

PLANNING BOARD APRIL 2026 MEETING MINUTES (Draft)

Brian Cloutier, Marianne Hubert, Robin Dube, Erin Moriarity, David Walker.
Roll call by Michael Foster

[indistinct group conversation]

David Walker: This says 6:26. [crosstalk] Good evening, everybody. Welcome to the Old Orchard Beach Planning Board regular meeting for April 9th. My name is Dave Walker. I'll be leading the meeting tonight. As usual, we always begin with a pledge of allegiance to the Flag, so if you'd join me, please.

All: I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

David Walker: Thank you very much. Mike, you want to take attendance, please?

Michael: Yes. Brian Cloutier?

Brian Cloutier: Here.

Michael: Marianne Hubert?

Marianne Hubert: Yes.

Michael: Robin Dube?

Robin Dube: Yes.

Michael: Erin Moriarty?

Erin Moriarty: Yes.

Michael: And David Walker?

David Walker: Here. Just to note that Graham Roeber did submit a resignation due to job relocation, so he won't be here any further. As usual, there's always a position for an alternate. I want to say that it's been my pleasure to serve as the chair for the last four years. As usual, although we're a bit late, we annually elect a new chair and vice chair. At this time, I will accept any nominations for chair.

Robin Dube: I nominate Dave.

Erin Moriarty: Second.

David Walker: All right. You want to call for a vote, please? Nomination by Robin and second by Erin.

Michael: Yes. Brian Cloutier?

Brian Cloutier: Yes.

PLANNING BOARD APRIL 2026 MEETING MINUTES (Draft)

Michael: Marianne Hubert?

Marianne Hubert: Yes.

Michael: Robin Dube?

Robin Dube: Yes.

Michael: Erin Moriarty?

Erin Moriarty: Yes.

Michael: And Dave Walker?

David Walker: [laughs] Yes.

Michael: [crosstalk] [laughs] Sorry.

David Walker: I guess I'll be serving for another year. Thank you very much, board. Now, how about a nomination for vice chair?

Robin Dube: I nominate Erin Moriarty. [pronunciation of last Moriarty] How do we pronounce it?

Female Speaker: Moriarty.

Marianne Hubert: I'll second it.

David Walker: Nomination by Robin and second by Marianne. You want to call for the vote, please?

Michael: Brian Cloutier?

Brian Cloutier: Yes.

Michael: Marianne Hubert?

Marianne Hubert: Yes.

Michael: Robin Dube?

Robin Dube: Yes.

Michael: And Dave Walker?

David Walker: Yes. And Erin Moriarty?

Erin Moriarty: Should I vote?

Michael: And Erin Moriarty?

Female Speaker: Yes.

Female Speaker: Dave voted on his.

David Walker: It's unanimous then. Congratulations.

Erin Moriarty: Thank you. Thank you, everyone.

David Walker: It's a pleasure having you. By the way, I will say publicly that you did a fabulous job covering last month.

Erin Moriarty: Thank you.

David Walker: Good job. I can see there's a chairmanship in your future. All right. It is now-- See, this clock here is way off, so I apologize for starting late because I always watch this digital clock. It's no good.

Female Speaker: It's 6:[crosstalk].

David Walker: We do have a public hearing, and the public hearing is for site plan review, retail, agriculture center, agricultural use. The applicant is Robillard's Garden Center. The location is 48 Ross Road, MBL: 103-1-11 in the RD zone. We'll start this public hearing at 6:34. If you are here and want to make any public statement, I encourage you to come to the podium, clearly state your name and address, and we'll be on record. Thank you very much. All right. I see that nobody is here. I do have a written statement, Michael, that I'm going to read into the record. It was sent from Anne [last name]. It was sent on March 30th.

She doesn't give her address, but in response to this, she said, "I received a card from the planning office on March 28th. I'm unable to travel to Maine from Connecticut where we now reside. We are planning to move to Maine within the next couple of years as we are still working on the house. This area will turn into a commercial property if it becomes a garden center. Trucks and cars will be in and out of the right-of-way, which I own except for a small amount that belongs to 48 Ross Road. I want their new driveway placed further away from 50 Ross Road. I would appreciate more information about this and anything that you can send me regarding the plan. I look forward to hearing from you. Harry [last name], Jr."

They would like to be kept in the loop as far as plans and responses. Okay?

Michael: Yes.

David Walker: All right. Anyone else? [silence] All right, then I will close this public hearing at 6:36. We will move on-- There were no minutes, Michael.

Michael: Yes, we didn't receive those yet.

PLANNING BOARD APRIL 2026 MEETING MINUTES (Draft)

David Walker: All right, you need to twist somebody's arm.

Michael: Okay.

Female Speaker: I'm planning to frame them.

Male Speaker: Hmm?

Female Speaker: I said I'm planning to frame them.

David Walker: [laughs] All right. Regular business. Item one: Proposal: Site plan review, retail agriculture center, agricultural use. The action is final review. The applicant is Robillard's Garden Center. Location is 48 Ross Road, MBL: 103-1-11 in the RD zone. Michael.

Michael: For April, we didn't receive any updated materials. We did receive the peer review comments from Sebago Technics, which were included in your packets. We have provided those to the applicant for response. The email with the peer review just highlighted that comments 289 will need responses from the applicant. Last month in March, you did conditionally determine this application complete. We had a site walk on Thursday on the 2nd of April, and of course, the public hearing tonight.

David Walker: In the middle of a snowstorm.

[laughter]

Male Speaker: Yes.

Male Speaker: Yes, the site walk.

Michael: That's all I have for--

David Walker: All right. I see the applicant is here tonight. I guess what I would say is we're still looking for a right to serve from, Michael, for sewer, from the public wastewater department.

Michael: Okay. We haven't heard anything on that yet. Maine Water, have they sent the response to you yet?

Applicant: No, they haven't.

David Walker: Okay.

Applicant: Maine Water was going to [unintelligible 00:08:34]. They were going to go down and get the curb shutoff location. We're just waiting for a response. It's going to be in the follow-up. We know we're coming back in May. Like Mike said, we're going to do a couple of the bullets from Sebago Technics letter, including wastewater and water.

David Walker: Okay. You've received this?

Applicant: Yes.

David Walker: We're looking for responses to that as well.

Applicant: Yes.

David Walker: Does anybody have any questions in addition to that?

Brian Cloutier: Just real quick, I noticed on C2.1, you have a sign location for the facility, just dimensions or any idea of size of the sign?

Applicant: Yes, I think Brian is going to deal with the sign permit separate. We're just graphically showing it that he was going to have a sign out there. I think it's 25 square feet, if I remember, in that zone. He has to go through code to actually show them what he's installing.

Brian Cloutier: Can you put the dimensions on the plan, in the plan notes on that page?

Applicant: Sure. Yes.

Brian Cloutier: All right. Great.

Applicant: The max size, yes.

Brian Cloutier: All right.

Female Speaker: I've got one quick question. It's actually for Mike. Do we actually have a wastewater treatment supervisor down there yet?

Michael: Yes, we do.

Female Speaker: Okay.

Applicant: Yes, I actually contacted the wastewater group, and they said that the Public Works now oversees the sewer lines. That's where I'm going to be emailing those guys because I couldn't find the sewer manhole on the road. A, I would like a plan, and B, because we're going to tie in. We're getting off our leach field. We're going to connect into the public sewer. We found the one at the end where they're doing the work on the pump station, but it goes up. I don't know whether it was paved over, so that was part of the conversation.

David Walker: Well, we're going to move fast for you because there's also a-- How many units were they going to put in down there at that contract zone [crosstalk]? Was that--

Male Speaker: 16.

David Walker: 16 new units going in right nearby, from your same neck of the woods,-

Applicant: Yes.

David Walker: -so first come, first served.

Female Speaker: Through the chair, I would suggest you drive down to those two spots and have a meeting with somebody instead of waiting for an email.

Applicant: Yes.

Female Speaker: Things will go a lot quicker. Maybe Brian can come down and speak to somebody for you.

David Walker: Michael, who does the pressure test on the hydrant?

Michael: Usually that's privately done. Whoever they have, come in and do it.

David Walker: Maine Water?

Applicant: Yes, Maine Water did. I talked to the guy at Maine Water. He sent me pressure data on one of the hydrants. They had plenty of pressure. Then he was going to go out and try to find the shutoff and then provide me a letter back that he has, just saying they have sufficient capacity.

David Walker: All right. I'm going to make a motion to postpone a determination until next month when all these responses are returned.

Male Speaker: For final decision?

David Walker: Yes.

Marianne Hubert: I'll second.

David Walker: Motion by Dave, second by Marianne. Do you want to call for a vote, please?

Michael: Brian Cloutier?

Brian Cloutier: Yes.

Michael: Marianne Hubert?

Marianne Hubert: Yes.

Michael: Robin Dube?

Robin Dube: No.

Michael: Erin Moriarty?

PLANNING BOARD APRIL 2026 MEETING MINUTES (Draft)

Female Speaker: Because it should have been finished tonight.

Erin Moriarty: Yes. Sorry. It's yes to continue.

Michael: Dave Walker?

David Walker: Yes. That motion carries, 4-1. We'll see you next month. Make sure you get your responses in on time so that we can get--

Applicant: Yes. Part of it's the applicant too.

David Walker: Yes.

Applicant: We're revising a few of the things.

David Walker: No, it wasn't your fault. I understand. Thank you.

Applicant: Thank you.

David Walker: All right. That's it for regular business. Other business?

Michael: All I have is we have the Atwood plan for signatures from the Planning Board and then the 21 Winona findings of fact.

David Walker: Okay, for signatures?

Michael: Yes.

David Walker: Just a reminder that the two contract zones were assigned for public hearings at the next council meeting. In case you're interested.

Michael: Yes, April 21st.

David Walker: Yes. Then Good and Welfare.

Female Speaker: I received a phone call last week, a couple weeks ago, I'm not sure, about somebody who was looking for answers about where to place a window and the stairs inside the building. I said, "I don't know. Why did you call me?" He said, "Well, I got your phone number from the town website." I thought those had been removed.

David Walker: Let me look.

Female Speaker: I think there's a code problem. I didn't see that.

David Walker: All right.

Michael: Yes, I'd have to double-check, but--

David Walker: I'm going to do it right now. Hold on a minute.

PLANNING BOARD APRIL 2026 MEETING MINUTES (Draft)

Female Speaker: Is it buried in some memos or somewhere also? Because I couldn't find it.

Michael: You said they said they got it on the town website?

Female Speaker: Yes.

Michael: Okay.

David Walker: There's no phone numbers on here.

Female Speaker: No, this should not be [crosstalk].

Female Speaker: I don't know if he looked for me. I'm not sure.

Female Speaker: Put our cell phones on this. Town's paying for it.

Michael: I'll take a look at the website and just make sure nothing comes up.

David Walker: I looked. It's not there. You are there, and Jeffrey is still there, and your phone numbers, your work phone numbers. Maybe you could ask him. Maybe there's some old link or something.

Michael: Yes, I'll take a look. The only place that I know the numbers are, when we get them, are on the applications, and I don't know where else those would be distributed.

Female Speaker: Yes.

Michael: I'll take a look into it and see what I can find out for you.

Female Speaker: Okay. Thank you. That's it.

Robin Dube: Motion to adjourn? Are we done?

David Walker: Yes. Motion to adjourn by Robin. Any second?

Erin Moriarty: Second.

David Walker: Second by Erin.

Female Speaker: That's the quickest meeting.

[laughter]

David Walker: Hearing no opposition, the vote carries unanimously, 4-5-0. All right, don't forget to sign the forms.

Michael: Thank you.

PLANNING BOARD APRIL 2026 MEETING MINUTES (Draft)

David Walker: Meeting's closed and adjourned.

Female Speaker: 6:45.

Female Speaker: He's sleeping, he's not expecting.