

**Old Orchard Beach Planning Board Meeting Minutes  
Thursday, February 10, 2011 at 7:00pm in Town Hall Council  
Chambers**

<b>Meeting Called to Order at 7:03 pm</b>	
<b>Pledge to the Flag</b>	
<i>Members Present:</i> Winthrop Winch, Chairman, Mark Koenigs, David Darling and Eber Weinstein. <i>Excused:</i> Tianna Higgins, Don Cote, Vice Chair <i>Staff Present:</i> Mike Nugent and Tori Geaumont.	
<b>ITEM 1: Acceptance of Minutes</b>	<b>Item 1: Approval of Minutes</b>
<b>Mr. Weinstein</b> moved to accept the minutes from 08/05/10, 08/12/10, 09/02/10, 09/23/10, and 12/09/10. <b>Mr. Darling</b> seconded. <i>Motion passes unanimously</i>	<b>MOTION</b>  <b>VOTE</b>
<b>ITEM 2: <u>Major Subdivision Application: Final Approval:</u></b> Proposed 8-lot, single family subdivision off Easy Street & Ross Road. MBLU 107-1-2 in the Rural District. Owner is Eric Begin; Agent is BH2M.	<b><u>ITEM 2: Final approval Land's End Subdivision 107-1-2</u></b>
<b>Bill Thompson, BH2M Engineers</b> briefly explained the subdivision, as the board was familiar with it. <b>Mr. Weinstein</b> moved to grant final approval; Major Subdivision, proposed 8-lot, single family subdivision off Easy Street & Ross Road. MBLU 107-1-2 in the Rural District. <b>Mr. Darling</b> seconded. <i>Motion passes unanimously.</i>	<b>MOTION</b>  <b>VOTE</b>
<b>ITEM 3: <u>Site Plan Review: Public Hearing: Hid N' Pines Campground Expansion (moving in excess of 100 cubic yards of gravel from one section to another)</u></b> – located at 8 Cascade Road. MBL 104-1-4, 104-1-11, 104-1-30 in the Rural District. Owner and Applicant is DGA Enterprises, Agent is BH2M.	<b><u>ITEM 3: Site Plan Review Hid N' Pines 104-1-30, 8 Cascade Road</u></b>
<b>Bill Thompson, BH2M</b> , explained the gravel relocation from one parcel to another. He explained how this saves from trucking in the gravel that the applicants need and also uses the resources they already have. <b>Levonne Harris, 114 Portland Avenue</b> , asked which direction the water will run off when this is graded. <b>Mr. Thompson</b> responded it will be graded back to the campground. <b>Mr. Koenigs</b> questions why this was not done when the initial expansion plan was put forward. <b>Mr. Thompson</b> felt that it just was not initially thought of, but came up after and made sense. He felt this was a great idea.	<b>PUBLIC HEARING</b>

<p>Mr. Koenigs agreed.  <b>Chairman Winch</b> asked Mr. Nugent what the next step was.  <b>Mr. Nugent</b> explained that the board could approve or deny at this point, and then the Findings of Facts would be granted and signed at the next meeting.  <b>Chairman Winch</b> closed the public hearing at 7:20 p.m.</p>	
<p><b>ITEM 4: <u>Site Plan Review: Final Approval: Hid N’ Pines Campground Expansion (moving in excess of 100 cubic yards of gravel from one section to another)</u> – located at 8 Cascade Road. MBL 104-1-4, 104-1-11, 104-1-30 in the Rural District. Owner and Applicant is DGA Enterprises, Agent is BH2M.</b></p>	<p><b>ITEM 4: <u>Site Plan Review: Final Approval: Hid N’ Pines Campground Expansion.</u></b></p>
<p><b>Mr. Koenigs</b> suggested that since this deals with the section pertaining to over 100 cubic yards the board should read that.  <b>Mr. Weinstein</b> pointed out that the board reviewed this at the workshop on 2-3-11.  <b>Mr. Koenigs</b> was concerned because there are no standards.  <b>Mr. Nugent</b> clarified that since is not for agriculture there is a process involved.  <b>Chairman Winch</b> asked if there were any particular things to do or does the board just give a yea or nay.  <b>Mr. Nugent</b> answered that the board just needs to be sure things like DEP permits, etc. are in order.  <b>Mr. Weinstein</b> moved to grant final approval to Hid ‘N Pines Campground at 8 Cascade Road (104-1-4, 104-1-44, 104-1-13) in the Rural District to allow for moving in excess of 100 cubic yards of gravel from one section to another.  <b>Mr. Darling</b> seconded.  <i>Motion passes unanimously.</i></p>	<p style="text-align: center;"><b>MOTION</b></p> <p style="text-align: center;"><b>VOTE</b></p>
<p><b>ITEM 5: <u>Amendment to Site Plan Review Approval-- Hid N’ Pines Campground Expansion – Revised waste water disposal plans</u>--Located 8 Cascade Road. MBL 104-1-4 and 104-1-30 in the Rural District. Owner and Applicant is DGA Enterprises, Agent is BH2M.</b></p>	<p><b>ITEM 5: <u>Amendment to Site Plan Review Approval-- Hid N’ Pines Campground Expansion – Revised waste water disposal plans.</u></b></p>
<p><b>Bill Thompson, BH2M</b> explained the applicant wishes to redirect sewer and water to Portland Avenue and tie into the existing pump station. The original design had water and sewer going to the existing pump station in the campground, but on further consideration it made more sense to use gravity and tie into the pump station on Portland Avenue. The applicants have pursued permits through DEP, and this is a Permit by Rule. Indication from DEP is that it is permissible as long as the area is brought back to original grade and planting with conservation mix. The applicant plans to put native trees back, as this is currently mixed woods. Once the area is reseeded there should be</p>	

no need to go back in there. He explained there needs to be a 10' separation between water and sewer and that has been addressed in the current plans. Sheet 5 reflects this change, and Sheet 9 is the detail sheet. He added that Stephanie Hubbard from Wright Pierce has looked this over and suggested that it needs insulation, as it will be less than 5' from the surface.

**Chairman Winch** clarified that this will be going into the same sewer.

**Mr. Thompson** said that ultimately yes.

**Chairman Winch** asked if there are any capacity issues with that pump station. He recalled there being some issues about Walnut Street.

**Mr. Thompson** responded that DPW Director Bill Robertson felt the pump station will be capable of handling this.

**Mr. Koenigs** asked about where the water line is, as it is not shown.

**Mr. Thompson** responded that it needs to be at least 12" and will be part of the test pit.

**Mr. Nugent** also stated that they will need to have a Street Opening Permit for this, and Public Works will conduct adequate inspections to ensure this is done property.

**Mr. Weinstein** asked if this is a 2" main, and Mr. Thompson stated yes.

**Mr. Weinstein** asked what percentage of the campground this pump station will serve.

**Mr. Thompson** answered this will serve all the sites in the campground. Very little is changed internally.

**Levonne Harris, 114 Portland Avenue** asked if this will have any impact on the existing homes which the pump station serves. She asked if the pump station can accommodate this.

**Chairman Winch** clarified that it has been approved already, and there is no addition.

**Ms. Harris** wanted clarification that there will be no negative impact.

**Chairman Winch** stated that according to Public Works they believe there will not be any negative impact to other properties the pump station serves.

**Mr. Koenigs** was concerned about the project creating a pathway.

**Mr. Thompson** pointed out there is a perimeter fence that will be installed to keep people out, but it is quite steep and there are wetlands in the area, therefore, it is really not conducive to use as a walking trail.

**Chairman Winch** asked Mr. Nugent what was required from the Planning Board.

**Mr. Nugent** stated nothing. The board could have a separate public hearing, but since there was a public hearing on the item above which is for the same property, and all abutters were notified with that, the board can move forward. My only concern was for the buffering, as I

<p>did not want it to be something like the Eastern Trail, and this was not spelled out initially.</p> <p><b>Mr. Thompson</b> stated that the applicants wish to replant the vegetation and stagger the growth. This could be the overseen by the town, as the Ahearn's are willing to accommodate. He suggested developing a note for the final plan and giving to Mr. Nugent.</p> <p><b>Chairman Winch</b> stated there is nothing for the board to do at this time. The applicants will come back with notes and accept it at the next meeting. Chairman Winch asked for a motion.</p> <p><b>Mr. Koenigs</b> moved to approve the amendment to site plan review approval-- Hid N' Pines Campground Expansion – Revised waste water disposal plans located 8 Cascade Road. MBL 104-1-4 and 104-1-30 in the Rural District. Applicant will also document final revegetation as a condition.</p> <p><b>Mr. Weinstein</b> seconded.</p> <p><i>Motion passes unanimously.</i></p>	<p style="text-align: center;"><b>MOTION</b></p> <p style="text-align: center;"><b>VOTE</b></p>
<p><b>ITEM 6: <u>Discussion:</u> Clarification/Modification on conditions of approval</b></p> <p><b>Cherry Hill – Dunegrass Section B</b> multi-family style condo units to 24 single-family style condo units. MBL 105A-1-B in the PMUD. Applicants Ron Boutet &amp; Cary Seamans, Agent is BH2M</p>	<p style="text-align: center;"><b>ITEM 6: <u>Discussion:</u> Clarification/Modification on conditions of approval</b></p> <p style="text-align: center;"><b>Cherry Hill – Dunegrass Section B</b></p>
<p><b>Chairman Winch</b> asked Mr. Nugent for clarification.</p> <p><b>Mr. Nugent</b> explained the applicant is asking to be able to change the condition of approval. Permits are currently limited, and the town does not wish to hang up \$150,000.00 of Mr. Seaman's money for no reason, as this is not in the best interest of anyone. The town engineers have tested the pump station, and they suggested after every 5 buildings to have some monitoring and then come back to approve moving forward. The engineers feel the current pump station will be sufficient for all construction, but we feel comfortable coming back after each 5 homes built and re-assessing the situation.</p> <p><b>Mr. Weinstein</b> inquired about the bond.</p> <p><b>Mr. Nugent</b> explained he is requesting a draw down, and staff feels comfortable with this. This pump station was for the original 70+ units.</p> <p><b>Chairman Winch</b> asked when the pipe needs to be changed.</p> <p><b>Mr. Nugent</b> responded that when the new pump station goes in the pipe will need to be changed.</p> <p><b>Mr. Weinstein</b> inquired as to how much a new pump station would cost.</p> <p><b>Mr. Nugent</b> felt approximately \$150,000.00.</p> <p><b>Mr. Weinstein</b> asked if after the 5 houses, it comes back to the planning board.</p> <p><b>Mr. Nugent</b> stated that staff and Stephanie Hubbard will monitor and inform the Planning Board. Mr. Seamans would like another permit, ad therefore; it will be monitored again soon, as he is getting close to</p>	

<p>the 5 houses now.  <b>Chairman Winch</b> asked if the monitors are currently installed.  <b>Mr. Nugent</b> stated yes.  <b>Mr. Weinstein</b> motioned to require an additional review after the 5<sup>th</sup> house on Cherry Hill and then every 5 additional houses thereafter. Thus allowing the existing bond for the pump station to be eliminated until the flow dictates the need.  <b>Mr. Darling</b> seconded.  <i>Motion passes unanimously.</i></p>	<p style="text-align: center;"><b>MOTION</b></p> <p style="text-align: center;"><b>VOTE</b></p>
<p><b>ITEM 7: <u>Design Review Certificate:</u></b> Issuance of a Design Review Certificate for construction of an attached garage with living space at 20 Foote Street, MBL 205-19-17.</p>	<p style="text-align: center;"><b>ITEM 7: <u>Design Review Certificate:</u> Issuance of a Design Review Certificate for construction of an attached garage with living space at 20 Foote Street, MBL 205-19-17</b></p>
<p><b>Mr. Nugent</b> explained this was approved by the Design Review Committee on Monday, and now it is in front of you for final issuance.  <b>Chairman Winch</b> stated this was a unique situation because this is a residence and is just inside of the DD2 district.  <b>Mr. Nugent</b> felt that from a staff point of view it is unfortunate and a bit much for the applicant.  <b>Chairman Winch</b> stated that Ms. McLaughlin has done all she needs to do and should have this approved.  <b>Mr. Weinstein</b> moved to issue a Design Review Certificate for construction of an attached garage with living space at 20 Foote Street, MBL 205-19-17.  <b>Mr. Koenigs</b> seconded.  <i>Motion passes unanimously.</i></p>	<p style="text-align: center;"><b>MOTION</b></p> <p style="text-align: center;"><b>VOTE</b></p>
<p><b>Good and Welfare</b></p>	
<p><b>Mr. Nugent</b> informed the board that the Ordinance Review Committee is starting to go into Chapter 78 and proposing some changes which I have sent to you already via email. The proposed changes will come to you first, and then to Town Council. He invited the Planning Board to attend next Wednesday's meeting of ORC. He also informed the board that there will be a meeting tomorrow at 1:30 regarding the 23 applicants for the new planner position.  <b>Mr. Koenigs</b> asked that there be a change/clarification in item 7 in the Findings of Fact for the Lands End Subdivision. There were some misleading words regarding solid waste, and these need to be consistent throughout.  <b>Mr. Nugent</b> stated that will be fixed.</p>	
<p><b>Meeting Adjourned at 8:00 pm</b></p>	<p style="text-align: center;"><b>ADJOURN</b></p>

*I, Tori Geaumont, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of five(5) pages is a true copy of the original minutes of the Planning Board Meeting of February 2, 2011 .*

Louisa Leumort