

MINUTES
OLD ORCHARD BEACH PLANNING BOARD
Workshop – 6:00 p.m.
February 2, 2012 Council Chambers – Town Hall
Site Walks – 9:30 AM and 10:00 AM
February 4, 2012 - On site

February 4, 2012 Site Walk Present: Chair Win Winch; David Darling, Michael Russo, Carl D’Agostino; Staff Jeffrey Hinderliter; Applicants

9:30 AM

Proposal: Convert existing plumbing building into 1-family home (30% Shoreland Expansion)
Owner: Robert Stevenson
Location: 34 Oceana Ave; MBL: 320-9-2; RA Zone

Planning Board and applicant begin at the left side (facing the house) and rear of the existing building. The applicants describe the location of fill and type of fill. The rear will be rip-rap and the side will be dirt fill. The type of fill and rip-rap and location is all determined by what DEP requires. The PB and applicants discuss the proposed construction. All will be within the existing footprint and will utilize the existing foundation. The PB and applicants go to the right side of the home (facing the vacant lot). The applicant points out the property line and discusses where the fill will go. There is a drainage ditch that leads from Oceana Avenue to the wetland and the fill will not be placed within the drainage ditch. The abutting property, including the trees will not be disturbed. Site Walk concludes at 9:55 AM.

10:00 AM

Proposal: Conditional Use: add 1 motel unit within existing building
Owner: Larry Pyle
Location: 34 Washington Ave, MBL: 311-16-15, NC3 Zone

The site walk begins by with the applicant discussing the proposal. He explains the first floor will be converted to a motel/hotel unit. It will be suited for more of a long-term stay then overnight. The PB states this proposal is similar to King Weinstein’s proposal, which is across the street, from last summer. The major differences are there is no off-street parking available with this proposal and there are fewer housing units. The PB and applicant then discuss the parking. There is no off-street parking available on this property and the ordinance requires parking; although the applicant can seek a waiver. The applicant states that he is working to secure an agreement with the owner of the store across the street to allow parking there. The PB indicates that whatever the proposal is it needs to be in writing. The garbage stored on the sidewalk was discussed and it was recommended that it be moved to a more secure location and the cans also be covered. Site walk concludes at 10:20 AM.

February 2, 2012 Workshop Present: Chair Win Winch, Mark Koenigs, David Darling, Michael Russo. Staff: Jeffrey Hinderliter, Town Planner.

The meeting was called to Order 6:00 P.M.

Jeffrey states there will be one additional item on the February 9 agenda and this will be election of officers.

ITEM 6

Proposal: Remove 3 buildings and construct 1 building
Action: Pre-Application Meeting, Advise Applicant
Owner: Alouette Atlantic Resorts, LLC
Location: 91 East Grand Ave., MBL: 303-1-11; BRD/LC Zone

The PB decides to discuss the 6th item on the agenda first since the applicants are here. Jeffrey states this is a new Shoreland Zoning, Floodplain and Site Plan Review proposal associated with demo and new construction for portions of the Allouette Beach Resort. The applicant has worked on this proposal for some time and there are many DEP related issues, such as development in the frontal dune, that have been worked out in advance of this meeting. At this time, the applicant is looking to the planning board to identify any potential areas that could be major issues. The PB does not need to make any formal decisions at this meeting. Jeffrey discusses a few issues from his memo that the PB and applicant should consider:

- **When creating an application, I recommend the applicant divided the submissions into Shoreland Zoning, Floodplain, and Site Plan Review. This will help us see how the proposal complies with each applicable ordinance.**
- **The application packet should include any information associated with state and/or federal permitting.**
- **The proposal indicates 11 motel units exist in the portions to be removed and the proposal includes 14 motel units plus an owner occupied unit' although, this will not increase the total units on the property. Does this mean that additional units will be removed elsewhere? Also, is the owner occupied unit a motel unit or a dwelling unit? I ask this so we are sure the proposal complies with minimum lot size requirements.**
- **Is all proposed work located on the owner's property? I'm thinking of the work associated with the dunes and the seawall removal.**
- **Does the proposal conform to parking requirements?**
- **What are the proposed barriers to control dune foot traffic?**
- **I recommend the applicant submit architectural drawings.**
- **The applicant will need to contact the Biddeford/Saco Water Company and OOB Waste Water Treatment Facility to discuss the proposal (and submit any documentation). Also, the proposal will be submitted to Public Works and Public Safety for their comment.**
- **Wright-Pierce will assist the town with engineering-related submissions**

The PB wants to be sure that any information associated with DEP permitting is included with the application.

ITEM 1

Proposal: Private Way Application: Access to 1 lot
Action: Final Review
Owner: Robert and Shirley Baggs
Location: Connecticut Ave., MBL: 322-1-7, R3 Zone

This is a continuation of our consideration of this proposal. During January, a site walk and public hearing was held. The primary comments associated with the public hearing were stormwater drainage/management. The outstanding issue is a review of stormwater management by the public works director. Jeffrey is trying to secure an electronic version of the plan to submit to Bill Robertson for this review. It is expected this proposal can move forward if the stormwater is properly dealt with.

ITEM 2

Proposal: Private Way Application: Access to 1 lot
Action: Review submissions; Schedule Final Review
Owner: Matthew G. Chamberlin
Location: Homewood Boulevard, MBL: 403-17-13, R5 Zone

Jeffrey indicates he has not received all of the info the PB requested but he knows the applicant continues to work on this. This proposal was tabled during the January meeting because the information requested was not received. He expects the PB will table it this month as well.

ITEM 3

Proposal: Conditional Use: add 1 motel unit within existing building
Action: Discussion; Schedule Final Review, Public Hearing
Owner: Larry Pyle
Location: 34 Washington Ave, MBL: 311-16-15, NC3 Zone

Jeffrey reminded everyone that a site walk is scheduled for this Saturday morning. A public hearing will be held during our February meeting. At our January meeting, the PB determined the application was complete but conditioned upon receiving information concerning off-street parking. The applicant proposes to secure parking on an abutting lot. We'll need this documented before any final decision is made. The PB should determine which conditions apply. The proposal is similar to King Weinstein's proposal from last summer.

ITEM 4

Proposal: Convert existing plumbing building into 1-family home (30% Shoreland Expansion)
Action: Discussion; Schedule Final Review, Public Hearing
Owner: Robert Stevenson
Location: 34 Oceana Ave; MBL: 320-9-2; RA Zone

Jeffrey states there will be a site walk on Saturday morning. Jeffrey read his memo and stated there are few issues that were discussed at the January meeting that will need further consideration:

- **Need to review sewer and water connections before final vote. The applicant should discuss this with the Biddeford/Saco water District and the OOB Wastewater Treatment Plant (Chris White). Does the PB feel we need anything from the water company and sewage treatment facility in writing?**
- **The applicant needs to discuss the proposal with the code officer concerning compliance with floodplain ordinance regulations. It was asked the results of this meeting be reported back to the PB. The applicant met with the code officer to**

discuss this earlier today. I believe floodplain matters should be resolved or on there way to resolution before a formal decision is made by the PB.

Jeffrey asks to be sure to review the application materials and particularly the copied emails and 30% expansion calculations (as well as the existing vs. proposed drawings). This is probably the most critical part of the packet.

ITEM 5

Proposal: Residential Single Family Lot Subdivision
Action: Subdivision and Site Plan Sketch Plan Review
Owner: Beachmont Land Development, LLC
Location: Portland Ave., MBL: 103-1-30; RD/SP Zone

This is a new Subdivision and Site Plan Review proposal for the development of a 42-lot single family cluster subdivision. A portion of the lot is within a shoreland zoning district but no development is proposed in that area. The proposal is a cluster subdivision and the subdivision ordinance applies specific standards to cluster subdivisions. Jeffrey recommends that for the February meeting the PB review his memo and concentrate there efforts on advising the applicant in regards to the overall subdivision plan and considering the waiver request. The most important initial item is a decision on what the PB feels it can waive or modify. The PB has the authority to waive or modify almost any Subdivision Ordinance standard. The applicant has requested specific waivers and the PB should concentrate on these as to whether they can or can't be granted. The PB should carefully review the ordinance waiver standards during consideration of the waiver requests.

ITEM 7

Proposal: Site Plan Review: Remove 2 existing gas pump canopies and underground storage tanks and construct
1 gas pump canopy and underground storage tanks
Action: Determination of completeness; schedule public hearing and site walk
Owner: 7-Eleven
Location: 219 Saco Ave., MBL: 211-9-16

This is a new Site Plan Review application. The proposal is to replace existing fuel dispensers, canopies, underground storage tanks and necessary piping and replacing with new. This includes removing the two existing canopies and installing one new canopy and four new fuel dispensers. Jeffrey states this proposal will need a setback variance because the proposed canopy does not meet the setback requirements. He believes the applicants are in the process of securing the variance. The biggest issue is traffic impacts. How will the new configuration of the canopy, fuel dispensers and underground storage tanks impact on and off-site traffic. There was discussion about how this may impact traffic, the location of plowed snow and if there was any consideration to the Halfway intersection improvements that were planned a few years ago.

ADJOURNMENT: 6:45 P.M.

WINTHROP WINCH, CHAIRMAN

I, Jeffrey Hinderliter, Town Planner 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 Site Walk and Workshop February 2 and 4, 2012.



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