

Old Orchard Beach Planning Board Workshop
Thursday, May 7, 2009 at 6:00pm Council Chambers at Town Hall

CALL TO ORDER: 6:05pm
ROLL CALL: Win Winch, Don Cote, Tianna Higgins, Ken MacAuley, Mark Koenigs, Karen Anderson, Eber Weinstein. STAFF: Gary Lamb, Jessica Wagner. APPLICANTS: Ryan & Jason Ahearn, David Ordway.
ITEM 1: Conditional Use Application: Discussion: Proposal to establish a furniture repair home occupation (<i>Seaside Caning</i>) at 231 East Grand Avenue. MBL 201-1-1 in the RBD District. Applicant is Marco Giancotti.
Ms. Wagner explained the owner and resident at 231 East Grand Ave would like to establish a furniture repair caning business within his home. Customers will bring in furniture in need of repair, and following the repair they will either pick it up or he will deliver the repaired furniture to them. The Applicant will conduct this business fully within his home, and expects to have 2-3 customers/month. Mr. Eber Weinstein asked how long he has been doing this home occupation. Mr. Lamb stated that we don't know. This did not come to our attention until the Applicant put up a sign.
ITEM 2: Conditional Use Application: Discussion: Proposal to construct a new 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 stated that the owners of the existing vacant lot at 19 Miles Avenue would like to construct a single family home with an Accessory Dwelling Unit above the garage. This Accessory Dwelling Unit Conditional Use Application is required to meet <i>Sec. 78-1240 Standards</i> and <i>Sec. 78-1272 Accessory dwelling unit</i> . Please see plan and elevations in your submission package.
ITEM 3: Site Plan Review: Discussion: Retroactive review for pavement installed in 2004 at 15 School Street, MBL 206-24-38, R1 District. Applicant is Jean Michaud and Agent is Northeast Civil Solutions.
Mr. Lamb stated that paving was done in 2004 that increased a stormwater problem in this neighborhood. In order to mitigate the increase in stormwater runoff caused by this added impervious area, the applicant's engineer has proposed to add rain gutters that will collect the runoff from the main structure's roof and redirect it towards the existing catch basin on School Street. The Town's peer review engineer at Wright-Pierce has reviewed the stormwater management report and submitted plans. Wright-Pierce has confirmed that this proposed improvement will return peak stormwater flow from this property to pre-development conditions. Mr. Winch asked if we could go back any further in time to see how other development in the area caused drainage issue? Mr. Lamb stated that records for this area are poor. It is hard to track what was done in the past.
ITEM 4: Amendment to Approved Site Plan: Discussion: Proposal to amend the 5/12/2005 Planning Board approved site plan at 130 Saco Ave to show a proposed lot split and parking plan amendment. MBL 207-3-5 in the GB2 district. Applicant is William Rogers
Mr. Lamb stated that the Applicant would like to split this lot. This lot is divided by a zoning district line. The front portion of the lot (on Saco Ave) is in the GB2 District and the rear portion of the lot is in the R1 District. <u>Rear Lot (Proposed lot for existing Single Family Home):</u> The existing house is located in the R1 District. When divided, the frontage of this lot will be in the GB2 but the majority of this lot will be located in the R1 District. Therefore, this lot will be held to the R1 District zoning requirements with the exception of the frontage requirement, which shall meet the GB2 District standards. <u>Front Lot (Proposed lot for existing Automotive Repair Center):</u> This lot will be located wholly in the

GB2 District. All space and bulk requirements must satisfy the GB2 Ordinance Requirements.
ITEM 5: Conditional Use & Site Plan Review: Discussion: Hid'n Pines Campground proposes to add 54 new full-service campsites at 8 Cascade Road and to expand existing campground in MBL 104-1-4 into MBL 104-1-30 in the Rural District. Owner and Applicant is DGA Enterprises, Agent is BH2M.
Mr. Lamb stated that this is a new application because the 6 month window was passed. He read through pages 8 and 9 of the Staff Notes memo, noting the items that should be completed. He stated that it would be more productive to determine this application complete so that we can move on to discussions about the screening and buffering. Mr. Jason Ahearn stated that a lighting plan will be ready for the meeting next Thursday, May 14 th .
ITEM 6: Amendment to a previously approved subdivision: Discussion: Proposal to amend Colindale Estates Condominium (approved May 12, 1988) to construct a new 4-unit building. MBL 107-2-1 in the R-4 district. Applicant is New Heritage Builders, agent is BH2M.
Mr. Lamb updated the Board on the progress of this application. Mr. Cote noted that there is a Town Ordinance that states that it must have a dumpster if it is over 4 units. He also added that the topography is such, that the fence may not provide a sufficient visual buffer. Ms. Anderson stated that she would like a site walk and the board discussed the value of a second site walk on this project. Mr. Lamb stated that the Planning Board should take DPW comments in October 2, 2008 memo into consideration: DPW Director requests that 250 linear feet of sidewalk be added on Smithwheel Road as part of this project. This is at the discretion of the Planning Board. Ms. Higgins stated that she thinks it is unreasonable to have a sidewalk put in at a different location along the road. Ms. Wagner stated that the a lighting plan has not yet been submitted. This will likely be completed by the meeting.
GOOD & WELFARE
Ms. Wagner discussed the CDBG funding that had been awarded to the town. Mr. Winch signed a letter declaring the Planning Board's promotion of the funds.
Workshop adjourned at 6:40pm.

I, Jessica Wagner, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of two (2) pages is a true copy of the original minutes of the Planning Board Workshop of May 7, 2009.