

Old Orchard Beach Planning Board SITE WALK & WORKSHOP Minutes
Thursday, April 2, 2009

SITE WALKS

Site Walk 1: Conditional Use: Proposal to establish recreational vehicle sales within Wild Acres Campground.
Location: 179 Saco Avenue
Roll Call: Win Winch, Karen Anderson, Mark Koenigs, Ken MacAuley. Staff: Jessica Wagner, Gary Lamb, Abutters: William & Rebecca Ezzard, 2 Lake Avenue.
Weather: cool & foggy, plenty of sunlight.
Call to Order: 5:18pm
<i>The Board met at the front office and viewed the proposed sales office area.</i>
Mr. Marzilli explained that this new use would involve a sales office at the front of the campground. The park models will not be for sale in a particular area of the campground, the park models will be sold throughout the park on a maximum of four full-service existing campsites at one time. Customers can either purchase the model on that particular site, or they can choose another site and have that model ordered for it.
Ms. Anderson confirmed that there will be no sales area where park models are displayed at the front of the campground.
Mr. Marzilli confirmed that the sales and displays would be within the campground on existing campsites.
Adjournment at 5:30pm

Site Walk 2: Site Plan Review: Retroactive review for pavement installed in 2004 at 15 School Street, MBL 206-24-38, R1 District. LOCATION: 15 School Street.
Roll Call: Win Winch, Karen Anderson, Mark Koenigs, Ken MacAuley. Staff: Jessica Wagner, Gary Lamb, Abutters: Neal Weinstein, St. John Street.
Weather: cool & foggy, plenty of sunlight.
Call to Order: 5:45pm
<i>The Board walked from the front to the rear of the property to view the paving area and rear fence.</i>
Mr. Lamb explained the application: The owners of 15 School Street added 526sf of new impervious area to the rear yard in 2004 by adding 692sf of new pavement to an existing parking area and removing an existing 166sf shed. Prior to extending this parking area, the Applicant should have received site plan approval pursuant to Sec. 78-213(2), which requires “A one-time expansion of an existing parking area by no more than ten percent of the existing aggregate parking area up to five parking spaces” to receive administrative site plan review approval. The owner did not receive the necessary site plan approval at the time this paving was completed. This paved area is what we are reviewing in this application and what we should be looking at today.
Mrs. Michaud stated that there are other locations that are impacting this water issue.
Mr. Neal Weinstein (abutter) stated that they need to install a drywell of some kind in order to mitigate this water that impacts my property.
Mr. Winch stated that it is the responsibility of the Board to ensure the stormwater runoff from the paving done in 2004 is mitigated properly. The Applicant has proposed to do this by installing gutters on the main structure to make up for this added impervious surface. Any other impervious surface that may be contributing to flooding issues is not under the purview of the Planning Board with this Application.
Adjournment at 5:58pm

WORKSHOP
6:00pm Council Chambers at Town Hall

ITEM 1: Conditional Use Application: Proposal to construct a single family home with an Accessory Dwelling Unit at 19 Miles Ave. MBL 205-18-16 in the R-1 District. Applicants are Salvatore & Consetta Costa.

Mr. Lamb explained that the owners of the existing vacant lot at 19 Miles Avenue would like construct a single family home with an Accessory Dwelling Unit above the garage. This Accessory Dwelling Unit Conditional Use Application is required to meet *Sec. 78-1240 Standards* and *Sec. 78-1272 Accessory dwelling unit*. Please see plan and elevations in your submission package. Notice the floor plans show the accessory apartment is connected to the main unit on the second floor via living space. Also notice that the entrance to the garage and the exterior entrance to the accessory dwelling unit are subordinate to the main entrance of the house.

ITEM 2: Conditional Use Application: Proposal to establish recreational vehicle sales within Wild Acres Campground. Located at 179 Saco Avenue, MBL 208-3-2 in the CO/GB1/R2 districts. Applicant is Tim Marzilli.

Mr. Lamb stated that no new information had been submitted since the Determination of Completeness meeting in March. The concern's of the abutter at the site walk were satisfied when Mr. Marzilli explained the limited nature of this use.

GOOD & WELFARE: none

Adjournment at 6:20pm

I, Jessica Wagner, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of one (2) two page is a true copy of the original minutes of the Planning Board Site Walks & Workshop of April 2, 2009.