

**Old Orchard Beach Planning Board Site Walks**  
**Thursday July 2, 2009**

<b>SITE WALK: <i>Conditional Use Application</i>:</b> Proposal to establish a Home Occupation for the making and selling of Hot Sauce at 40 Park Avenue. MBL 315-10-2 in the R2 District.
<b>ATTENDANCE:</b> Win Winch, Eber Weinstein, Don Cote. <b>STAFF:</b> Gary Lamb, Tori Geaumont. <b>APPLICANT:</b> Sarah Santos.
<b>WEATHER:</b> Rainy/drizzle
<b>CALL TO ORDER:</b> 5:30 pm
<b>Mr. Lamb</b> measured to confirm enough room for 3 parking spaces. <b>Mr. Cote</b> inquired as to whether they will have a sign. <b>Mr. Lamb</b> stated not as this time.
<b>ADJOURNMENT:</b> 5:37 pm

<b>SITE WALK: <i>Conditional Use Application</i>:</b> Proposal to establish a Home Occupation for the sale of fire arms at 2 Willow Avenue. MBL 105-3-4 in the R1 District.
<b>ATTENDANCE:</b> Win Winch, Eber Weinstein, Don Cote. <b>STAFF:</b> Gary Lamb, Tori Geaumont. <b>APPLICANT:</b> Gordon & Celeste Murphy.
<b>WEATHER:</b> Raining
<b>CALL TO ORDER:</b> 5:45 pm
<b>Mr. Winch</b> noted there was more than enough room for parking, as the applicant already had an in-home business. <b>Mr. Lamb</b> agreed.
<b>ADJOURNMENT:</b> 5:50 pm

<b>SITE WALK: <i>Amendment to a previously approved subdivision</i>:</b> 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.
<b>ATTENDANCE:</b> Karen Anderson, Win Winch, Eber Weinstein, Don Cote. <b>STAFF:</b> Gary Lamb, Tori Geaumont. <b>APPLICANT:</b> Ron Boutet Les Berry, BH2M.
<b>WEATHER:</b> Raining
<b>CALL TO ORDER:</b> 5:59 pm
<b>Mr. Berry</b> pointed out where the proposed lots would be located. He stated the hill on the left side of the road will be taken down approximately 3-4 feet. The fill will be pushed down towards the bottom of the hill. <b>Mr. Winch</b> asked about the sidewalk. <b>Mr. Berry</b> stated that will be moved. <b>Mr. Lamb</b> pointed out that engineers will need to come check out the project. <b>Mr. Weinstein</b> inquired how deep the lots are going to be. <b>Mr. Berry</b> stated the lots are 4,000 sf. He stated they will need excavation for utilities, gas, as well as sewer, etc. Mr. Berry explained the owner-based, pressure sewer system. <b>Mr. Weinstein</b> asked if the buildings are considered condominiums; will the owner be members of the association. <b>Mr. Berry</b> stated yes. <b>Ms. Anderson</b> inquired if they are constructing multi-units. <b>Mr. Berry</b> stated they changed these to single-family units.
<b>ADJOURNMENT:</b> 6:13 pm

**Old Orchard Beach Planning Board Workshop**  
**Thursday, July 7, 2009 at 6:30pm Council Chambers at Town Hall**

<p><b>ROLL CALL:</b> Karen Anderson, Win Winch, Eber Weinstein, Don Cote. <b>STAFF:</b> Gary Lamb, Tori Geaumont.</p>
<p><b>CALLED TO ORDER</b> at 6:50pm</p>
<p><b>ITEM 1: Conditional Use Application: Discussion for determination of complete application:</b> Proposal to establish a Home Occupation Hair Salon at 5 Spring Street. MBL 211-3-2 in the R2 District. Owner and Applicant is Gina Palmitessa.</p>
<p><b>Mr. Lamb</b> introduced the project. He stated the need for a site walk. <b>Mr. Winch</b> asked how many chairs she would have. <b>Mr. Lamb</b> stated one chair, but could have several clients at a time. She would need 5 parking spaces. There will be a site walk.</p>
<p><b>ITEM 2: Conditional Use Application: Discussion for final review:</b> Proposal to establish a Home Occupation for the making and selling of Hot Sauce at 40 Park Avenue. MBL 315-10-2 in the R2 District. Applicant is Sarah Santos.</p>
<p><b>Mr. Lamb</b> explained this application to the Board. <b>Ms. Anderson</b> asked if the parking spots all need to be in the driveway and what is considered the dimensions of a parking space. <b>Mr. Lamb</b> said yes the spots need to be in the driveway. He stated that 9X18 is considered a space. He stated there was reasonable space for the three spots. He stated this application is complete.</p>
<p><b>ITEM 3: Conditional Use Application: Discussion for final review:</b> Proposal to establish a Home Occupation for the sale of firearms at 2 Willow Avenue. MBL 105-3-4 in the R1 District. Applicant is Gordon Murphy.</p>
<p><b>Mr. Winch</b> stated there was plenty of parking seen at the site walk. <b>Mr. Weinstein</b> inquired how many spots were needed. <b>Mr. Lamb</b> stated 6. <b>Ms. Anderson</b> questioned how many firearm dealers are in Old Orchard? <b>Mr. Lamb</b> stated he did not know, as the town does not license these. The Federal government does.</p>
<p><b>GOOD &amp; WELFARE</b></p>
<p><b>Mr. Lamb</b> noted that Hid'n Pines asked for a 30-day extension. He noted that new flood maps are being issued, and that may impact DEP issues. <b>Ms. Anderson</b> asked if we know whether endangered species exist in that area. <b>Mr. Lamb</b> stated there were none that he knew of. He also stated there was a stream issue brought up by Mr. Pinette, although this was nothing that the Ahearns should be held accountable for. There is nothing new for buffering. Mr. Lamb commented he was happy to have the extra time for review of this application. <b>Mr. Winch</b> agreed. <b>Mr. Lamb</b> pointed out reference material concerning shoreland zoning ordinance that was given to the board. <b>Mr. Weinstein</b> asked what they want to change. <b>Mr. Lamb</b> explained that the DEP has not had any of our zoning maps since 1993. With the shoreland zoning map through DEP, the towns zoning will change. There are potential problems with citizens and how this will effect them. There will need to be a public meeting concerning this. The board then discussed water issues on Walnut Street. Mr. Lamb then passed out final text for Saco Bay Boundary legislation (LD#1119). He pointed out wordage concerning zoning,</p>

etc. He stated that the town must vote on what permitted uses will be allowed in our jurisdictional area of Saco Bay.

**Ms. Anderson** asked who was responsible for the bill.

**Mr. Winch** answered George Hogan and Mr. Lamb.

**Mr. Lamb** pointed out that the bill clarifies “jurisdiction” not “ownership”. He would like the Saco Bay Working Group to put their ideas on paper for the council and then come to the Planning Board. Also the council wants an ordinance revision committee formed for all ordinances.

**Workshop adjourned at 6:40 p.m.**

*I, Tori Geaumont, 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 July 2, 2009.*