

**TOWN OF OLD ORCHARD BEACH  
PLANNING BOARD SITEWALK/WORKSHOP MEETING MINUTES  
July 5, 2012**

<p><b>SITE WALK : 6:00 p.m.</b> Edith Libby Memorial Library <b>WORKSHOP MEETING: 7:00 p.m.</b></p>	
<p><b>Roll Call:</b> Chairman Win Winch, Eber Weinstein. <b>Staff Present:</b> Jeffery Hinderliter, Town Planner Valdine Helstrom, Administrative Assistant.</p>	
<p><b><u>SITE WALK</u></b>          Proposal: Site Plan Review: Edith Libby Memorial Library Addition/Parking Expansion/Site Work (All work associated with Bond Project)          Owner: Town of Old Orchard Beach          Location: 27 Staples St., MBL: 206-27-1</p> <p>Chairman Win Winch, Eber Weinstein and Jeffrey Hinderliter attended the site walk at the Edith Libby Memorial Library.</p>	
<p><b><u>ITEM 1</u></b>          Proposal: 44 single family residential lot cluster subdivision          Action: Continue discussion; Schedule final review          Owner: Beachmont Land Development LLC          Location: 200 Portland Ave, MBL: 103-1-30</p> <p>Jeffrey Hinderliter informed the Board Members that we are currently waiting for the applicant's responses to the Town Engineer and the Public Works Director on a few issues. It was suggested to hold a public hearing and determine whether the applicant feels that they will be ready to schedule a final review in August.</p>	
<p><b><u>ITEM 2</u></b>          Proposal: Site Plan Review: Edith Libby Memorial Library Addition/Parking Expansion/Site Work (all work associated with Bond Project)          Action: Continue discussion; Schedule final review          Owner: Town of Old Orchard Beach          Location: 27 Staples St., MBL: 206-27-1</p> <p>Jeffrey Hinderliter stated that the library is currently working on an updated plan to provide answers to the review criteria to address items that needed further information on their application. It was also suggested that a public hearing be held and be ready to schedule a final review in August.</p>	
<p><b><u>ITEM 3</u></b>          Proposal: Establish a preschool and child learning center within an existing commercial building          Action: Continue discussion          Owner: Winter Assisted Care LLC (Applicant: Candi and Richard Ireland)          Location: 1 Granny Smith Court (Suite 2), MBL: 107-3-1</p>	

<p>Jeffrey Hinderliter informed the Board Members that we are still waiting on the Attorney’s response in regards to this item. Mr. Hinderliter has a good feeling that it is not going to be permissible as a “<i>Child Care Facility</i>”. If it can be permissible as a “<i>Private School</i>”, it could possibly move forward. The Attorney’s that we are working with are Rob Crawford and Phil Saucier from Bernstein and Shur Law Firm.</p>	
<p><b><u>ITEM 4</u></b>          Proposal: Appeals from restriction on non-conforming uses: Reopening of 12 seasonal cottages          Action: Final Review          Owner: GSB Corporation (Shai Property Management)          Location: 141 Saco Ave; MBL: 311-1-10</p> <p>Mr. Hinderliter stated that he has seen the first sign of anything being done at this site which is getting the lawn mowed. Mr. Hinderliter stated that the Planning Board asked for an application but there was no specific application for a non-conforming use application so we had him fill out a Miscellaneous Appeals Application which is very similar to non-conforming. The applicant has filled out the application and has amended the site plan so that the Planning Board can act on it. Jeffrey Hinderliter is recommending a condition that it remains seasonal. This would be from May 1st to November 1st.</p>	
<p><b><u>ITEM 5</u></b>          Proposal: Design Review Certificate: Paint and Re-Shingle Roof          Action: Design Review Certificate Approval          Owner: Jeffrey Thompson          Location: 26 Staples St., MBL: 206-31-15, DD1 Zone</p> <p>This is a Design Review Committee Certificate Approval item. He is just looking to paint and re-shingle the roof.</p>	
<p><b><u>ITEM 6</u></b>          Proposal: Shoreland Zoning Ordinance Amendment          Action: Schedule Public Hearing for 9 August 2012 Meeting          Applicant: Town of Old Orchard Beach</p> <p>Jeffrey Hinderliter informed the Board that a public hearing is scheduled on August 9, 2012 for a Shoreland Zoning Ordinance Amendment. Jeffrey Hinderliter stated that when this was adopted last year, the town adopted DEP’s order letter. Mr. Hinderliter informed the Board Members that when you create a Shoreland Zoning Ordinance, you send it to DEP. Then DEP often sends an order letter back saying that they can or cannot approve it. Sometimes they have conditions such as other language changes. So what the town apparently did was that they adopted that order letter and inserted it into the ordinance. A lot of that order letter has nothing to do with an ordinance, but it has standards in that order letter that has everything to do with Shoreland Zoning. Those standards should be removed from that letter and put in the appropriate place in the ordinance. No amendment, no change to the language. This would consist of simply taking the ordinance language out of that letter and putting it in its appropriate place in the ordinance.</p>	

ADJOURNMENT WINTHROP WINCH, CHAIRMAN	
Meeting adjourned at 7:30 pm	<b>Adjournment</b>

*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) is a true copy of the original minutes of the Planning Board Workshop Meeting of July 5, 2012.*

*Valdine J. Helstrom*