

**TOWN OF OLD ORCHARD BEACH  
PLANNING BOARD WORKSHOP MEETING MINUTES  
Thursday September 6, 2012**

<b>Call to Order at 6:00 pm</b>	<b>Call to Order</b>
<p><b>Roll Call:</b> Carl D’Agostino, Win Winch, Mark Koenigs, <b>Absent:</b> David Darling, Eber Weinstein. <b>Staff:</b> Jeffery Hinderliter, Town Planner Valdine Helstrom, Administrative Assistant. <b>Others Present:</b> John Bird.</p>	
<p><b><u>ITEM 1</u></b>            Proposal: Conditional Use: Establish Home Occupation            Action: Determine Complete; Schedule public hearing and site walk            Owner: John Glass            Location: 1 Date St., MBL: 403-6-20</p> <p>Jeffrey Hinderliter informed the Board Members that there has been nothing new on this and everything looks fine. This is a very straight forward proposal.</p>	<p style="text-align: center;"><b><u>ITEM 1</u></b></p>
<p><b><u>ITEM 2</u></b>            Proposal: Amendments to Chapter 78 – Zoning, Article VI – Districts, Division 14 – Planned Mixed Use Development, Section 78-1023 – Conditional Uses; Chapter 78 – Zoning, Article VII – Conditional Uses, Division 2 – Conditions, Section 78-1268 – Child Care Facilities            Action: Planning Board recommendation</p> <p>Mr. Hinderliter stated that this has all been posted for the Planning Board Public Hearing. The Planning Board will be looking for a recommendation for this amendment proposal.</p>	<p style="text-align: center;"><b><u>ITEM 2</u></b></p>
<p><b><u>ITEM 3</u></b>            Proposal: Amendment to Chapter 78 – Zoning, Article VIII – Performance Standards, Division 5 – Signs, Section 78-1627 (4) – Temporary Signs            Action: Planning Board recommendation</p> <p>Mr. Hinderliter informed the Board Members that this proposal is a temporary sign ordinance amendment used primarily for the events at the ballpark. This was back in July when the town council enacted this as an emergency ordinance. We will be looking for a recommendation from the Planning Board and bringing it to the Town Council.</p>	<p style="text-align: center;"><b><u>ITEM 3</u></b></p>

<p><b><u>ITEM 4</u></b> Proposal: 44 single family residential lot cluster subdivision Action: Continue discussion; Schedule final review Owner: Beachmont Land Development LLC Location: 200 Portland Ave, MBL: 103-1-30</p> <p>The materials for this proposal have been submitted to Stephanie Hubbard, our town Engineer.</p> <p>Mr. Hinderliter mentioned that we have the Planning Boards comments from the last meeting, Mark Koenigs comments and Stephanie Hubbard’s comments.</p> <p>We still need to review this but it is mostly Ms. Hubbard’s and Planning Board related comments that need further clarification.</p> <p>Jeffrey Hinderliter hopes to get Ms. Hubbard’s comments back in time.</p>	<p><b><u>ITEM 4</u></b></p>
<p><b><u>ITEM 5</u></b> Proposal: Site Plan Review: Edith Libby Memorial Library Addition/Parking Expansion/Site Work (all work associated with Bond Project) Action: Continue discussion; Schedule final review Owner: Town of Old Orchard Beach Location: 27 Staples St., MBL: 206-27-1</p> <p>This material was submitted in response to Planning Board Staff and TFH Architects review comments.</p> <p>Mr. Hinderliter is hoping that this proposal will be ready to schedule for final review for our October meeting.</p> <p>We are nearing the conclusion for Planning Board site plan, but the Design Review Committee (DRC) part of this is a little tricky.</p> <p>At the DRC’s meeting in August, the members could not make a supportive vote on the roofline of the proposal. The DRC’s recommendation is to defer their decision to the Planning Board.</p> <p>The Planning Board ultimately makes the decision on the Design Review Certificates. They were split 2 – 2 on the roofline. Everything else was fine.</p>	<p><b><u>ITEM 5</u></b></p>
<p><b>GOOD &amp; WELFARE</b></p> <p>Mr. Hinderliter informed the Board Members that there will be a ZBA and Planning Board information workshop in December. Our (2) town attorneys will be present at that workshop.</p> <p>Mr. Hinderliter also wanted to let the Planning Board know that what he proposes to do with the Planning, Code Offices and Business Licensing this winter is to be more prepared for next</p>	

<p>year to address items that seem relatively predictable here in Old Orchard Beach. He would like to hear suggestions from the Board Members if they have any questions or concerns.</p> <p>There was discussion on the rehab of the cottages at 141 Saco Avenue owned by GSB Corporation (Shai Property Management) and was suggested that a notice/letter be sent to them in regards to rehab work that they had proposed to do on these 12 seasonal cottages. They had gotten approval from the Planning Board on July 12, 2012 and have not done much to improve the work that they were proposing to do there. All agreed.</p> <p>Mark Koenigs mentioned that at the Council workshop they talked about the Stormwater Management plan (MS4) and that it was not going to go to the Planning Board because it is a stand alone ordinance.</p> <p>Mr. Hinderliter stated that he had spoken with Christine Rinehart, Wright Pierce said that in her discussions with Gary Lamb who stated that it did not need to go thru the Planning Board’s review process.</p> <p>Jeffrey sees this as an ordinance because it becomes part of a sub division, site plan review and possibly conditional use also.</p> <p>All agreed that the Board would like to be informed of what’s going on.</p> <p>Mr. Koenigs mentioned that it should go in the checklist of things that the applicant has so that they are aware of this stand alone ordinance if it is not referenced in our current ordinances.</p> <p>Jeffrey Hinderliter mentioned that he would get an executive summary for the Board Members to review.</p> <p>Carl D’Agostino mentioned if we could recommend to Steve Blais to get the appropriate language in the plan to change the wording (perpetual) to having a plan for 25 years and review again in 25 years. Mr.D’Agostino also mentioned that Mr. Blais didn’t make the changes for the gate.</p> <p>Mr.Hinderliter mentioned that everything has been submitted for the next Planning Board meeting, but he would be happy to make that suggestion.</p>	
<p>ADJOURNMENT              WINTHROP WINCH, CHAIRMAN</p>	
<p>Meeting adjourned at 6:50 pm</p>	<p><b>Adjournment</b></p>

*I, Valdine Helstrom, Planning Board Clerk 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 Workshop Meeting of September 6, 2012.*

*Valdine J. Helstrom*