

**MINUTES**  
**OLD ORCHARD BEACH PLANNING BOARD**  
**Site Walk and Workshop – 5:45 and 6:00 p.m.**  
**November 1, 2012 Council Chambers – Town Hall**

**Proposal: Minor Subdivision: 4-lot residential subdivision**  
**Owner: Dominator Golf, LLC**  
**Location: Wild Dunes Way (adjacent to hole 13 in Dunegrass), Map 105A, Lot 200.**

**Site Walk Present:** Chair Win Winch; Carl D’Agostino and Mark Koenigs. **Absent:** David Darling.  
**Also Present:** (2 abutters)  
Les Berry P.E. and Dominic Puglieres.

Arrive at approximately 5:45 p.m.

Site visit included surveying all sights.

Les Berry indicated when prompted that run-off would efflux from lots, across esplanade, and onto the street and existing storm-water infrastructure. Dominic indicated that Dominator Golf LLC as the owner of the golf course, would maintain the retention pond north of lot 2. Carl D’Agosotino asked if the dirt pile next to the retention pond would be removed, and the answer was unclear. Mark Koenigs asked questions about the road and the abutting subdivision regarding egress from lot 1. Les Berry described that design development for this lot was to be closely moderated by Dominic Puglieres, so that the construction and the layout of the lot was safe and aesthetically complimentary to the rest of the development, the adjacent sub-division, and the golf course. Dominic concurred that this proposition was true. Win suggested that this all seems to be in order, and there was no particular point that would prevent this minor subdivision from being approved. at about 5:55 pm the meeting at this site broke up.

**Proposal: Site Plan Review: 2,053 sq.ft. building expansion, exterior renovation and site work to multi-use commercial building.**  
**Owner: Stillridge LLC**  
**Location: 8 Heath Street, MBL: 206-27-13 (Former IGA Building)**

The second site walk began at 6:00 p.m.

**Site Walk Present:** Chair Win Winch; Carl D’Agostino and Mark Koenigs. **Absent:** David Darling.  
**Also Present:** (3 abutters)  
Oscar Emerson  
Representative from The Family Dollar Corp.  
Representatives from Memorial Field Committee

Much of the talk was concerning the width of the driveway, the amount and the placement of asphalt on the strip of land that was proposed to be the easement that would be determined by a vote of the residents of Old Orchard Beach. It was very apparent that the rain from Hurricane Sandy had created a lot of runoff in the rear of the parcel and there was significant soil erosion from Hurricane Sandy. There was a great deal of discussion about whether the indigenous pine

trees should stay. John Bird indicated he would like to preserve them in place, as they were providing sufficient screening from the back of the Heath Street Parcel. A member of the Memorial Park Committee indicated they would like the trees removed to replace them with similar shrubbery that was next to the dog park.

There was discussion started by an abutter as to what precautions the Family Dollar representative would put in place to stop transient parking during the summer. There was a discussion about lights but no decision was rendered. Carl asked Oscar to come up with some kind of drain system that would mitigate the outflow of storm water from the heavily graded rear parking lot. He agreed. Mark Koenigs asked the Family Dollar representative what he thought of removing the margin of asphalt that was errantly applied on park land. The representative had no opinion.

**Workshop Present:** Chair Win Winch, Carl D'Agostino. **Staff:** Valdine Helstrom, Administrative Assistant. **Absent:** Mark Koenigs, Eber Weinstein, David Darling, Jeffrey Hinderliter, Planner.

**The workshop meeting was cancelled due to not enough Board Members to make up a quorum.**

WINTHROP WINCH, CHAIRMAN

*I, Valdine Helstrom, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of one (1) pages is a true copy of the original minutes of the Planning Board Site Walk and Workshop November 1, 2012.*

Valdine L. Helstrom