

PLANNING BOARD MEETING MINUTES, May 14, 2026

Brian Cloutier, Marianne Hubert, Robin Dube, Vice Chair Erin Moriarity, Chair David Walker.

Roll call by Michael Foster

Chair Walker: Good evening, everybody. Welcome to the Old Orchard Beach Planning Board regular meeting for May 4th, 2026. My name is Dave Walker and I'll be your chair tonight. First order of business will be to pledge allegiance to the flag.

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. Thank you, everyone.

Planner Foster: No, the mics are on for some reason.

Chair Walker: So, Jeffrey, would you do the roll call, please?

Planner Foster: Mike.

Chair Walker: Ah, Mike.

Planner Foster: I know, it's hard to make that change, huh?

Chair Walker: Yeah, you're almost there, buddy.

Planner Foster: Brian Cloutier, Marianne Hubert, Robin Dube, Erin Moriarity, and Dave Walker.

Chair Walker: Thank you. All right, we did not receive minutes in the packet, and Mike and I did speak about that. He's going to make some next, so that we'll have them next week, next month.

Regular business, item one. Proposal site plan review, retail agriculture, agricultural use. The applicant is Robillard's Garden Center. Location is 48 Ross Road, MBL 103-1-1, in the RD zone. Michael.

Planner Foster: Yeah, and I just want to mention real quick, because I forgot to, is we're having issues with the video broadcast. So, there's not audio being broadcast, but the video is being recorded. And to meet our legal requirements, we have a backup audio recorder. So, I confirmed with legal that we're good to proceed. So, I just wanted to mention that because if you know people watching at home, they're probably not getting audio tonight.

So this application for Robillard's Garden Center, as mentioned, was up for final ruling. This was determined as complete March 2026, subject to the applicant addressing the bulleted list in the March Planning Board meeting summary. And then also in April, the Planning Board conducted a site walk and held a public hearing. So for May, we received a revised plan set, response letters to both the March Planning

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Board meeting summary bulleted list and Sebago Technics review comments, and Maine water ability to serve letter and wastewater ability to serve email.

We received updated Sebago comment response from them. And there was just some comments they had that were new, but it's recommended that they be submitted before construction begins. Nothing to hold up final rule. And these are included as conditions. And the applicant provided responses regarding noise and buffering, planning board should just confirm that concerns have been addressed. And there are two waivers being requested for this. So just remember that for waivers, the applicant needs to demonstrate two things for a waiver, that physical constraints of the site make compliance with design standards impractical or technically unfeasible. And that modification of those standards will not create unsafe conditions for vehicles or pedestrians. And that's a waiver for the driveway grade, which exceeds driveway entrance slope within the first 30 feet. That's due to existing grades in Ross Road. And then driveway dimensions for the turning radius for the larger trucks turning in. And so recommendation, the applicant has addressed the planning board meeting summary and peer review comments. As I mentioned, planning board should just confirm as far as noise and buffering concerns that those have been addressed. And if waivers are granted, the planning board can proceed with a final vote. And just if the planning board doesn't approve the waivers, it impacts the site plan. So, we would recommend tabling so those could be addressed. addressed. And so recommended motions are included in your packet. And that's all for our staff.

Chair Walker: Thank you very much. We did go over the responses to Sebago, and the applicant did a great job responding to those. They also submitted responses to the site plan review criteria, which are attached, and we'll just accept them as part of the minutes rather than reading them out loud, which is pretty standard for us these days. We do have to vote on the two waivers before we make a final ruling. And before that happens, does anybody have any comments?
All right, hearing none, then does anybody want to make a motion for the first waiver?

Robin Dube: Motion to grant waiver of section 78-1494,1, driveway grades from exceeding the driveway entrance slope within the first 30 feet as shown on grading and drainage plan dated 4-21-2026.

Chair Walker: Motion by Robin.

Erin Moriarty: Second that.

Chair Walker: Second by Erin. Want to call for the vote, please, Michael.

Planner Foster: Yes. Brian Cloutier, Marianne Hubert, Robin Dube, Erin Moriarity, and Dave Walker.

Chair Walker: That carries 5-0. Now, on to the second motion for dimensional requirements.

Marianne Hubert: I'll make a motion to grant waiver for section 78-1492, A, driveway dimensions for exceeding the entrance radius as shown in plan set dated 4/21/2026.

Chair Walker: Motion by Marianne.

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Erin Moriarty: Second that.

Chair Walker: Second by Erin. Do you want to call for the vote please, Michael? I just want to say to Jeffrey for some reason. I don't know why.

Planner Foster: We'll break you of that. Brian Cloutier. Marianne Hubert. Robin Dube. Erin Moriarity. And Dave Walker.

Chair Walker: Yes, that carries 5-0. And then on the final ruling with conditions. Does anybody want to get that?

Erin Moriarty: I make a motion to conditionally approve the site plan review application proposal for the construction of a retail agriculture center located at 48 Ross Road MBL 103-1-11, zoning in the rural district, applicant Robillard's Garden Center with the following conditions.

Number one, the proposed construction stormwater management plan in compliance with chapter 71 shall be provided prior to scheduling a pre-construction meeting.

Number 2, the Maine Department of Environmental Protection permit shall be submitted prior to scheduling a pre-construction meeting. Number 3, no ground disturbance is permitted before a pre-construction meeting gets held. And #4, Sebago Technics 5-6-2026 review comments shall be addressed prior to construction.

Chair Walker: Motion by Erin, second by Robin. Want to call for the vote, please, Michael.

Planner Foster: Yeah, Brian Coutier. Marianne Hubert. Robin Dube. Erin Moriarity And Dave Walker.

Chair Walker: That motion carries 5-0. Congratulations. All right, next item of business is a design review certificate to rebuild the area above lobby, update and restore exterior decks, railings and structural columns, and create a more cohesive design. 30 West Grand Ave., MBL: 307-4-1; Zoning Downtown District 1; Applicant: Archetype Architects

Planner Foster: Yeah, so this is a design review certificate recommendation from the design review committee. The process as it is, is that they make a recommendation to the planning board because they can't issue a design review certificate on their own. If it's part of site plan review or subdivision review, it would come to the planning board, but there's no site plan review associated with this because they're not making any expansions. They're just doing exterior modifications. So, I did provide that information in the packet and we have a recommendation.

Yeah, I don't know if you have any questions about the review process. This is the, like you said, 30 West Grand Ave. This is the, what was formerly the Mount Royal. And they're trying to, the new owner is looking to clean it up and bring the building back to life.

Chair Walker: Estimated cost is \$3 million.

Planner Foster: Yeah, I think that's what it was. It's pretty significant improvements.

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Marianne Hubert: About the lighting, you know, they were proposing a lot of lights.

Robin Dube: Its already there, it's an existing hotel.

Marianne Hubert: Yeah, but not that kind of lighting.

Planner Foster: Yeah, so the DRC had similar concerns. It was discussed even though lighting as far as the design piece, lighting itself isn't really a design review. If there were lighting fixtures, they are. The main concern of the committee was that...

this type of lighting, is it appropriate and where is it appropriate? And their determination was that there could be certain areas where something like this wouldn't be appropriate, but where it's right across the street from Palace Playland and the amusement park there, that's an appropriate place. They have that on one side and they're abutted by the train tracks on the other side. So that was a topic of discussion for that committee.

Marianne Hubert: No, so, so they're not open in the wintertime, so will they have the lighting?

Planner Foster: I'm not sure what this new owner's business plan is, if they're going to try to be open year-round or seasonal. I know they are adjustable and the applicant wants it to be like a highlight on the property and not overpowering. So, they are like LED style strip lights that are embedded into a channel. So, there's not like a direct glare or light shining out. It's more accent lighting. And they did try to provide those drawings to show some examples.

Chair Walker: We do have standards in terms of candle units per foot and I'm just wondering if these will meet the standards? I'm sure code enforcement will make sure they do. I can't see them. They don't like what we tell them in the wintertime now. So I don't expect that they will in the future, but I don't think it will be that obtrusive just looking at the rendering.

Robin Dube: I'm thinking that this hotel is still in the same family that's had it forever and ever.

Planner Foster: I know this is a recent, more recent owner. They bought a hotel, they own the former Carolina Hotel and did some updates. That was no design review and they did an excellent job. So with this proposal going through design review and us having an actual plan, I would expect similar results with this, especially where we have a project design in front of us for the building itself.

Chair Walker: So, Mike, if the design review committee had the same concern, what are the responses from the vendor?

Planner Foster: As I mentioned, it's just supposed to be accent lighting and it is recessed into a channel, so it's not like a direct light. I guess one option if the planning

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board does have concerns is I think in our sign ordinance there are some specific lighting requirements and we could cite that to make sure it doesn't exceed whatever those are. I would just have to find them really quick. And I don't know if you've seen that building recently, but I see this as being an opportunity to rehab a building that hasn't had a lot done to the exterior over time, but yeah, it makes sense if we want to make sure that lighting doesn't have an impact.

Chair Walker: Well, they are spending \$3,000,000 they are not going to waste their money, that's for sure.

Robin Dube: I don't even think it's an issue, because they close right after Columbus Day the place closes down like everything else.

Erin Moriarty: Well, we might be putting heat in with \$3,000,000. You know, there's a lot of motels that do winter rentals.

Robin Dube: They usually have those units that turn heat or AC on, most of them. They are probably already there, there not up there anymore.

Erin Moriarty: I guess I would make a recommendation that the design review committee maybe assess whether or not they should be looking or adding a provision about lighting into their standards.

Chair Walker: Well, they already did but they pushed it on to us.

Erin Moriarty: No, no. I mean, they should have a clear list of things they're looking at as the design review committee. If they don't have anything right now, specifically saying how lighting should be treated, or how much lighting is allowed.

Chair Walker: Did they specs at the design review meaning?

Planner Foster: Yeah, they had full specs in there. I think I provided the application and I should have a copy here, just to double-check.

Robin Dube: I don't know how they could outdo Palace Playland with those bright lights.

Chair Walker: Can you read that one, the font?

Erin Moriarty: Decorative lighting, description of work, neon lighting, at new signage, and new decorative fins, see elevations for locations. Repair item number 5, lighting description of work, new down light to exterior balconies, provide lighting to unit entry.

Marianne Hubert Definitely does not look like it's New England, you know, blue lights.

Chair Walker: Oh, it looks like Miami Florida.

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Robin Dube: But that's probably what's going to be here in the next two years.

Marianne Hubert: Two months a year is okay. Well, this is ok without the, when do they cut it off and turn it on?

Erin Moriarty: Do they change the color of the lights?

Planner Foster: They are looking to keep it consistent. They do have options for different colors.

Erin Moriarty: Do we have any provisions into like how often they're allowed to change the color?

Planner Foster: I don't believe so, but there are things in a sign ordinance that restricts like flashing. I can try to look that up real quick for you.

Marianne Hubert: It's a good location for it that's for sure. It's not in my backyard

Chair Walker: I'm going to get a room for my anniversary.

Robin Dube: Don't get one there the train is right there.

Planner Foster: I think it's in the performance standards for signs, so I'm just pulling that up for you. So in the prohibited sign part of the ordinance, it doesn't allow an excess of .5 foot candle of illumination onto an adjacent property. We could cite that. It does also have stuff about illumination that obstructs motorists or pedestrian sight lines, or pulls driver attention away from traffic control or cast glare into the eyes of pedestrians or motorists.

Chair Walker: No, that's a stretch.

Planner Foster: I'm just saying those would address some potential lighting concerns. And those are the ones specifically to lighting under that section.

Chair Wlaker And what is it what section?

Planner Foster: This is specific to signs, but this is section 78-1625.

Erin Moriarty: They are proposing to light some signs but there are lights in other areas that are not signs as well.

Planner Foster: And so you could, so there are three conditions on this certificate. They're pretty general conditions. One of them is being a sign permit is required for proposed signs. They know that needs to be reviewed separately. And then you could add in a condition that the proposed lighting doesn't exceed, this is .5 foot candle that is in the sign ordinance.

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Robin Dube: These are already white lights they are just up in the corners. They are just little lights in the corner of the building.

Erin Moriarty: Yeah, I think it runs the whole thing. It's a channel, so it goes the whole way.

Robin Dube: To me it looks like it's just there. It's not running horizontal.

Erin Moriarty: Yeah, it's like a rope.

Robin Dube: Oh, yeah, those kind. These look like just regular building lights.

Erin Moriarty: Alright, what are you looking for from us?

Planner Foster: So, we need a recommendation to issue the design review certificate. And then if you want to add conditions to address any concerns, you can add that. Or you can approve it as recommended.

Robin Dube: Motion to approve as recommended. I don't think its going to hurt anything downtown. Nothing.

Chair Walker: Is there a second? Looking for a second. I'll second Robin's motion to approve this.

Marianne Hubert: So, so...

Chair Walker: No discussion, call for the vote please.

Planner Foster: Do you want discussion, no?

Robin Dube: He said no discussion, call for the vote.

Planner Foster: Brian Cloutier?

Brian Cloutier: Yes.

Planner Foster: Marianne Hubert?

Marianne Hubert: I'm not sure what we are approving?

Robin Dube: You're approving the way it is written.

Chair Walker: Page 2 on the design review certificate.

Planner Foster: And you guys should have had all this in your packet. I don't know if it was in all of them.

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Marianne Hubert: Yes.

Robin Dube: I'm next, yes.

Planner Foster: Robin Dube.

Planner Foster: Erin Moriarty

Erin Moriarty: Yes.

Planner Foster: Dave Walker.

Chair Walker: Yes. That motion carries 5-0.
We don't have any other business? Any good and welfare?

Planner Foster: I was offered and accepted the town planner position last week. It should be on town council agenda on Tuesday for appointment.

Erin Moriarty: Congrats.

Planner Foster: Thank you.

Chair Walker: Could you repeat that?

Planner Foster: Town planner position accepted and it should be on council on Tuesday.

Chair Walker: Wow. That's awesome.

Planner Foster: Thank you. Yeah, I'm excited.

Chair Walker: So, I can now officially call you Jeffrey.

Planner Foster: No, definitely not. And if you call his phone, you won't get me either.

Chair Walker: You have to have patient.

Planner Foster: No, that's alright. I understand. It is a big change. He was here for 15 years, so that's a long time.

Robin Dube: How's he doing, have you talked to him?

Planner Foster: Good. Busy over there. They got a lot going on, but it sounds like it's been a good change. And he's excited about the newness.

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Chair Walker: Just so you know, my opinion is that this will be great for you too. It will enhance your development in this line of business and make you far more saleable elsewhere.

Marianne Hubert: Yeah, but you can't go elsewhere.

Chair Walker: No, not for a while, not until I retire.

Planner Foster: Thank you. Yeah, I'm looking forward to working with the town and continuing to work with this board and other committees.

Chair Walker: So, you will bring the mylar in for design review so we can sign.

Planner Foster: I, there's not a site plan, it's just the design review certificate, and I have a copy here for signatures.

Chair Walker: OK.

Planner Foster: Since nothing was added to it.

Chair Walker: Motion to adjourn. Motion to adjourn made and seconded.

Planner Foster: Sorry, who seconded that?

Erin Moriarty: I did.

Chair Walker: Meeting adjourned.

Meeting adjourned 6:54 PM

I attest the above minutes were approved by the Old Orchard Beach Planning Board on 13 August 2026.

x 

Michael Foster

Town Planner