

**PUBLIC HEARING PLANNING BOARD
WORKSHOP
MEETING MINUTES
Thursday, May 1, 2014
Town Council Chambers
5:30 pm**

Call to Order at 5:30 pm	Call to Order
Pledge to the Flag	
Roll Call: Chair Carl D'Agostino Mark Koenigs, Mike Fortunato, Eber Weinstein. Absent: Win Winch Staff: Jeffery Hinderliter; Town Planner, Valdine Camire, Administrative Assistant.	
No action will be taken on Workshop items until the 5/8/14 regular meeting.	
<p>SITE WALK (On-Site, 5:30 PM)</p> <p>Proposal: Site Plan: Removal of existing building and construction of a three story retail and residential 10,976 sq.ft. building</p> <p>Owner: The Harrisburg Group</p> <p>Location: 11 East Grand, MBL: 306-3-3</p>	
Regular Meeting 6:10 PM	
<p><u>ITEM 1</u></p> <p>Proposal: Site Plan: Removal of existing building and construction of a three story retail and a residential 10,976 sq.ft. building</p> <p>Owner: The Harrisburg Group</p> <p>Location: 11 East Grand, MBL: 306-3-3</p> <p>Carl D'Agostino stated that he is concerned with the applicant's statement that the project will have no adverse effect on vehicular traffic and that the traffic pattern will not change. This is not in the best interest of our town if the frequency of the traffic pattern will not change.</p> <p>Mr. Hinderliter stated that it says on the plans that the trucks will be entering off of Harrisburg.</p> <p>What was submitted is the re-submittal of the architect's drawings and the site plan.</p> <p>The Board Members agreed to review this information before the next regular meeting.</p>	<p style="text-align: center;"><u>ITEM 1</u></p>

<p><u>ITEM 2</u> Proposal: Subdivision Amendment: Amend Legends Cove Subdivision (currently known as Hole 16) to change the subdivision name and adjustments to lot area for lots 1 – 7 and 9 – 11. Action: Consideration of proposal and rule on amendment Owner: Bernie Saulnier LLC Location: Oakmont Drive, MBL: 105A-1-A</p> <p>They are requesting to change the subdivision name because of new owners. They might have felt that the building footprints and the way things were structured did work to what the new owner wants to do. These roads will stay private. Mr. D’Agostino stated that the Planning Boards expectation is that they should have a good snow removal plan to submit to the Planning Board as part of the submittal. Mr. Hinderliter stated that he doesn’t see any major problems with this proposal.</p>	<p><u>ITEM 2</u></p>
<p><u>ITEM 3</u> Proposal: Conditional Use, Site Plan, Subdivision Amendment: Revise building 5 from 6 units to 3 units; Revise building 3 from 6 units and construct three buildings with two buildings containing 2 units in each and one building containing 3 units. Over-55 residential condominiums- 10 total units. Action: Review revisions, discussion and decision Owner: CHA Builders, LLC. Location: Emerson Cummings Boulevard and McCallum Drive (Cider Hill), MBL: 107-3-1</p> <p>Mr. Hinderliter asked the applicant to address Stephanie Hubbard’s (Town Engineer) comments associated with storm water. This is the applicants re-submission to address the Engineering comments. We also asked that the applicant consult with DEP and they have done this also. They had decreased the impervious surface from the original approval.</p>	<p><u>ITEM 3</u></p>
<p><u>ITEM 4</u> Proposal: Revision: Amendment to “Green Monster” and awning to increase size of indoor/outdoor café (Slyders) Action: Consideration of Certificate of Appropriateness Applicant: Slyders LLC (Mike Paul) Location: 16 Old Orchard St., MBL: 205-5-5, DD1</p> <p>Slyders wants to enlarge the green monster 2’ wider and the dining tent extended forward by 6’.</p>	<p><u>ITEM 4</u></p>

<p><u>ITEM 5</u> Proposal: Update: Amend building design to include 2nd door, increased roof pitch, increased height, shingle roof, cedar impression and clapboard siding Action: Consideration of Certificate of Appropriateness Owner: Viola Margarones Location: 33 Saco Ave. MBL: 206-27-11, (Beach Lobster & Farmstand).DD2</p> <p>They would like to amend the building design approval. They have already come before the Design Review Committee. There was a misunderstanding of language with regard to the applicant’s contractor and it was not built to the original design. This is brought to the Planning Board to approve the Design Review Committee’s recommendation.</p>	<p><u>ITEM 5</u></p>
<p><u>GOOD AND WELFARE</u></p>	
<p>ADJOURNMENT CARL D’AGOSTINO, CHAIRMAN</p>	
<p>Meeting adjourned at 6:50 pm</p>	<p>Adjournment</p>

I, Valdine Camire, Administrative Assistant to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of three (3) pages is a true copy of the original minutes of the Planning Board Meeting of May 1, 2014.

Valdine Camire

Site Walk Summary

May 1, 2014

The plenary site plan application prepared by Weger Architects and approved by the Harrisburg Group is grossly inaccurate.

1. Fact. Warehousing is not a permitted use in the DD1 District.
2. In the words of the architect and reaffirmed by the applicant, on page 1 paragraph 3 of their presentation package provided, they state the project will not have an adverse impact on vehicular traffic. Then it goes on to state that delivery patterns and frequency will not change. It further states that the trucks, (which include 18 wheelers), will use adjacent properties for deliveries. This is part of the problem the applicant just doesn't get. The statement made in paragraph 3 could not be further from the truth.
3. The Harrisburg Group, with this project if approved, would only compound existing violations and issues that have disrupted the neighborhood for years.
4. In the 45 page packet provided to you and other boards, residents have laid out 20 points, along with supporting photographs, describing what the neighbors have had to deal with over many years in order for Mr. Harrisburg's businesses to operate. Mr. Harrisburg, never taking in to consideration that there are other businesses that have to operate and residents just wanting safe and peaceful enjoyment of their premise, only worries about himself.
5. In summary, for these and other reasons laid out, neighbors want no access doors on Kinney Avenue to his building, no truck or vehicular entrances or exits from his property onto Kinney Avenue. Let all traffic enter and exit from Harrisburg Street, which is a much wider street, and all dumpsters face and dump towards his properties and not the neighbors.
6. There are resolutions to the problems laid out. A multitude of violations have not been addressed to date at the expense of the town and the neighborhood.
7. If the town planner along with the various board members consider the photographs and the 20 recommendations, which are not extreme, this truly will be a project welcomed into the neighborhood.

Thank you all for your thoughtful consideration.

Cynthia Kerr







