

Town of Old Orchard Beach
 Planning Board
 Meeting Minutes
 August 13, 2015

Call to Order: 7:10 pm	Call to Order
Pledge of Allegiance	Pledge of Allegiance
Roll Call: Chair Eber Weinstein, Win Winch, Mike Fortunato, Mark Koenigs. Staff Present: Jeffrey Hinderliter; Planner, Megan McLaughlan, Assistant Planner.	Roll Call
APPROVAL OF MINUTES: There were no meeting minutes to approve.	
<p><u>ITEM 1</u> Proposal: Conditional Use (Home Occupation): Establish Bakery within existing accessory structure Action: Determination of Completeness; Schedule Site Walk; Schedule Public Hearing Owner: Bryan Murphy Location: 165 Portland Ave., MBL: 103-6-4, RD</p> <p>Bryan Murphy introduced himself. He would like to open up a specialty pastry shop to sell gluten and dairy free products. He stated that he also has a couple of other businesses at that location also. Under the Home Occupation Criteria, is it a retail sales business? Planner Jeffery Hinderliter stated that the interpretation of that standard is what is most difficult. This doesn't meet the definition of Home Occupation.</p> <p>Mark Koenigs stated that the Planning Boards interpretation is that it is a home occupation. The standard actually calls it out as a portion of the home. You can only have one person who is not a resident in the house to actually be an employee.</p> <p>This proposal is in the RD (Rural District) zone.</p> <p>Mr. Hinderliter stated that this proposal could potentially qualify for is a home occupation because there is no current land use identified that would fit what he would like to do. He thought that the Planning Board could at least try to make the proposal fit within the home occupation criteria. Bakery and retail sales are separate identified uses so because they are not identified in the RD district, which means that they are not allowed. If the home occupation is exhausted, it could go through the ZBA as a variance and they could approve it outright. Criteria #6 states that no retail sales will be permitted, except incidental to the services provided by the home occupation. The home occupation is providing a bakery service. So the question is, are the sales from the goods produced by the bakery incidental?</p> <p>Mr. Hinderliter added that assessor structures are permissible as part of a home occupation. There are limitations within the standards to ensure that it truly is a home occupation. The building that they would like to utilize is a 14' x 40' accessory structure.</p>	<p style="text-align: center;"><u>ITEM 1</u></p>

Town of Old Orchard Beach
 Planning Board
 Meeting Minutes
 August 13, 2015

<p>Win Winch made a motion to approve the Certificate of Appropriateness for Karen Chandler, 6 Brisson St., MBL: 304-1-10, DD-2.</p> <p>Jeffrey Hinderliter called for the vote:</p> <p>Win Winch – Yes Mark Koenigs – Yes Mike Fortunato – Yes Chair Weinstein - Yes</p>	<p style="text-align: center;"><u>MOTION</u></p> <p style="text-align: center;"><u>VOTE</u></p> <p style="text-align: center;"><u>(4-0)</u></p>
<p>ITEM 3</p> <p>Proposal: Demolish former parsonage, parking lot buffer Action: Certificate of Appropriateness Ruling Owner: Good Shepard Parish Location: 6 Saco Ave., MBL: 206-30-1, DD-2</p> <p>Mark Koenigs made a motion to table this proposal with prejudice until a recommendation is issued by the Design Review Committee. Seconded by Win Winch.</p> <p>Jeffrey Hinderliter called for the vote:</p> <p>Win Winch – Yes Mark Koenigs – Yes Mike Fortunato – Yes Chair Weinstein - Yes</p>	<p style="text-align: center;"><u>ITEM 3</u></p> <p style="text-align: center;"><u>MOTION</u></p> <p style="text-align: center;"><u>VOTE</u></p> <p style="text-align: center;"><u>(4-0)</u></p>
<p>Other Business: Jeffrey Hinderliter introduced Megan McLaughlin as the new part-time Assistant Planner.</p>	<p style="text-align: center;">Other Business</p>
<p>GOOD AND WELFARE: Roger Tousignant from 36 Portland Avenue expressed his disappointment of the St. Margaret’s Rectory to be demolished. He has been a member of this church since 1947.</p>	
<p>Adjournment at 7:35 pm</p>	<p style="text-align: center;">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 August 13, 2015.

Valdine Camire

Town of Old Orchard Beach
Planning Board
Meeting Minutes
August 13, 2015