

OLD ORCHARD BEACH PLANNING BOARD

Workshop Notice, Public Hearing Notice

January 7, 2016 6:00 PM

Town Council Chambers

Call to Order at 6:05 pm	Call to Order
Pledge to the Flag	
<p>Roll Call: Mark Koenigs, Linda Mailhot, Win Winch, Mike Fortunato. Absent: Chair Eber Weinstein. Staff: Jeffrey Hinderliter, Planner; Valdine Camire; Administrative Assistant, Megan McLaughlin; Assistant Planner.</p>	
<p>• WORKSHOP</p> <p>CALL TO ORDER (6:00 PM)</p> <p>ELECT CHAIR AND VICE CHAIR</p> <p>Public Hearing (To be held on 14 January 2016, 7:00 PM)</p> <p>ITEM 1</p> <p>Proposal: Site Plan: Dunkin Donuts- Construct 2080 sq. ft. building and associated parking</p> <p>Applicant: JFJ Holdings, LLC</p> <p>Location: 14 Ocean Park Rd, MBL: 210-1-6, GB1</p> <p>Planner Jeffrey Hinderliter mentioned that this proposal has generated a lot of interest in the town. What Mr. Hinderliter’s thought is that the Planning Board has to hear both sides (support/non-support) even if the public has a written comment. MDOT has not approved the permit. As of this afternoon they are down to 2 options and expects to come back with these options before the next meeting. Scott Braley has presented a revised engineer packet and there is also new traffic information. Mr. Hinderliter sent the traffic information to our consultant. Linda Mailhot was concerned with the design of the building. Mr. Braley stated that he spoke with the Applicants Development Director and it is his understanding that he will be bringing the elevation review as to what this building is going to look like. John Bird expressed concern with the drive thru contributing toxic pollution from gas/oil leakage going into Goosefare Brook.</p>	
Regular Meeting	
<p>APPROVAL OF MINUTES: 2/12/15, 4/22/15, 7/9/15, 7/23/15, 8/6/15, 8/13/15, 9/10/15, 10/1/15, 10/8/15, 11/12/15</p>	

<p>ITEM 2 Proposal: Major Subdivision: 8 Lot Residential Subdivision Action: Applicant Update; Determination of Completion; Schedule Public Hearing; Schedule Final Review Owner: Dominator Golf LLC Location: Various locations along Wild Dunes Way (Dunegrass), MBL: 107-2-1, PMUD</p> <p>Planner Hinderliter stated that at the last meeting there was discussion about determination of completeness. It was not determined complete and that is why we scheduled a second public hearing and can also schedule a final review. There is a slight adjustment to lot #1. A lot of the material that the board has is the same, it just has more detail and more of the engineer plans. Mr. Hinderliter commented on how far are we getting away from the original concept of Dunegrass and are we drifting in a good direction. Mark Koenigs mentioned that it seems like the market has changed from 1988 until now. A lot of the development was geared towards multi-family units and condominiums. Mike Fortunato asked when this was approved were there sidewalks as part of that? Win Winch stated that it was approved in 1988 and there were sidewalks in there somewhat but not in the residential areas. They discussed a traffic study and Mike Fortunato asked who would be responsible to pay for a traffic study? Linda Mailhot stated that she thought that the applicant would be responsible. Mike Fortunato asked if we knew where we are in regards to the unit counts. Jeffrey Hinderliter stated that the 8 lots would bring us over the 330 unit count.</p>	
<p>ITEM 3 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> <p>Two primary issues that Mr. Hinderliter brought up that the board members asked for was the storm water management plan and a site plan. This is an amendment to the waste water treatment.</p>	
<p>ITEM 4 Proposal: Site Plan: Dunkin Donuts- Construct 2080 sq. ft. building and associated parking Action: Applicant Update; Discussion; Schedule Final Review Applicant: JFJ Holdings, LLC Location: 14 Ocean Park Rd, MBL: 210-1-6, GB1</p> <p>The Board Members will have the ability to have discussion after the Public Hearing and have the ability to schedule final review. Jeffrey Hinderliter suggested that if we don't have MDOT approval by the time the board meets, the board shouldn't make a decision and not make that part of a recommendation.</p>	

<p>ITEM 5 Proposal: Major Subdivision Amendment: Revise location of two apartment buildings, parking and stormwater systems Action: Applicant Update; Final Ruling Owner: New Heritage Builders Location: Smithwheel Rd. (Colindale Apartments),, MBL: 107-2-1, R4 & ID</p> <p>Mr. Hinderliter mentioned that they discovered there was a right of way that goes through the property that goes to the Blow’s property. However, all of that has been resolved.</p>	
<p>ITEM 6 Proposal: Major Subdivision and Site Plan: 49 unit condominium project Action: Sketch Plan Review: Discussion; Recommendations to Applicant Applicant: Church Street LLC Location: 164 Saco Ave., MBL: 208-1-9, GB1 & R4</p> <p>This is former Saint Luke’s Church. This is a 49 unit condominium project modeled like Summerwinds. This is just a sketch/concept plan. No decisions to be made. No meetings have to be scheduled. They are going to keep the building and keep the bottom of the building like a rec center and the top actual condo units. The Board members discussed having 2 means of egress (over 15 units) and how that could be waived. Linda Mailhot expressed concern with approving waivers. The costs are steep but it’s part of being a developer and what you do for one, you have to do for others.</p> <p>Mr. Hinderliter stated that there are certain times where waivers can be a benefit, such as if you had very specific measureable requirements where you could grant a waiver.</p> <p>Mark Koenigs suggested to sit down as a group in a workshop to discuss the ordinances/waivers.</p>	
<p>Design Review Certificates</p> <p>ITEM 1 Proposal: Convert restaurant and apartment to motel use. Construct dormers, decks, porches, stairs, handicap access, garage; Expand/add upper level; dd landscaping Action: Certificate of Appropriateness Ruling Owner: Beachwood Development Company, LLC Location: 33 West Grand Ave., MBL: 307-1-5, DD-1</p> <p>This will no longer be Fat Belly Deli, it will be part of Beachwood. It went through an administrative site plan review and has received full approval. This is more of an interior demo and some exterior upgrades.</p>	
<p>Other Business 1. Sign Beachmont Findings of Fact</p>	
<p>Good & Welfare</p>	

ADJOURNMENT	
EBER WEINSTEIN, CHAIRMAN	
Meeting adjourned at 7:07 pm	Adjournment

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 January 7, 2016.

