

**TOWN OF OLD ORCHARD BEACH
PLANNING BOARD WORKSHOP MEETING MINUTES
Thursday October 4, 2012**

Call to Order at 6:00 pm	Call to Order
<p>Roll Call: Carl D’Agostino, Win Winch, Mark Koenigs, Eber Weinstein. Absent: David Darling. Staff: Jeffery Hinderliter, Town Planner Valdine Helstrom, Administrative Assistant. Others Present: John Bird, Les Berry and Domenic Pugliares, CTC/owner of Dunegrass.</p>	
<p><u>ITEM 1</u> Proposal: Post Construction Stormwater Management Ordinance Action: Presentation by Wright-Pierce Engineering</p>	<u>ITEM 1</u>
<p><u>ITEM 2</u> Proposal: Major Subdivision: 44 single family residential lot cluster subdivision Action: Final Review Owner: Beachmont Land Development LLC Location: 200 Portland Ave, MBL: 103-1-30</p> <p>Jeffrey Hinderliter stated that the only outstanding issues with this proposal are that they didn’t get any final Homeowner Association Documents and they have not secured DEP approval yet. That is still being worked on.</p> <p>They cannot move forward until they have DEP approval, then they can work on getting the homeownership documents.</p> <p>Mark Koenigs asked if there is a requirement in the ordinance that they have to act within a certain period of time once they have approved this for a major subdivision.</p> <p>Mr. Hinderliter stated that he thought it is 6 months from the date the application was determined complete.</p>	<u>ITEM 2</u>
<p><u>ITEM 3</u> Proposal: Site Plan Review: Edith Libby Memorial Library Addition/Parking Expansion/Site Work (all work associated with Bond Project) Action: Final Review Owner: Town of Old Orchard Beach Location: 27 Staples St., MBL: 206-27-1</p> <p>Mr. Hinderliter stated that the library seems to be all set at this point. There are no conditions and thinks that the Planning Board can approve this proposal. They do need to work out some things with the Public Works Department but it wasn’t necessary to make it a condition. Chair Winch mentioned that they were going to try and keep some shrubbery.</p>	<u>ITEM 3</u>

<p><u>ITEM 4</u> Proposal: Minor Subdivision: 4-lot residential subdivision Action: Determination of completeness; schedule public hearing and site walk Owner: Dominator Golf, LLC Location: Wild Dunes Way (Adjacent to hole 13 in Dunegrass), Map 105A, Lot 200</p> <p>Jeffrey Hinderliter stated all of the updates for this proposal are in the memo that he provided to the Board Members. This proposal is for 4 lots. They are proposing to transfer some of the development rights from one of the sections and to establish the single family lots off of Dunegrass Way.</p> <p>Mr. Hinderliter mentioned that there has been a lot of work to get to this point from the staff, applicant and Mr. Pugliares. The Planning Board is looking for clarification on some general planning comments from the applicant.</p> <p>By definition this will be called a minor subdivision.</p> <p>Mark Koenigs was concerned about why the sidewalk going towards Ross Road had been removed and nothing had been done about it.</p> <p>Mr. Pugliares informed the Board that he had spoken with Ginger (trail person in charge) and he had given her a verbal ok for her to take over the right of way and added that they may have to go all the way down the end of the road.</p> <p>Mr. Pugliares also stated that he thinks the best way for the path to go would be to go behind the course. It loops behind the 3rd 4th and 5th hole.</p> <p>The Planning Board has the option to schedule a public hearing and site walk.</p>	<p><u>ITEM 4</u></p>
<p><u>ITEM 5</u> Proposal: Conditional Use: 1.92 mile long 34.5 kV CMP transmission line rebuild Action: Conditional use review; schedule public hearing and site walk Owner: Central Maine Power Co. Location: Existing CMP transmission line corridor from Vallee Lane substation to School Street Extension substation</p> <p>Jeffrey Hinderliter stated that it seems like the transmission line work that has gone on in the town (not the substation) has had different opinions from whoever the staff is at the time. When the proposals came prior to Jeffrey, they did not think that the conditional use was required for what this proposal is. Mr. Hinderliter believes that the conditional use is required. The attorney that works for the agent at CMP could understand the reasoning behind it. Mr. Hinderliter stated that they are building it so that it can handle a 69 kb load but they are using it for the existing 34.5 kb and added that this is really a simple proposal. They are simply replacing with what exists, there will be no clearing and no new right of way. The biggest change will be that some of the wooden pole heights will increase. They will be going from the Vallee Lane substation to the School Street extension substation. This is a well put together proposal. Jeffrey Hinderliter worked with their attorney on the information that the Planning Board needs to review. Eber Weinstein wanted to know what the capacity would be going into the Vallee Lane Substation.</p>	<p><u>ITEM 5</u></p>

<p>Mr. Hinderliter informed him that it has to be at least 69 KV, but it is probably around 115 KV. This is a \$1.6 million dollar project.</p> <p>Jeffrey Hinderliter stated that what is most important is they address any potential impacts to neighbors as it is being constructed.</p> <p>Mark Koenigs would like to ask that if the contractor is going to access the easement from Dirigo Drive to the School Street substation along the towns right of way, that a condition be added that they clean up according to the DPW Director when they get done and also in regards to the trail, the DPW are proposing to put the recycled reclaim down on that section of the trail from the School Street extension all the way up to his yard by the 2nd week in October.</p> <p>Mark Koenigs stated that he would like to see the plans to see where the easements are located.</p>	
<p><u>ITEM 6</u></p> <p>Proposal: Site Plan Review: 2,053 sq. ft. building expansion, exterior renovation and site work to multi-use commercial building</p> <p>Action: Determination of completeness; schedule public hearing and site walk</p> <p>Owner: Stillridge LLC</p> <p>Location: 8 Heath St., MBL: 206-27-13</p> <p>This proposal is in regards to the rehab of the former IGA Building on 8 Heath Street.</p> <p>Jeffrey Hinderliter stated that there are a couple of easement concerns. There will be a referendum question coming up in November as to whether the town votes to grant the Stillridge LLC, Family Dollar (current owner of this building) a permanent easement for a turning radius for their trucks to get in the back of the store. They currently have a 3 year easement lease.</p> <p>Mr. Hinderliter’s concern is if they do not get that easement, then they may have to remove a portion of the building.</p> <p>Jeffrey Hinderliter stated that they have to come before the Planning Board review because they are adding more than 1,000 ft. of additional space. The Design Review Committee has already approved it.</p> <p>Eber Weinstein was concerned about the problem with the run-off.</p> <p>Mr. Hinderliter stated that he hasn’t been given enough information from the engineers on this issue. There was some concern where they are going to put the pole that is right where they need to turn the trucks.</p> <p>Mr. Koenigs questioned when the town council had discussions, they came up with \$50,000 of site improvements and they only had 5 plantings.</p> <p>Jeffrey Hinderliter has requested from them to provide the Planning Board with a landscape plan.</p> <p>Mr. Koenigs would also like to know what they have worked out with the park in regards to access.</p> <p>The Planning Board will set up a public hearing and site walk.</p>	<p><u>ITEM 6</u></p>

GOOD & WELFARE	
ADJOURNMENT WINTHROP WINCH, CHAIRMAN	
Meeting adjourned at 7:25 pm	Adjournment

I, Valdine Helstrom, Planning Board Clerk of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of four (4) is a true copy of the original minutes of the Planning Board Workshop Meeting of October 4, 2012.

Valdine Helstrom