

TOWN OF OLD ORCHARD BEACH  
**PLANNING BOARD WORKSHOP MEETING MINUTES**  
POLICE DEPARTMENT COMMUNITY ROOM  
SITEWALK: SAWGRASS (DUNEGRASS)

**Thursday, May 2, 2013**

**SITEWALK: 6:00 p.m. WORKSHOP: 6:30 p.m.**

<b>Call to Order at 6:50 pm</b>	<b>Call to Order</b>
<b>Pledge to the Flag</b>	
<b>Roll Call:</b> Carl D'Agostino, Eber Weinstein, Mark Koenigs, Win Winch. <b>Absent:</b> David Darling <b>Staff:</b> Jeffery Hinderliter, Town Planner Valdine Helstrom, Administrative Assistant.	
APPROVAL OF MINUTES -3/7/13, 3/14/13	
<p><b><u>PUBLIC HEARING (scheduled 7:00 pm, 5/9/13)</u></b>  <b><u>ITEM 1</u></b>          Proposal: Sawgrass Subdivision Amendment: Approved 40 unit condo project modified into a 22 unit single family house lot project          Owner: Sawgrass LLC          Location: Wild Dunes Way, Map 105A, Lot 1</p>	<p style="text-align: center;"><b><u>PUBLIC HEARING</u></b>   <b><u>ITEM 1</u></b></p>
<p><b><u>REGULAR MEETING</u></b>  <b><u>ITEM 2</u></b>          Proposal: Sawgrass Subdivision Amendment: Approved 40 unit condo project modified into a 22 unit single family house lot project          Action: Site Walk Report, Applicant Update, Final Review          Owner: Sawgrass LLC          Location: Wild Dunes Way (Dunegrass Sections J &amp; L) Map 105A, Lot 1</p> <p>Jeffrey Hinderliter informed the Board Members that they may get another modified plan of Sawgrass showing drywells. They are currently showing the culvert going across so all storm water will be contained on site. Mr. Hinderliter is still waiting for comments from Public Works Director, Bill Robertson.</p> <p>Mr. Robertson's primary concern with Sawgrass is that he doesn't want a proposed egress close to Long Cove and another concern that he has is drainage. The Planning Board discussed the possibility of having a breakaway gate or a cul-de-sac, but thinks that a cul-de-sac would be better.</p> <p>Mr. Hinderliter informed the Board Members that he has talked to a lot of abutters concerning this proposal and their concerns were drainage also.</p>	<p style="text-align: center;"><b><u>ITEM 2</u></b></p>

<p><b><u>ITEM 3</u></b>          Proposal: Site Plan Amendment and Conditional Use: Add 22 seasonal camp sites          Action: Final Review          Owner: Seacoast RV Resort, LLC          Location: 1 Seacoast Lane, MBL: 102-3-5</p> <p>This is a great project. Jeffrey Hinderliter stated that this is a great project and he is recommending approval along with recommending a condition with D.E.P.          Other than that they have done everything that the Planning Board has asked them to do.</p>	<p><b><u>ITEM 3</u></b></p>
<p><b><u>ITEM 4</u></b>          Proposal: Major Subdivision: 11-lot residential subdivision (Hole 16 Subdivision)          Action: Applicant Update, Final Review          Owner: Dominator Golf, LLC          Location: Oakmont Dr. (Adjacent to hole 16 in Dunegrass), Map 105A, Lot 200</p> <p>Jeffrey Hinderliter mentioned that the biggest change is that the drainage has been completely redesigned. They are changing the rain gardens to a retention pond.          Bill Robertson still has concerns about the driveways off of the hammerheads and he also wants the grinder pump force mains to be under the responsibility of the Homeowners Association.          Mr. Hinderliter has provided responses to the 10 comments from the last meeting plus some additional information that he would like the Planning Board to consider when they review the new proposal.          Mr. Hinderliter is still waiting on comments from Bill Robertson and Stephanie Hubbard from Wright Pierce on a couple of things.          In regards to the entrance road slope, Les Berry had contacted CMP. Jeffrey is recommending (this is all part of a waiver) that if the Planning Board chooses to approve this, they can conditionally approve the waiver if CMP says that they can add fill in that area, then they can reduce the slope to the maximum grade of 2% without going back to the Planning Board.</p>	<p><b><u>ITEM 4</u></b></p>
<p><b><u>ITEM 5</u></b>          Proposal: Install, replace, construct railings, siding windows and office entrance roof          Action: Rule on Design Review Certificate          Owner: Robert Gurry (Beach Villa)          Location: 17 Imperial St., MBL 205-3-2, DD1 Zone3</p> <p>This is a Design Review certificate approval. Nothing is changing except they are adding a new staircase. The Design Review Committee is recommending that the Planning Board approves this.</p>	<p><b><u>ITEM 5</u></b></p>
<p><b><u>OTHER BUSINESS</u></b>          1. Sign Settler’s Ridge Plan</p> <p>King Weinstein has requested this name change.</p>	

<p>Jeffrey Hinderliter also mentioned to the Board Members that the code and planning office is encountering issues with food trucks, selling firewood by the sides of the road, etc. We need to think about how to address these issues.</p>	
<p>GOOD &amp; WELFARE ADJOURNMENT EBER WEINSTEIN, CHAIRMAN</p>	
<p>Meeting adjourned at 7:30 pm</p>	<p><b>Adjournment</b></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 May 2, 2013.*

*Valdine J. Helstrom*