

Town of Old Orchard Beach
 Planning Board
 Meeting Minutes
 July 9, 2015

Call to Order: 7:02 pm	Call to Order
Pledge of Allegiance	Pledge of Allegiance
Roll Call: Chair Eber Weinstein, Win Winch, Mike Fortunato. Absent: Mark Koenigs. Staff Present: Jeffrey Hinderliter; Planner, Molly Phillips, Minutes taker.	Roll Call
<p>APPROVAL OF MINUTES: 5/7/15, 5/14/15, 6/4/15, 6/11/15</p> <p>There were no meeting minutes to approve.</p>	
<p>ITEM 1</p> <p>Proposal: Conditional Use: Install 62’ x 68’ modular building for additional classroom space (High School)</p> <p>Action: Determination of Completeness; Schedule Site Walk; Schedule Public Hearing</p> <p>Owner: RSU #23</p> <p>Location: 40 E. Emerson Cummings Blvd., MBL: 207-3-1, PMUD District</p> <p>Tim O’Connor, Director of Special Education, RSU #23 introduced himself to the Board Members and they are looking to add 2 modular class rooms. One at the High School due to agreement in regards to the STP building in Saco. This is a day treatment program for High School students who are not successful (behavior/social and emotional needs). Some of these students are Old Orchard Beach students. RSU has become separate at this time being its own school district. Mr. O’Connor expressed concern that they want to incorporate that program within the Old Orchard Beach school district. Data suggests that there is a need for this program. They are also experiencing the growth in the middle school as well. This is definitely a quality program. They will have to be out of the space in Saco by June 30, 2016.</p> <p>Win Winch asked what the other modular building at the high school is used for. Mr. O’Connor stated that it is used for the Alternative Ed program. These students would just be Old Orchard Beach students however they are approved by the State to take in other students if they so choose. They anticipate 12 students to start in 2016. As far as the parking issue relates, students typically do not drive. They will have 3 bathrooms and heating system. 3 classrooms and 1 office. The 4th classroom would be kitchen or meeting space.</p> <p>There is literally no space in the high school for these extra students. There are currently 260 students that attend the high school.</p> <p>Planner Jeffrey Hinderliter stated that in terms of the ordinances associated with this proposal, it comes down to 4 with the primary being the Conditional Use Standard: The second would be PMUD (Planned Mixed Use Development) zoning district standards. Basically, if the proposal primarily meets the Conditional Use Standards, then the PMUD standards are met.</p>	<p style="text-align: center;"><u>ITEM 1</u></p>

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<p>The third would be parking and the fourth would be Landscaping. CONDITIONAL USE STANDARDS: Out of the 7 standards that are most applicable to the proposal, 6, 7 & 8 (addressing any adverse impacts to abutting properties). Recommendation: Request from the Applicant if they could demonstrate how the proposal will not create nuances identified in these standards to not adversely affect the property values. PMUD: Recommends that the applicant measure the distance of the proposed structure to the property line that is on the Dirigo Drive frontage to make sure that it meets the 25' setback. PARKING ORDINANCE: Parking should be no issue as well as snow removal. LANDSCAPING AND SCREENING: Ordinance is fine with the existing buffer.</p> <p>Jay Kelly stated that he spoke with Fire Chief Plummer about the fire alarm system and the Wastewater has no issue.</p> <p>The Planning Board scheduled a site walk for 5:30 pm on Thursday, July 23, 2015 and the public hearing to follow at 6:00 pm.</p>	
<p>ITEM 2 Proposal: Conditional Use: Install 52' x 27' modular building for additional classroom space (Loranger Middle School) Action: Determination of Completeness; Schedule Site Walk; Schedule Public Hearing Owner: RSU #23 Location: 27 Jameson Hill Rd., MBL: 207-1-1, PMUD District</p> <p>Principal Mike Flaherty from Loranger and Jameson Schools introduced himself to the Board Members. RSU #23 was 1 of 12 districts in the State selected to receive a grant to support public pre-k. This fall they will have 2 public pre-k classrooms to make space for those 2 classrooms at Jameson School. To make this happen, they are shifting 31 spaces between Jameson and Loranger schools to make room for 2 classrooms at Loranger Schools. The modular that they are proposing will have 3 divided classrooms. 15-20 regular classes, 8-10 students in the restoration room and 1-2 in the speech pathology room. A total of approximately 25-28 students. It will have a restroom and running water. Chair Weinstein asked if they could come back with a little more detail on the sketch on the hallway locations.</p> <p>Planner Jeffrey Hinderliter stated that this is in the same district so it's all the same standards. The two questions that he had:</p> <ol style="list-style-type: none"> 1. Buffer requirements: Determine that additional screenings are not necessary because there would be no adverse impact. 2. Parking: Work with applicant to make the project work. 	<p><u>ITEM 2</u></p>

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<p>And as far as setback issues, if they could measure to make sure that they meet setback requirements. The Planning Board scheduled a site walk for after the previous 5:30 pm site walk on Thursday, July 23, 2015 and the public hearing to follow at 6:00 pm.</p>	
<p>DESIGN REVIEW CERTIFICATES</p> <p>ITEM 3 Proposal: Demolish former parsonage Action: Review application; Discussion; Certificate of Appropriateness Decision Owner: Good Shepard Parish Location: 6 Saco Ave., MBL: 206-30-1, DD-2</p> <p>This item has been tabled.</p>	<p><u>ITEM 3</u></p>
<p>Other Business:</p>	<p>Other Business</p>
<p>Adjournment at 7:40 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 July 9, 2015.

Valdine Camire