

Old Orchard Beach Planning Board Site Walks October 1, 2009

SITE WALK: Subdivision Amendment: Proposal to amend Dunegrass Section B from 76 multi-family style condo units to 24 single-family style condo units. Located on Wild Dunes Way, MBL 105A-1-B in the PMUD. Applicant is Ron Boutet, Agent is BH2M. **SITE WALK will be held Thursday, October 1, 2009 at 5:15pm on Wild Dunes Way at location of Section B.**

NO QUORUM: Karen Anderson and Win Winch were the only members present.

SITE WALK: Proposal to amend J & J Surfside Condominium (originally approved April 2006). Located at 180 East Grand Avenue, MBL 301-7-1 in the BRD district. Applicant is Scott Curley, Agent is Mitchell & Associates. **SITE WALK will be held Thursday, October 1, 2009 at 5:45pm at 180 East Grand Ave.**

ROLL CALL: Karen Anderson, Win Winch, Tianna Higgins, Don Cote, Mark Koenigs.
Applicant: Scott Curley. **Staff:** Jessica Wagner

Called to Order at 5:45pm.

Mr. Curley explained that DEP required him to plant 100 Rosa Rugosas along the borders of the property. This is an acceptable way to keep the existing grass and satisfy the DEP sand dune requirements. This is also shown on the site plan.

Ms. Wagner showed where the curbing was suppose to be installed – and is requested to be removed from the site plan.

Ms. Higgins stated that the grading towards the catch basins looks like the water is property directed into the catch basins. While the contractor failed in the installation of the curbing, he did a good job grading the pavement to the drains.

Mr. Koenigs agreed.

Mr. Curley showed the Board the chain-link fence with white plastic slats. He also showed them the A/C compressors at the rear of the property.

Ms. Wagner pointed out the shortened guard rail to the Board, and indicated where it was located on the plans.

Adjourned at 6:00pm

**Old Orchard Beach Planning Board Workshop
October 1, 2009 at 6:30pm Council Chambers at Town Hall**

ROLL CALL: Karen Anderson, Win Winch, Tianna Higgins, Don Cote, Mark Koenigs.
Staff: Jessica Wagner

Called to Order at 6:15pm

ITEM 1: Subdivision Amendment: Discussion for final review: Proposal to amend J & J Surfside Condominium (originally approved April 2006). Located at 180 East Grand Avenue, MBL 301-7-1 in the BRD district. Applicant is Scott Curley, Agent is Mitchell & Associates.

Ms. Wagner stated that the only items left for the applicant to submit are: the site plan on Datum and the Condo Association Documents that were supposed to be submitted as a condition of the original approval.

ITEM 2: Subdivision Amendment: Discussion for final review: Proposal to amend Dunegrass Section B from 76 multi-family style condo units to 24 single-family style condo units. Located on Wild Dunes Way, MBL 105A-1-B in the PMUD. Applicant is Ron Boutet, Agent is BH2M.

Ms. Wagner asked if the Board saw a need for another site walk, since there was not enough attendance for a quorum today.

The Board stated that they did not see the need for a site walk, they are all familiar with the site.

The Board discussed the need for street lights on the road.

Ms. Wagner stated that the ordinance does not require street lights at specific intervals, so it is up to the board.

Ms. Anderson stated that there is currently a street light at the entrance of the proposed Cherry Hills Road, and there should also be a street light at the cul-de-sac.

Ms. Wagner suggested a street light every third lot (approx every 300ft).

Ms. Higgins asked where the cluster mailbox would be located.

Ms. Wagner stated that there is no mailbox cluster located on the plans.

Mr. Cote stated that it will be a cluster mailbox added that it should be located at the entrance of Cherry Hills Road. Perhaps the mailbox can be illuminated with a street light.

ITEM 3: Subdivision Amendment: Discussion for final review: Proposal to amend Regis Acres Subdivision (approved 11/8/2007, amended 3/12/2009) from a 4-lot subdivision to a 6-lot subdivision. Located at Ross Rd. and Portland Ave, MBL 103-6-6 in the RD district. Applicant is Ronald Regis, Agent is Northeast Civil Solutions.

Ms. Wagner stated: Earlier this week I found *Section 74-277(d)* requires that all lots within 1,500ft of a public sewer be connected to the sewer system. The entire Regis Acres parcel is located within the 1,500 of the public sewer on Portland Ave. We did

not take this section of Ordinance into consideration when this subdivision was first approved in 2007. I have to speak with Mr. Lamb about this when he returns on Monday. As it stands right now, my recommendation is to table this item an additional month until we can sort out the issue of sewer vs. septic for the new subdivision amendment.

Ms. Higgins stated: The drainage easement is still a poor design for lot 5. There should be another way to mitigate the water. If the engineer can not create a ditch or pond because of the elevation, perhaps the installation of a drywell would be an option to consider. We did this at the Plante Subdivision on Patoine Place, and it seemed to be a reasonable solution.

Ms. Wagner stated: In researching the subdivision this week, I also discovered that the Googins lot (MBL 103-6-5) was divided off in May 2005. Since this was within the last 5 years, this lot is required this lot be included in the subdivision. Therefore, the plans must be amended to include the MBL 103-6-5 as an existing lot in the subdivision.

ITEM 4: Discuss proposed amendment to Section 78-1 regarding ‘drug paraphernalia’ and ‘head shop’ definitions.

Ms. Wagner explained the reason behind this ordinance revision. We will be scheduling a public hearing at the meeting next week, and the hearing will be held at the meeting in November.

The Board had no questions or concerns.

ITEM 5: Discuss wind study tower height amendment to definition Section 78-1 and add new Section 78-2122.

Ms. Wagner stated: the Old Orchard Beach Conservation Commission wishes to install anemometer wind power test towers at the Ballpark or RSU school property. This is currently not allowed by Ordinance, so this ordinance revision will be making this legal.

Mr. Koenigs pointed out that we still need permission for the RSU to put up these wind test towers.

Ms. Wagner stated: Mr. Koenigs is correct. There is still work to be done on this draft revision before the planning board holds a public hearing and votes on a recommendation to Council. You have a draft of the revision before you tonight, but we will likely postpone the public hearing and planning board review until we have more information.

Workshop Adjourned at 7:00pm.

I, Jessica Wagner, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of three (3) pages is a true copy of the original minutes of the Planning Board Workshop of October 1, 2009.

