

MINUTES
OLD ORCHARD BEACH PLANNING BOARD
Workshop – 6:00 p.m.
October 6, 2011 Council Chambers – Town Hall

CALL TO ORDER: 6:00 P.M.

APPROVAL OF MINUTES – 08-11-11, 09-08-11 – was not addressed at this meeting.

ITEM 1

Proposal: Site Plan Review Amendment: Construct a 32' x 40' building containing two rental units and associated parking
Action: Final Plan Consideration; Design Review Certificate Approval
Owner: Cascade Corp (Attar Engineering, Inc., Agent)
Location: 12 Foote St., MBL 205-19-11 (Seabreeze Motel), DD2 Zone

We have the revised plans and the plans address both the driveway location, some storm water issues, and the buffer. The driveway will no longer exit onto Foote Street. The driveway is now proposed to go through the parking lot and then onto Foote Street. – did not conform to ordinance. The outstanding items are:

1. Driveway – making sure we feel comfortable with the new location; the second drainage plan is clearer.
2. Buffering and screening – the privacy screening was a concern of the abutters refer to Findings of Fact. There is a condition that applies to the privacy and notes are on the plan.

After speaking with the abutter, replanting of trees is the only outstanding issues, and it will be discussed further on the 13th.

ITEM 2

Proposal: Conditional Use Application (Appeals from restrictions on nonconforming uses):
Re-establish 2-family use of existing building
Action: Determination of complete application, schedule site walk and public hearing
Owner: Robert Kirby
Location: 90 Union Ave, MBL: 314-17-2, R2 Zone

This property is located on Union Avenue near The Salvation Army. The house was a two-family, nonconforming because it is in the R2 Zone – which was vacated for more than two weeks and needs to go before the Planning Board to be reestablished as a two-family dwelling. There may be some minor interior and exterior changes made (improvements), but will basically

look the same. It is recommended that the Planning Board determine that it is complete and that we schedule a site walk and public hearing in November.

ITEM 3

Proposal: Conditional Use Application: Deck addition to single family residence
Action: Determination of complete application, schedule site walk and public hearing
Owner: George and Cynthia Kerr
Location: 206 East Grand Ave., MBL 202-3-10, RA/RBD Zone

Due to shoreland zoning changes, the Planning Board will become busier. There are new shoreland zoning boundaries and setbacks, which means that there will be a fair amount of nonconforming structures. When we have nonconforming structures and expansion of the same, our ordinance – have to go through our conditional use procedure. The Kerrs originally had a building permit for an addition and built everything planned except for their deck. The permit period lapsed and the shoreland zoning changed before the deck was built. The shoreland zoning information will be researched.

ITEM 4

Proposal: Private Way Application
Action: Review application, schedule site walk and public hearing
Owner: Matthew G. Chamberlin
Location: Homewood Boulevard, MBL 403-17-13, R5 Zone

This is not a typical request for a private way. This is a request for a private way to access one lot. Does the Applicant have a right, title, and interest to develop the road? The Town Ordinance gives guidance for two lots and above, but none for one lot. On paper, it is a recorded street. A public hearing is recommended.

ITEM 5

Proposal: Design Review Certificate: Demolition of Building
Action: Design Review Certificate Approval
Owner: Conrad Catalano (Blue Jay, Inc.)
Location: 10 East Grand Ave., MBL 306-5-4, DD1 Zone

This matter is subject to the Design Review Committee's proposal.

ITEM 6

Proposal: Design Review Certificate: Pool Replacement
Action: Design Review Certificate Approval
Owner: Lafayette Old Orchard, LLC
Location: Beach Street, MBL 313-5-1, DD2 Zone

Administrative site plan review. Design Review Committee approved with a few conditions.

GOOD & WELFARE

1. Present Hid'n Pines Performance Guarantee sign-off

This matter has been settled.

2. Sign Summerwinds FOF in presence of Notary

The Findings of Fact will be signed by the parties in the presence of a notary at the October 13, 2011 meeting.

ADJOURNMENT: 6:59 P.M.

WINTHROP WINCH, CHAIRMAN

I, Valdine Helstrom, Secretary 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 Workshop on, October 6, 2011.

Valdine L. Helstrom