

Old Orchard Beach, July 7, 2011 Planning Board Site Walk & Workshop Minutes

SITE WALK: Demolish and reconstruct an existing clubhouse. Wild Acres, LLC, 179 Saco Ave, MBL 315-3-1, in the GB-1/R2/CO Zones. **The site walk was cancelled by the appellant.**

Planning Board Workshop: 6:17 pm in Council Chambers at Town Hall

Present: Win Winch, Chairman, Eber Weinstein, Tianna Higgins, David Darling, Mark Koenigs. Staff: Jeffrey Hinderliter.

ITEM 1

Proposal: Plenary Site Plan Review. Demolish and reconstruct an existing clubhouse.
Action: Discussion RE: Public Hearing and Final Action.
Owner: Wild Acres, LLC (Lewis Chamberlain, Attar Engineering, Inc.)
Location: 179 Saco Avenue, MBL 315-3-1, in the GB-1/R2/CO Zones.

The item was withdrawn, as the appellant will resubmit new plans if necessary for their new proposal.

ITEM 2

Proposal: Conditional Use/Site Plan Review/Major Subdivision. Demolish 53 overnight cabins and replace with 53 seasonal dwelling units. Agent is BH2M, Bill Thompson.
Action: Conditional Use Approval, Preliminary Plan Approval, and Final Plan Determination of Completeness.
Owner: Bernie Saulnier (William Thompson, Agent)
Location: 180 Saco Avenue, MBL 208-1-1, in the GB-1 & R4 Zones.

Mr. Hinderliter explained this is a continuation. He referenced new material that was included in the packets. There has been a fair amount of work since the last workshop. I met with Mr. Urbanski with Stephanie from Wright Pierce and Les from BH2M. A number of changes that are shown now are due to that site walk. If you need around Mr. Urbanski's property.

ITEM 5: Discussion: Plenary Site Plan Review Determination of Completeness:

Reconstruction of the clubhouse formally known as the Old Spruce Lodge within the footprint of the existing structure, Wild Acres Resort, 179 Saco Avenue, MBL 208-3-2/315-3-1, in the Campground Overlay district. Agent: Lewis Chamberlain, Attar Engineering, Inc.

Mr. Nugent explained the replacement of the old Spruce Lodge building. This is a simple replacement of the structure. They are planning on using this for a small clubhouse type of thing and not the main Recreation Hall. Mr. Weinstein asked why this is coming to Planning Board. Mr. Nugent felt that the Campground Ordinance did not explicitly say that staff did not need to bring it to PB, so it seemed prudent to do so and give the abutters the ability to have input. Chairman Winch stated the board will determine this complete at the next meeting and will do a site walk at the July Workshop.

ITEM 4: Discussion: Amendments to the following sections of the zoning ordinance:

Chapter 78, Article I, Section 78-1, Article II, Section 78-34, 78-38, 78-68, 78-70, 78-94, 78-95, Article III, Section 78-142, Article IV, Section 78-212, 78-213, Article V, Section 78-246, 78-276, 78-302, 78-353, 78-354, 78-355, 78-376, 78-396, 78-397, 78-426, 78-427, 78-428, 78-429, Article VI, Section 78-686, Article VII, Section 78-1268, Article VIII, Section 78-1625, 78-1627, 78-1629, 78-1631.

Mr. Nugent stated he will do a presentation on this at the meeting Thursday.

ITEM 6: Conditional Use: Determination of Completeness; Set Public Hearing Date:

The addition of 20 feet to the existing radio antennae at The Town of Old Orchard Beach Fire Department at 136 Saco Avenue, MBL 207-3-8 in the GB-1 zone.

Mr. Nugent stated the town is going to asking the board to table this, as the town is not ready.

ADJOURNMENT at 7:05pm

Chair, Win Winch

I, Tori Geaumont, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of two (2) pages is a true copy of the original minutes of the Planning Board Site Walk and Workshop on July 7, 2011.

Tori Geaumont