

**Town of Old Orchard Beach
 Planning Board Public Hearing
 April 9th, 2015 7pm**

Call to Order: 7:02pm	Call to Order
Roll Call: Mike Fortunato, Win Winch, Mark Koenigs Vice Chair (Acting Chair)	Roll Call
Pledge of Allegiance:	Pledge of Allegiance
Approval of Minutes – 3/12/15	Approval of Minutes
<p>Item 1: Proposal: Subdivision and Conditional Use: Establish 24 unit free-standing condominiums (The Turn Subdivision) Action: Consideration and Signatures: Findings of Fact and Mylar Owner: Dominator Golf LLC Location: Wild Dunes Way, Adjacent to Dunegrass Section C, MBL: 105A-1-200</p> <p>Motion to table: Win Winch Second: Mike Fortunato</p> <p>Call to Vote: Mike Fortunato: Yes Win Winch: Yes Mark Koenigs: Yes</p>	<p style="text-align: center;">ITEM 1</p> <p style="text-align: center;">Motion</p> <p style="text-align: center;">Vote</p> <p style="text-align: center;">3 Yes – 0 No</p>
<p>Item 2: Proposal: Subdivision: 31-lot Cluster Subdivision for Single-Family Homes (Orchard Estates Subdivision) Action: Consideration of Signatures: Findings of Fact and Mylar Owner: Diversacorp LLC Location: 202 Portland Ave.; MBL: 103-1-45 & 103-1-32</p> <p>Motion to table: Win Winch Second: Mike Fortunato</p> <p>Call to Vote: Mike Fortunato: Yes Win Winch: Yes Mark Koenigs: Yes</p>	<p style="text-align: center;">ITEM 2</p> <p style="text-align: center;">Motion</p> <p style="text-align: center;">Vote</p> <p style="text-align: center;">3 Yes – 0 No</p>
<p>Item 3: Proposal: Subdivision Amendment: Two multi-unit residential buildings and associated parking (Colindale Estates) Action: Conceptual Plan Review Owner: New Heritage Builders, Inc. Location: 53 Smithwheel Road; MBL: 107-2-1</p> <p>Bill Thompson, BH2M for New Heritage Builders, Inc.: Building remaining 28 units from the original unit count from 36 to 64 which was originally approved in 1988. There will be an additional 28 parking spaces as well as the addition of a retention pond. They are currently under DEP review. The build out was in 8 unit buildings but these will be one 16 unit building and one 12 unit building both with 2 stories. In the first phase they realized that the</p>	<p style="text-align: center;">ITEM 3</p>

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<p>storm water drainage was actually a stream and the setbacks changed with the DEP review. Plus there is a CMP easement that still exists. The access is through the single existing driveway and the pavement will be minimal with full underground utilities. They still need a storm water letter.</p> <p>Win Winch: With 16 units and 16 spaces that's a great expanse, do you have any plans to break up the parking lot? Maybe to help with the drainage you could do a grass island?</p> <p>Bill Thompson: We plan on adding trees to break it up as well as add privacy.</p> <p>Mark Koenigs: It would be helpful if we had the original approval and the original Findings of Fact.</p> <p>Jeffery Hinderliter: Maybe we can address the aesthetics of the natural and the building space with an attractive design and landscaping. Can we get an elevation of those things, which we don't normally request, but it would give an ideas of the plan to make it more attractive?</p> <p>Bill Thompson: I can bring that to the next meeting.</p> <p>Mike Fortunato: So, are the units themselves different?</p> <p>Bill Thompson: They are 2 bedroom units with 4 units per floor and 1,000sf-1,200sf but they could change.</p> <p>Mark Koenigs: I notice the 20 foot setback which is going to be really important as it abuts the Industrial District.</p>	
<p>Other Business: Sign Mylars:</p> <ul style="list-style-type: none"> • 36 and 29 Old Orchard Street: Retail Building Projects • Granny Smith Court (Cider Hill): 3-lot functional subdivision • Cascade Road (Castle Estates): Removal of sidewalk on one side of the road, Reduction of street lighting to 1 per lot. 	Other Business
<p>Good & Welfare:</p> <p>The Comprehensive Plan Committee is going through the Future Land Use Plan. We invite people to come and participate, especially board members. Our next meeting is April 29th, 6:30pm</p> <p>We are still looking for members for our Design Review Committee and Planning Board.</p>	Good & Welfare
<p>Adjournment: 7:20pm</p>	Adjournment

I, Molly Phillips, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of two pages (2) is a true copy of the original minutes of the Planning Board Meeting of April 9th, 2015.

Molly Phillips