

Town of Old Orchard Beach
Special Planning Board Public Hearing
Sitewalks, Public Hearings, Regular Meeting
Meeting Minutes
July 23, 2015

Call to Order: 6:32 pm	Call to Order
Pledge of Allegiance	Pledge of Allegiance
Roll Call: Chair Eber Weinstein, Mark Koenigs, and Win Winch. Absent: Mike Fortunato Staff Present: Jeffrey Hinderliter; Planner.	Roll Call
<u>SITE WALKS (5:30 PM and 5:45 PM)</u>	
On-Site 5:30 PM Proposal: Conditional Use: Install 62' x 68' modular building for additional classroom space (High School) Owner: RSU #23 Location: 40 E. Emerson Cummings Blvd., MBL: 207-3-1, PMUD District	
On-Site 5:45 PM Proposal: Conditional Use: Install a 27' x 52' modular building and 5' x 10' hallway attached to Loranger Middle School for additional classroom space Owner: RSU #23 Location: 27 Jameson Hill Rd. (Loranger Middle School), MBL: 207-1-1, PMUD District	
Public Hearings 6:23m	
<u>ITEM 1</u> Proposal: Conditional Use: Install 62' x 68' modular building for classroom space (High School) Owner: RSU #23 Location: 40 E. Emerson Cummings Blvd., MBL: 207-3-1, PMUD District Dorothy Slew, President of Birch Hill Estates Condo Association introduced herself and she has 2 issues that she is concerned about. The first issue she is concerned with is the driveways that are currently blocked off with the concrete blocks might be opened permanently and will cause more traffic. She also feels that there should be more buffering. Bob Haner, 37 Gables Way (abutter) introduced himself. He would like to see the building over by the wooded area on the other side along E. Emerson Cummings. He also expressed concern about the drainage coming off of the roof of the building. He asked if there was enough drainage to take care of the run off. Worried about erosion along Dirigo.	<u>ITEM 1</u>

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<p>Paul Manson, 3 Gables Way (abutter) introduced himself. He is also concerned about the location of the building. He would like to see it parallel to the existing building. He believes that it will adversely affect the property values at Dirigo Estates. He also would like to see more buffering to obstruct the views of the properties.</p> <p>Nancy Haynard, 37 Gables Way (abutter) introduced herself. She would like to see the building be located by the buffering or beside the existing building.</p> <p>John Bird from Ocean Park introduced himself. He is wondering why this building is so large.</p> <p>There being no one else speaking for or against this proposal, the public hearing closed at 6:30 pm.</p>	
<p><u>ITEM 2</u> Proposal: Conditional Use: Install a 27' x 52' modular building and 5' x 10' hallway attached to Loranger Middle School for additional classroom space Owner: RSU #23 Location: 27 Jameson Hill Rd. (Loranger Middle School), MBL: 207-1-1, PMUD District</p> <p>There being no one speaking for or against this proposal, the public hearing closed at 6:32 pm.</p>	<p><u>ITEM 2</u></p>
<p><u>REGULAR MEETING (After Public Hearings)</u></p>	
<p>ITEM 3 Proposal: Conditional Use: Install 62' x 68' modular building for additional classroom space (High School) Action: Applicant Update; Final Review Owner: RSU #23 Location: 40 E. Emerson Cummings Blvd., MBL: 207-3-1, PMUD District</p> <p>Planner Jeffrey Hinderliter stated that there a 2 big concerns.</p> <ol style="list-style-type: none"> 1. Buffering Standards. This proposal does meet the proposal standards. In terms of spacing, the ordinance states that there should be 6' spaces between each of the trees. The applicant can fill in those gaps if the Planning Board so chooses. 	<p><u>ITEM 3</u></p>

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<p>2. Building Location Standards. The drainage issue is a concern and needs to be looked into.</p> <p>Jay Kelly, Director for the operations of the school department and also in charge of the grounds stated that the exits will not be opened in the parking lot. Also in regards to the drainage, this will be a flat roofed building with downspouts to divert the water.</p> <p>Mr. Hinderliter stated that if the Planning Board so chooses, they can have the town engineer work with the school department to come up with a drainage plan.</p> <p>Mark Koenigs recommended to take one of the driveways out and add a few more different kinds of trees for buffering.</p> <p>Tim O'Connor, Director of Special Education, RSU 23 talked about why the building is larger than the current building. They are looking at having 12 students to start the school year. Per the application to run the day treatment program, they took the existing contract and sent it to the state. They program can have 25-30 students max. Also maybe they could use some of the space available for office space that the high school can utilize. The program is initially in Saco, but have an agreement with Saco that they would have 2 years to vacate the building. They have until June 30, 2016 to have the program out. They will initially save money by having this program in Old Orchard Beach.</p> <p>The program is called "TIDES". It stands for TRANSITION-INDEPENDENCE-DIVERSITY-EDUCATION-SUPPORT. This program is for special education students that have anxiety disorders, depression, and emotional disturbance. "Day Treatment Program" "Clinical Skillset" in a public school setting.</p> <p>All agreed that the buffering needs to be improved.</p> <p>Mark Koenigs would like to see from Wright Pierce Engineering, where the utilities will tie in. Look at an alternative site for the modular. They talked about underground electrical.</p> <p>Mark Koenigs made a motion to table this proposal without prejudice. Seconded by Win Winch.</p> <p>Jeffrey Hinderliter called for the vote: Win Winch-Yes Mark Koenigs – 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>(3-0)</u></p>
<p>ITEM 4</p> <p>Proposal: Conditional Use: Install a 27' x 52' modular building and 5' x 10' hallway attached to Loranger Middle School for additional classroom space</p> <p>Action: Applicant Update; Final Review</p> <p>Owner: RSU #23</p>	<p style="text-align: center;"><u>ITEM 4</u></p>

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Planner Jeffrey Hinderliter stated that the parking is an outstanding issue with this proposal. There is enough non-parking spaces that can be re-stripped at the far end of the parking lot that will replace the 7 taken by the building. A suggestion that the building should be brought closer to the existing building. They need safe access for egress for emergency situations. The area will be graded and paved. This building will be used for health class 3 periods a day and remainder of the day will have a speech pathologist. Eber asked about a sprinkler. Mr. Kelly stated that there is no sprinkler. The exterior will be white siding.

Chair Weinstein read through the 12 Conditional Use Review Criteria:

Section 78-1240:

- 1.) The proposed use will not result in significant hazards to pedestrian or vehicular traffic, on-site or off-site. **Not going to result in a significant change.**
- 2.) The proposed use will not create or increase any fire hazard. **There is no additional fire hazard.**
- 3.) The proposed use will provide adequate off-street parking and loading areas. **There is ample parking in the staff parking lot.**
- 4.) The proposed use will not cause water pollution, sedimentation, erosion, or contamination of any water supply. We will be hooked to Town water supply. **There will be no water pollution, sedimentation, erosion or contamination of any water supply.**
- 5.) The proposed use will not create unhealthful conditions because of smoke, dust or other air borne contaminants. **The proposed use is classroom space.**
- 6.) The proposed use will not create nuisances to neighboring properties because of odors, fumes, glare, hours of operation, noise, vibration or fire hazard or unreasonably restrict access of light and air to neighboring properties. **As stated in #6.**
- 7.) The proposed use will provide adequate waste disposal systems for all solid and liquid wastes generated by the use. **Same waste disposal as we now use.**
- 8.) The proposed use will not adversely affect the value of adjacent properties. **The proposed use is school property, where we already have an existing modular.**
- 9.) The proposed use will be compatible with existing uses in the neighborhood, with respect to the generation of noise and hours of operation. **School zone and school hours of operation.**
- 10.) The applicant's proposal must include any special screening or buffering necessary to visually obstruct the subject property from abutting uses or

