

**TOWN OF OLD ORCHARD BEACH  
PLANNING BOARD WORKSHOP MEETING MINUTES  
Thursday April 5, 2012**

Call to Order at 6:05 pm	Call to Order
<p><b>Roll Call:</b> Carl D’Agostino, Eber Weinstein, Mark Koenigs, Win Winch, David Darling, <b>Absent:</b> Michael Russo <b>Staff:</b> Jeffery Hinderliter, Town Planner.</p>	
<p><b><u>ITEM 1</u></b>            Proposal: Private Way Application: Access to 2 lots            Action: Review submissions; Final review            Owner: Matthew G. Chamberlin            Location: Homewood Boulevard, MBL: 403-17-13, R5 Zone</p> <p>Jeffrey Hinderliter brought the Planning Board up to date on this item. The Planning Board had requested a number of items from the applicant, but the two most important items are:</p> <ol style="list-style-type: none"> <li>1.) The Right, Title and Interest, and</li> <li>2.) Constructing the road for a 2 lot private way as opposed to the one lot as it was originally proposed.</li> </ol> <p>Jeffrey also mentioned that there is a second person on board with this project now.</p> <p>This is already a subdivision, the concern is building the road up to the sub-division standards. Jeffrey stated that he thought that it was time for the Planning Board to have a vote on this project. The applicant has complied with what the Planning Board has requested now it is up to the Planning Board to determine if it is acceptable or not and also added that the plan does recognize that the private/public rights are still in tact.</p> <p>Mr. Hinderliter also mentioned that the Poplar Street extension is currently being constructed.</p> <p>Mr. D’Agostino asked if there is access to the sewer system.            Chair Winch stated that there was no sewer system in there at all.</p>	
<p><b><u>ITEM 2</u></b>            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</p> <p>Jeffrey Hinderliter stated that this item was found that it was going to have an encroachment within the setback and there was no way to avoid it.</p> <p>The applicant went before the Board of Appeals and secured an appeal. Nothing has changed with the plans since the last Planning Board Meeting.</p> <p>They have secured their Board of Appeals and now they begin their formal Planning Board Review.</p> <p>Jeffrey Hinderliter mentioned that the primary concerns were interior and exterior traffic circulation.</p>	

<p>We will most likely be scheduling a site walk and a public hearing at the next meeting.</p> <p><b>ITEM 3</b></p> <p>Proposal: Subdivision: Amendment to approved subdivision (30 residential dwelling units)          Action: Consideration of subdivision amendment          Owner: Pine Ridge Reality Corp. (Applicant: LaCosta Development LLC)          Location: Wild Dunes Way (Dunegrass-LaCosta Pines), MBL: 105A-1-200A, PMUD Zone</p> <p>Jeffrey Hinderliter informed the Board Members the LaCosta has gone through another amendment to The proposed layout. Jeffrey Hinderliter stated that he thought that this layout is better designed. The primary changes are the home locations. With the previous plan the home locations were lined up, but with this new plan they are positioned in a different way that is a much better layout. Jeffrey Hinderliter also mentioned that the parking locations have changed. One concern that Jeffrey Hinderliter has is the issue of the Impervious Surface. We would need a change in the storm water design.</p> <p>Both Jeffrey Hinderliter and Chair Winch agreed that this could be approved at the next Planning Board meeting. This is just a modification and Jeffrey Hinderliter mentioned that they are year round structures.</p> <p>Chair Winch stated that all of Dunegrass is on sewer and natural gas.</p>	
<p><b>ITEM 4</b></p> <p>Proposal: Private Way Application: Access to 1 lot          Action: Determination of completeness, Schedule site walk and public hearing (optional)          Owner: Casey Morris          Location: 157 Portland Ave, MBL: 103-7-2</p> <p>Jeffrey Hinderliter informed that Board Members that Mr. Morris wanted to put a house up and found out that he doesn't have enough frontage. He needs to create a private way to get this frontage. He has been doing his best to get us the information that he needs to have to present to the Planning Board. Jeffrey Hinderliter stated that this is a pretty straight forward proposal.</p>	
<p><b>ITEM 5</b></p> <p>Proposal: Site Plan Review: Remove Existing clubhouse and replace with new 2 story clubhouse          Action: Determination of completeness, Schedule site walk and public hearing          Owner: Virginia Tent, LLC (Robert Moser)          Location: 4 Williams Street, MBL: 208-3-6</p> <p>Jeffrey Hinderliter brought the Board up to date with Virginia Tent, LLC. Its definitely an improvement. They are going to be doing some attractive site work with vegetation and some parking improvements. They are hoping to start this Spring as long as everything goes smoothly. Jeffrey mentioned that as long as the site walk and public hearing goes well and the Planning Board feels comfortable, he can work to try to have an approval ready for the Board to sign at the next Planning Board Meeting.</p>	

<p><b>ITEM 6</b></p> <p>Proposal: Site Plan Amendment: Add 12 seasonal camp sites          Action: Concept plan review          Owner: Seacoast RV Resort, LLC          Location: 1 Seacoast Lane, MBL: 102-3-5</p> <p>This is a conceptual plan review for the addition of 12 seasonal campsites. This is conceptual because there appears to be a “grey” area involving interpretation of the Campground Overlay District Buffer Requirements. The applicant is seeking the Planning Boards’ insight on this – interpretation of the buffer standard will determine is the proposal can or cannot move forward.</p> <p>The primary question – does the 100’ buffer standard in 78-1229 1 (c) apply or does the buffer standard in Article VIII, Division 7 as well as the setback standard apply? The key is interpretation of the buffer standard in Article VIII, Division 7 as well as the setback standard applies? The key is interpretation of 78-1229 1 (c). Please carefully read this standard.</p> <p>78-1229 1 (c) could be read the 100’ buffer does not apply because this proposal is a campground expansion within a registered campground. The proposal is not creating a new campground or is it an extension of an existing campground. Extension, as I understand happen when an existing campground acquires more land that was not part of the registered campground on 1 January 2000. Jeffrey Hinderliter believes that this is why the 2010 Hid’n Pines proposal required a 100’ buffer, they acquired more land to be part of the campground that was not part of the original campground. Expansions are campgrounds that add new campsites to land that already exists in the registered campground. No new land is acquired to expand the campground.</p> <p>One additional question that Jeffrey has is, does the addition of 12 campsites require full site plan review or is an amendment acceptable?</p> <p>Jeffrey recommends that if the Planning Board believes the 100’ buffer applies, the plan cannot move forward. If the 100’ standard does not apply but the buffer standards in Article VIII, Division 7 apply along with the setback, then the proposal can move forward.</p>	
<p><b>OTHER BUSINESS:</b></p> <p>Jeffrey talked to the Planning Board about how he is restructuring the Code Office as it has been quite challenging the past few weeks. The Code Officer left after only being here for a few months, so Jeffrey has been picking up the slack and it has been quite difficult to devote the time that he would like to devote to the Planning Board. He has hired another part time Code Officer as well as having Alan Borg as a part time Code Officer. Jeffrey is hoping that everything will work smoothly soon.</p> <p>The meeting adjourned at 7:45 p.m.</p>	

*I, Valdine Helstrom, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of Three (3) is a true copy of the original minutes of the Planning Board Meeting of April 5, 2012.*

*Valdine L. Helstrom*