

PUBLIC HEARING PLANNING BOARD MEETING MINUTES
Thursday, December 12, 2013

Call to Order at 7:05 pm	Call to Order
Pledge to the Flag	
Roll Call: Carl D'Agostino, Win Winch, Mark Koenigs. Absent: David Darling, Chair Eber Weinstein, Mike Fortunato Staff: Jeffery Hinderliter; Town Planner.	
<p>APPROVAL OF MINUTES from 11/7/13, 11/14/13</p> <p>Win Winch made a motion to approve the November 7, 2013 workshop meeting minutes, seconded by Mark Koenigs.</p>	<p style="text-align: center;">MINUTES</p> <p style="text-align: center;">Motion</p> <p style="text-align: center;">Vote (3-0)</p>
<p><u>ITEM 1</u> Proposal: Conditional Use, Site Plan, Subdivision Amendment: Revise building 5 from 6 units to 3 units; Revise building 3 from 6 units and construct three buildings with two buildings containing 2 units in each and one building containing 3 units. Over-55 residential condominiums- 10 total units.</p> <p>Action: Determination of Completeness, Schedule Public Hearing and Site Walk</p> <p>Owner: CHA Builders, LLC.</p> <p>Location: Emerson Cummings Boulevard and McCallum Drive (Cider Hill), MBL: 107-3-1</p> <p>Previously the Planning Board approved a change of use, but no physical changes to the site.</p> <p>There were 2 buildings (3 & 5) that were approved for business use. 6 units in each building. With the revised proposal the unit count will go from 6 to 3 units.</p> <p>Jeffrey Hinderliter expressed concern that these are in locations where there could be additional impervious surface in locations when possible drainage patterns weren't considered at the time of the original approval.</p> <p>Mr. Hinderliter agreed that this proposal is more consistent with what is in Cider Hill. It is a good concept. He wants to make sure that the stormwater issues are appropriately resolved. Another concern that Mr. Hinderliter has is the type and location of the impervious surface is changing. He recommends forwarding this to our Town Engineer and be in contact with DEP.</p> <p>Win Winch made a motion to determine the application complete. Seconded by Mark Koenigs.</p> <p>Jeffrey Hinderliter will forward the application information to our Town Engineer and will ask the applicant to contact DEP and provide a response to us.</p>	<p style="text-align: center;"><u>ITEM 1</u></p> <p style="text-align: center;">MOTION</p>

<p>Jeffrey Hinderliter called for the vote:</p> <p>Mark Koenigs – Yes Win Winch – Yes Vice Chair D’Agostino – Yes</p> <p>The public hearing for this item will be held at the next Planning Board meeting on January 9, 2014.</p>	<p>Vote</p> <p>(3-0)</p>
<p><u>ITEM 2</u></p> <p>Proposal: Demolish building and replace within same footprint (Beach Lobster & Farmstand).</p> <p>Action: Certificate of Appropriateness</p> <p>Owner: Viola Margarones</p> <p>Location: 33 Saco Ave. MBL: 206-27-11, DD2</p> <p>Chair D’Agostino explained to the Board Members that this had gone through the Design Review Committee on December 2, 2013 and they voted to bring it before the Planning Board to issue a Certificate of Appropriateness.</p> <p>Mr. D’Agostino also explained that because the building will not be going through any major change, it does not meet the 7 criteria of the Design Review. However to change this building in order to meet the Design Review criteria ordinance, it is not necessarily in the best interest of the neighborhood or the community because of the character of the neighborhood. The only change that they will be making is instead of putting T-111 the siding will be a high grade vinyl. Adam and Carl Goodwin are the contractors.</p> <p>Win Winch made a motion to issue a Certificate of Appropriateness to Beach Lobster and Farmstand, 33 Saco Avenue, MBL 2056-27-11. Seconded by Mark Koenigs.</p> <p>Jeffrey Hinderliter called for the vote:</p> <p>Mark Koenigs – Yes Win Winch – Yes Vice Chair D’Agostino – Yes</p>	<p><u>ITEM 2</u></p> <p><u>MOTION</u></p> <p><u>VOTE</u></p> <p><u>(3-0)</u></p>

<p><u>ITEM 3</u> Proposal: Remove roof and add second floor to front building; Add 2 car attached garage and expand second floor to rear building; New siding and windows; Remove storage shed. Action: Certificate of Appropriateness Owner: James & Alexandra Vorias Location: 37 East Grand Ave., MBL: 305-3-5, DD2</p> <p>Chair D’Agostino informed the Planning Board Members that the Design Review Committee met on December 2, 2013 to discuss this item and determined that they needed more information from the applicant.</p> <p>The Design Review Committee voted to table this item until the applicant can bring in a more detailed package of what they are proposing to do and what materials they will be using. The Design Review Committee agreed that any refurbishing of the building would definitely be an enhancement to that neighborhood.</p> <p>Mark Koenigs made a motion to table this item, seconded by Win Winch.</p>	<p><u>ITEM 3</u></p>
<p>GOOD & WELFARE</p> <p>Jeffrey Hinderliter brought the Board Members up to date on the FEMA Flood Plain Maps.</p> <p>Mr. Hinderliter along with members of the Assessing Department built a website to get the most updated FEMA information on our website.</p> <p>Mr. Hinderliter also informed the Board Members that the Comprehensive Plan Committee will become deeply involved with our Future Land Use Plan. If the Planning Board Members can primarily look at the ordinances that we use (Subdivision-Site Plan Review-Conditional Use) and out of their own experiences, to think of what has happened in the past and what could change in the future would be a great help to the Comprehensive Plan Committee.</p> <p>ADJOURNMENT EBER WEINSTEIN, CHAIRMAN</p>	
<p>Meeting adjourned at 7:35 pm</p>	<p>Adjournment</p>

I, Valdine Camire, 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 Meeting of December 12, 2013.

Valdine Camire