

**PUBLIC HEARING PLANNING BOARD
SITEWALK/WORKSHOP
MEETING MINUTES
On-Site and Town Council Chambers
Thursday, November 5, 2015
5:30 pm**

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| Call to Order at 5:30 pm | Call to Order |
| Pledge to the Flag | |
| Roll Call: Mike Fortunato, Chair Eber Weinstein. Absent: Win Winch and Mark Koenigs. Staff: Jeffrey Hinderliter, Planner; Megan McLaughlin; Assistant Planner. | |
| <p>•SITE WALKS</p> <p>On-Site 5:30 PM Proposal: Site Plan: Construct 4,000 sq. ft. equipment building Owner: Town of Old Orchard Beach Location: 24 Manor St. (Waste Water Treatment Facility), MBL: 108-1-3, R3</p> | |
| <p>•WORKSHOP</p> <p>CALL TO ORDER (6:00 PM)</p> <p>Public Hearing (To be held on 12 October 2015, 7:00 PM)</p> <p><u>ITEM 1</u> Proposal: Site Plan: Construct 4,000 sq. ft. equipment building Owner: Town of Old Orchard Beach Location: 24 Manor St. (Waste Water Treatment Facility), MBL: 108-1-3, R3</p> | <u>ITEM 1</u> |
| <p>Regular Meeting</p> <p>APPROVAL OF MINUTES (Available during December)</p> | <u>ITEM 2</u> |
| <p><u>ITEM 3</u> Proposal: Site Plan: Construct 4,000 sq. ft. equipment building Action: Applicant Update; Final Review Owner: Town of Old Orchard Beach Location: 24 Manor St. (Waste Water Treatment Facility), MBL: 108-1-3, R3</p> | <u>ITEM 3</u> |

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| <p><u>ITEM 4</u> Proposal: Sawgrass Subdivision Amendment: Approved 40 unit condo project modified into a 22 unit single family house lot project Action: Applicant Update; Final Review Owner: Sawgrass LLC Location: Wild Dunes Way (Dunegrass Sections J & L- Sawgrass); MBL: 105A, Lot 1, PMUD</p> <p>Planner Jeffrey Hinderliter stated that we are finally at the stage for final approval. He told the Board Members that he took all of the staff and department heads comments, Jeffrey’s review and Wright Pierce waivers and went through the items that remained and gave the engineer a punch list identifying those items and asked that the engineer address them. When they met with the engineer, he felt comfortable with all of the items. The written submission that the Planning Board now has includes the remaining items identified and the engineer provided responses for all of them. So the written submission and the plans reflect the changes. One waiver that is identified is the breakaway gate. The engineer accommodated the 24’ width on the plan which means that they do not need a waiver on that. The road is 24’ pavement and the curb will be at the edge of the payment. Eber Weinstein asked what the requirements are for a regular development for improved surface for roads. Jeffrey Hinderliter stated that the requirements are 24’ width with 5’ sidewalks. They changed the slope of the road which was one of the waivers.</p> | <p><u>ITEM 4</u></p> |
| <p><u>ITEM 5</u> Proposal: Conditional Use/Relocation of Non-Conforming Structures: Remove two detached residential units and replace with one residential duplex. Action: Consideration of Amended Proposal Owner: Estate of Stanley Weinstein Et Al Location: 2 Puffin St., MBL: 303-7-2, BRD and Limited Commercial Districts</p> <p>Jeffrey Hinderliter stated that there will not be any action on this item. It will be tabled.</p> | <p><u>ITEM 5</u></p> |
| <p><u>ITEM 6</u> Proposal: Conditional Use (Home Occupation): Establish bakery within existing accessory structure Action: Ruling Owner: Ruling on Application: Table/Withdrawal Location: 165 Portland Ave., MBL: 103-6-4, RD</p> <p>The bakery was proposed. The reason why it was determined that the Planning Board could not permit it as proposed is because of the on-site retail sales. The applicant wants to do away with the retail and make it more of a delivery sales. Mr. Hinderliter said that the applicant will give him a formal withdrawal letter stating that he wants to withdrawal that application and then they can work on a new application.</p> | <p><u>ITEM 6</u></p> |

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| <p><u>ITEM 7</u> Proposal: To provide a recommendation to Town Council concerning the proposal to allow Cafes as a Conditional Use within the General Business District 2 (GB 2). Amendments: Chapter 78 – ZONING, Article VI – DISTRICTS, Division 9 – GENERAL BUSINESS DISTRICT 2 (GB-2), Section 78-833. – CONDITIONAL USES. Action: Review Proposed Amendments, Schedule Public Hearing and Ordinance Recommendation to be Held on 10 December 2015 Applicant: Toni Maestre Location: General Business 2 Zoning District</p> <p>Jeffrey Hinderliter told the Board Members that the applicant who has the former Curl Up and Dye property has it for sale, however people who are interested would like to use it for a food service property. In this particular district GB-2 this is not permissible. So this proposal would be for the Planning Board to provide a recommendation to the Town Council concerning the proposal to allow Café’s as a conditional use within the GB-2. The definition of a café – café needs to have seating but more take-out.</p> | <p><u>ITEM 7</u></p> |
| <p><u>ITEM 8</u> Proposal: Conditional Use (Home Occupation): Establish off-site delivery catering business existing accessory structure Action: Discussion; Determination of Completeness; Schedule Site Walk and Public Hearing Owner: Kathi Russman Location: 163 Portland Ave., MBL: 103-6-604, RD</p> <p>The applicant would like to establish an off-site delivery/catering business in an existing accessory structure. She would like to open up her own retail food business, but she wants to start with catering. She will be delivering so there will be no one coming to her place to pick up. She has to be licensed through the town and also the state. The Planning Board still needs to schedule a site walk and a public hearing.</p> | <p><u>ITEM 8</u></p> |

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| <p><u>ITEM 9</u> Proposal: Major Subdivision: 8 Lot Residential Subdivision Action: Preliminary Subdivision Review ; Schedule Site Walk and Public Hearing Owner: Dominator Golf LLC Location: Various locations along Wild Dunes Way (Dunegrass), MBL: 107-2-1, PMUD</p> <p>The town attorney will be at the meeting. It is now a more formal submittal. This is still tied up in the court system. This is a revision of the Dunegrass master plan.</p> | <p><u>ITEM 9</u></p> |
| <p><u>Design Review Certificates</u></p> <p><u>ITEM 10</u> Proposal: Parking lot buffer plan Action: Certificate of Appropriateness Decision Owner: Good Shepard Parish Location: 6 Saco Ave., MBL: 206-30-1, DD-2</p> | |
| <p>Other Business</p> <ol style="list-style-type: none"> 1. Cherry Hills Pump Station Update 2. Orchard Estates Update | |
| <p>ADJOURNMENT</p> <p>EBER WEINSTEIN, CHAIRMAN</p> | |
| <p>Meeting adjourned at 6:30 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 Four (4) pages is a true copy of the original minutes of the Planning Board Meeting of November 5, 2015.

Valdine Camire