

Old Orchard Beach Planning Board Site Walks
Thursday June 4, 2009

<u>SITE WALK: Amendment to Approved Site Plan:</u> Proposal to amend Planning Board approved site plan at 130 Saco Ave to show a proposed lot split and parking plan amendment.
ATTENDANCE: Karen Anderson, Win Winch, Eber Weinstein, Mark Koenigs, Ken Mac Auley. STAFF: Gary Lamb, Jessica Wagner. APPLICANT: Bill Rogers
WEATHER: sunny and warm
CALL TO ORDER: 5:30pm
Mr. Rogers showed the Planning Board the survey marker dividing the proposed lot split. The Board stood on the survey marker and reviewed the plans from the in relation to that point.
ADJOURNMENT: 5:38pm

SITE WALK: Conditional Use & Site Plan Review: Hid'n Pines Campground proposes to add 54 new full-service campsites at 8 Cascade Road and to expand existing campground. **Site Walk will be at 5:40pm at 8 Cascade Road, at the Hid'n Pines Campground Entrance.**

Old Orchard Beach Planning Board Meeting
Thursday, June 4, 2009 at 6:30pm Council Chambers at Town Hall

ATTENDANCE: all but don and eber.

ITEM 6: Conditional Use & Site Plan Review: 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.

Glamb Introduced the project

Karen stated that she in concerned that the Ordinance Section 78-1796(b). How can we ensure that the fewest trees are taken away as possible.

Mr. Winch stated that it is likely they will want to keep as many trees as possible.

Mr. Lamb stated that the traffic impact letter. More work is needed.

Mr. Mac Auley asked if there were any guidelines in regards to smoke?

Mr. Lamb stated there is no ordinance except for the Sections under site plan review and Conditional Use review.

ITEM 1: Conditional Use Application: Proposal to establish a Home Occupation for the making and selling Hot Sauce at 40 Park Avenue. MBL 315-10-2 in the R2 District. Applicant is Sarah Santos.

Mr. Winch stated this is determination of completeness

ITEM 2: Conditional Use Application: Proposal to establish a Home Occupation for the sale of fire arms at 2 Willow Avenue. MBL 105-3-4 in the R1 District. Applicant is Gordon Murphy. Mr. Lamb explained the application.

KNOW FEDERAL STANDARDS FOR SELLING GUNS.

Mr. Lamb stated that a site walk may be necessary.

ITEM 3: Conditional Use Application: proposal to establish a furniture repair home occupation (*Seaside Caning*) at 231 East Grand Avenue. MBL 201-1-1 in the RBD District. Applicant is Marco Giancotti.

Mr. Winch stated that this should be fairly mechanical.

ITEM 4: Amendment to Approved Site Plan: 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.

No Questions. Straight forward.

ITEM 5: Amendment to a previously approved subdivision: Proposal to amend Dunegrass Subdivision to move 5 single-family style condominium units from Section B to Wild Dunes Way, adjacent to existing Section H. MBL 105A-1-200 in the PMUD District. Owner and Applicant is Ron Boutet, Agent is BH2M.

Showed the plans and discussed issues.

GOOD & WELFARE

John Bird, JT Lockman, Andrea Berlin, [someone else – ask andrea]

Mr. JT:

1993-94 was the last shoreland rewrite. Not done yet, but discovering interesting things on GIS data.

The first thing I noticed when I looked at OOB is the actual location of the shoreline. In the Jones creek area, the BRD zone just follows the railroad track. There is no 250ft buffer of the water. The most fundamental thing in the shoreland zoning guideline is that all wetlands, rivers, streams need to be buffered. 250 feet of any tide wetland. Within the buffer, there is limited use allowances. If you buffer the shore of the Jones creek area and you buffer the ocean by 250, it basically over runs the BRD district completely. This doesn't mean that you can't do anything within this area, but it means it will be held to new shoreland zone standards. The guidelines state that we are supposed to use the HAT (highest annual tide) – 6.3ft above sea level as the height of the highest annual tide. The Carolina blue color on the map shows all the areas that are less than 6.3ft above sea level. The 250ft measurement starts at this HAT line.

In the areas where you have really good dune development, it looks like the 250ft has moved out to sea compared to the north where there isn't an extensive dune system will almost come to East Grand Avenue. When we finish the map, this will be the big change.

Mr. Koenigs asked if Army Core had done anything to improve the beach?

Mr. Lockman stated that he thinks perhaps there has been work done at Camp Ellis.

Mr. Mac Auley asked if this would immediately impact on homeowners who find themselves in a new zone?

Mr. JT stated that the biggest impact will be the reduction in lot coverage allowance. If you suddenly find yourself in a new shoreland zone, you may have issues when you go to pull a permit. If your house is destroyed, you have 1 year to rebuild.

Mr. Lamb stated that that is how it stands today as well. You have one year to rebuild on the footprint and you can't make it anymore non-conforming.

Mr. JT: FEMA floodplain doesn't necessary qualify to as a shoreland zone. Remember you can be more restrictive than the DEP. For example, several communities have chosen to make streams with a FEMA flood plain.

MR. JT: There are two different layers of stream mapping, that we use in combination to map out the maps. Both layers are turned on on the map that you're looking at.

Mr. Koenigs asked if this will be a public process?

Mr. JT: stated that yes, this will be public. And there are lots of people who are going to be concerned because there are a lot of homes in very wet areas.

IWWH – “inland wading bird waterfowl habitat” and “tidal wetland areas” will have different buffering standards. This may get complicated.

Height: the DEP has a measuring system for height of buildings. This conflicts with many towns. Most towns will adopt the DEP mandated definition for the shoreland zone and leave the rest of the town alone. For this reason, we can include the different height measurement systems directly in the definition of “height”

Mr. JT stated that the Board should have the shoreland zoning guidelines. Some towns like incorporating language from this documents and others don't like them. There is more than one way to approach an issue, and the DEP has given this several different approaches.

