. Absolutely. I agree with you.

Jeff Layton: But sometimes they'll just put that hydro seed down there and that's crap.

David Walker: Yeah.

Jeff Layton: Yeah. So, I hope you don't have a hydro seater here. Yeah. But anyways, that's...

David Walker: Okay. And there may be another public hearing and if you're in a butter, you're going to hear about it. So then you could come down and voice your concerns again, a second time in front of the developer. Have you spoken to Dominic?

Jeff Layton: No.

David Walker: No. Okay.

Jeff Layton: No. Yeah. I think he's still in Aruba or something.

David Walker: Okay. All right. Perfect, well done.

Jeff Layton: Who should I email the...

David Walker: The planning office, Mike...

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Jeff Layton: Well, my concern is that – yeah, you come around. Do you have a card or something or?

Michael: I might.

Jeff Layton: *[Inaudible]* [00:23:10] trying to come by, huh?

Michael: Yeah. If you email me, I can send those plans so you can see those as well, if you haven't already.

Jeff Layton: No, I have to see the *[inaudible]* [00:23:21].

Michael: This is at the preliminary stage now, so we anticipate they'll submit when they're ready.

David Walker: Michael, can we give them that set plans?

Michael: We should have an extra set, or I can email them, whatever the preference is.

Robin Dube: So if we are going to do resubmit, they will re-submit plans anyways.

Michael: We can send email or PDF of them. Yeah, if you just email me, I can respond.

Jeff Layton: Perfect.

Michael: Perfect.

David Walker: Thank you so much.

Jeff Layton: Thank you for your time and attention. Appreciate it.

David Walker: Thank you. Thanks for coming by. We appreciate it. We don't get a lot of visitors, you know?

Male Speaker 3: And now you know why.

David Walker: Thank you. All right. Remember to stick around and sign motion to adjourn.

Robin Dube: I will second.

David Walker: Okay. Unanimous. Good night.

Male Speaker 3: Thank you.

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Male Speaker 2: Thank you.

**I attest the above minutes were approved by the Old Orchard Beach Planning Board on 13 March 2025.**

***Jeffrey Hinderliter, Town Planner***