

**TOWN OF OLD ORCHARD BEACH
TOWN COUNCIL WORKSHOP
TUESDAY, JANUARY 22, 2008
TOWN HALL CHAMBERS**

A scheduled Town Council Workshop of the Old Orchard Beach Town Council was held on Tuesday, January 22, 2008 at 7:00 p.m. to discuss the Comprehensive Plan.

Present were:

**Chairman James Long
Vice Chair Shawn O'Neill
Councilor Roxanne Frenette
Councilor Robin Dayton
Councilor Sharri MacDonald
Acting Town Manager V. Louise Reid
Gary Lamb, Acting Town Council Secretary
Jessica Wagner, Planning Assistant
Jonathan T. Lockman AICP, Planning Director- SMRPC**

Public attending: Win Winch, Bob Quinn, Jason Webber, Ed Rea, Ed Boucher, Michael Tousignant, Gary Curtis, Bill Paterson, Marc Guimont, Jack Sarno.

Chairman James Long called the workshop to order indicating that we would be spending time this evening discussing an update to our Comprehensive Plan. Jonathan (JT) Lockman, Planning Director with Southern Maine Regional Planning Commission lead this discussion. The Town of Old Orchard Beach is a Southern Maine Regional Planning Commission member and the costs involved in Mr. Lockman's attendance and preparation will be paid for by the State Planning Office (SPO). Mr. Lockman gave some history of his background indicating he started his career as a Project Planner in North Carolina after completing graduate school. He spent 8 years as Bar Harbor Planning Director and updated their Comp Plan during his tenure there. He was Town Planner in Wells for 3 years with a Comp Plan update done there also. He has been with SMRPC since 1999 and has worked on over a dozen other York County towns Comp Plans. He has also been deeply involved with the State Planning Office efforts to try and change the way SPO reviews Comp Plans. Along with other SMRPC staff, JT does a great deal of GIS computer mapping work for shoreland zoning and Comp Plan projects. He lives in Kennebunk with his wife and two sons.

Mr. Lockman discussed the required elements of a comprehensive plan including a vision statement, public participation summary, a regional coordination program, plan implementation, evaluation measures and a future land use plan including policies and strategies. There is a need for evaluation of population and demographics, community conditions and trends; analysis of the economy of the municipality and budgetary considerations. Part of the economic policy is the need for financial commitments to support economic development and strategies. Analysis of housing needs continues to be a critical need in Old Orchard Beach and outside the area. Continued critical areas include transportation requirements and needs including road and other infrastructure needs. Recreation analysis and key issues, conditions and trends needs to be part of the plan. Marine Resources and Water Resources which also includes the issues of pollution, groundwater, regulatory and non-regulatory issues and floodplains, ecological, economic

and recreation values and water shed considerations. Part of the plan also includes critical natural resources and the policy to conserve critical natural resources in the community, coordinating with neighboring communities and regional and state resource agencies to protect shared critical natural resources. Historic and Archeological Resources analysis, conditions, trends, policies and strategies and identified potential historical and archeological resources through local land use ordinances. Public Facilities and Services includes community partnering, public sewer system, water, stormwater, school improvements, emergency response system, solid waste management, capacities of local buildings including school, town buildings, etc. Also included in the plan is fiscal capacity and capital investment plan and land use.

Included in his presentation were the following areas of discussion:

Overview of the Growth Management Act

- **Required Comp Plans**
- **Consistency of Plans with the Act**
- **Consistency of Ordinances with your Plan**

New Comprehensive Planning Rule

- **Self-Assessment Checklist**
- **Emphasis on Future Land Use**
- **Location of Growth for Last Ten Years, Has Growth been directed to your designated Growth Areas?**

Required Comp Plan Components – Major Pieces

- **Inventory**
- **Future Land Use Plan –Growth Areas, Transitional Areas, Rural Areas, Critical Rural Areas**
- **Mapping – Development Constraints**
- **Capital Investment Plan**
- **Affordable Housing**

Organizing the Work

- **Who will be the Comprehensive Plan Committee?**
- **How long will it take?**
- **Use of Consultants**
- **What happens when it reaches the Town Meeting/Town Council?**
- **Typical Expenses for Plan Preparation, with varying levels of consultant help.**
- **Committee and Staff Responsibilities**

Questions to Ask When Amending the Current Comprehensive Plan

- **Have all of the recommendations from your adopted plan been implemented? If not, why?**
- **Is the community truly motivated to lay out a new land use regulatory scheme that will meet SPO criteria?**
- **What are the Risk and Benefits Associated with Amending the Plan?**
- **Is State Review and a Consistency Finding by SPO desired?**

Review of Experiences with the Comp Plan Program in This Region

- **Biddeford, Saco, Kennebunkport, Kennebunk, Wells, Ogunquit, York, Kittery**
- **Buxton, Waterboro, Hollis, Alfred, Dayton**
- **Recent Informal State Review of Limington's Comp Plan**

Meeting adjourned 8:25 pm

Respectfully Submitted,

**Gary Lamb
Interim Town Council Secretary**

I, Gary Lamb, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of three (_3_) pages is a true copy of the original Minutes of the Town Council Workshop of January 22, 2008.

Gary Lamb