

**TOWN OF OLD ORCHARD BEACH  
 PLANNING BOARD MEETING MINUTES  
 TOWN COUNCIL CHAMBERS  
 Thursday, August 8, 2013**

<b>Call to Order at 7:02 pm</b>	<b>Call to Order</b>
<b>Pledge to the Flag</b>	
<b>Roll Call:</b> Chair, Eber Weinstein, Carl D’Agostino, Win Winch, Mark Koenigs. <b>Absent:</b> David Darling, Michael Fortunato. <b>Staff:</b> Jeffery Hinderliter, Town Planner Valdine Helstrom, Administrative Assistant.	
<p><b><u>APPROVAL OF MINUTES:</u></b> 4/4/13, 5/9/13, 6/6/13, 6/13/13</p> <p>Win Winch moved to approve the April 4, 2013 workshop meeting minutes with one change: Win Winch was in attendance at that meeting. Seconded by Carl D’Agostino.</p> <p>Win Winch moved to approve the May 9, 2013 regular meeting minutes, seconded by Carl D’Agostino.</p> <p>There was no meeting on June 6, 2013.</p> <p>Win Winch moved to approve the June 13, 2013 regular meeting minutes, seconded by Carl D’Agostino with a couple of minor changes from Mark Koenigs:</p> <p>Approval of meeting minutes for May, it should read May 9<sup>th</sup>, not <del>May 5<sup>th</sup></del>.</p> <p>And also on page 3, the last sentence in Good and Welfare, <del>with</del> should be changed to will.</p> <p>Eber Weinstein abstained because he wasn’t in attendance.</p>	<p><b><u>MINUTES</u></b></p> <p><b>Motion</b></p> <p><b>Vote</b> <b>(3-0)</b></p> <p><b>Motion</b></p> <p><b>Vote</b> <b>(3-0)</b></p> <p><b>Motion</b></p> <p><b>Vote</b> <b>(3-0-1)</b></p>
<p><b><u>ITEM 1</u></b></p> <p><b>Proposal:</b> Conditional Use, Site Plan, Subdivision Amendment: Revise buildings 3 and 5 from professional office space to Over-55 residential condominiums containing 6 units each (12 unit’s total).</p> <p><b>Action:</b> Determination of Completeness, Schedule Public Hearing and Site Walk</p> <p><b>Owner:</b> CHA Builders, LLC.</p> <p><b>Location:</b> Emerson Cummings Boulevard and McCallum Drive (Cider Hill), MBL: 107-3-1</p>	<p><b><u>ITEM 1</u></b></p>

<p>Jeffrey Hinderliter brought the Board Members up to date on this project. This proposal is simply a change of use from office space to restricted housing, congregate care and office space. Cider Hill was originally approved during 2002 as a project that contained age restricted housing. The phase associated with this proposal was approved during 2004 as office space and a large congregate care building. The changes for this proposal only include a change of use from the approved office buildings (3 and 5, northern corner of the proposed plan) to 12 units (6 per building) of age restricted housing.</p> <p>Mr. Hinderliter recommend the Planning Board determine the subdivision, site plan review and conditional use amendment application is complete as submitted, a public hearing and site walk.</p> <p>Mark Koenigs made a motion to determine the application complete. Seconded by Win Winch.</p> <p>Jeffrey Hinderliter called for the vote:</p> <p>Carl D'Agostino – Yes  Win Winch – Yes  Mark Koenigs – Yes  Eber Weinstein – Abstained.</p> <p>Public Hearing scheduled for September 12, 2013 at the next regular Planning Board Meeting.  The site walk scheduled for September 5, 2013 at 5:30 pm.</p>	<p><b>Motion</b></p> <p><b>Vote</b> <b>(3-0-1)</b></p>
<p><b><u>ITEM 2</u></b>  <b>Proposal: Subdivision Amendment: Reduce impervious surface</b>  <b>Action: Rule on Amendment</b>  <b>Owner: Saland Development</b>  <b>Location: 56 Ross Rd., MBL: 103-1-5 (Settler's Ridge)</b></p> <p>Jeffrey Hinderliter brought the board up to date on this proposal. This proposal involves the reduction of 4,000 sq.ft. of impervious surface. The owner is also adjusting some of the parking and building locations.  They are adding parking so it is now in conformance with how it was originally approved. They will also be in conformance with ADA accessibility for increasing the number of handicapped accessibility parking spaces.  Jeffrey spoke with the engineers and the storm water drainage plan is not being changed.</p> <p>Carl D'Agostino made a motion to approve the subdivision amendment to Settlers Ridge to reduce the impervious surface at 56 Ross Road, MBL 103-1-5. So moved by Win Winch.</p> <p>Jeffrey Hinderliter called for the vote:</p> <p>Carl D'Agostino – Yes  Win Winch – Yes  Mark Koenigs – Yes  Eber Weinstein – Abstained.</p>	<p><b><u>ITEM 2</u></b></p> <p><b>Motion</b></p> <p><b>Vote</b> <b>(3-0-1)</b></p>

<p><b><u>ITEM 3</u></b>  <b>Proposal:</b>      <b>Zoning District Amendment: Expand the Campground Overlay District over a single parcel zoned R-1</b>  <b>Action:</b>        <b>Discussion and set public hearing</b>  <b>Owner:</b>        <b>Pacy LLC</b>  <b>Location:</b>     <b>9-11 St. John St., MBL: 206-26-7 (Ne're Beach Campground)</b></p> <p>Jeffrey Hinderliter informed the board members that owner Alan Weinstein approached him about a building that was a run down and dangerous structure and talked about what he could do with this. He and Mr. Hinderliter decided that the best option was to extend his campground into that area. This area was right on the edge of the campground overlay district. .23 of an acre.  Mr. Weinstein came to Mr. Hinderliter with a proposal to remove that structure, add landscaping and ad some park models into that park if he qualified under administrative site plan, which Mr. Hinderliter approved.  This proposal is basically to extend the campground overlay district that currently exists for Ne're Beach Campground to an additional .23 acre lot.  Mr. Hinderliter recommended scheduling a public hearing.</p> <p>Win Winch made a motion to schedule a public hearing for our next regular meeting which will be held on September 12, 2013 and a site walk scheduled for September 5, 2013 at 5:45 pm.  Seconded by Mark Koenigs.</p> <p>Eber Weinstein abstained.</p>	<p><b><u>ITEM 3</u></b></p> <p><b>Motion</b>  <b>(3-0-1)</b></p>
<p><b><u>ITEM 4</u></b>  <b>Proposal:</b>      <b>Zoning District Amendment: Expand the Campground Overlay District over a single parcel zoned GB-1</b>  <b>Action:</b>        <b>Discussion and set public hearing</b>  <b>Owner:</b>        <b>RBD Inc.</b>  <b>Location:</b>     <b>17 Ocean Park Rd., MBL: 210-10-4 (OOB Campground)</b></p> <p>Jeffrey Hinderliter applauded the existing properties in Old Orchard Beach that are being improved with the efforts in investments that people are making including the OOB Campground which has been a fantastic project. The OOB Campground is in both Old Orchard Beach and continues into Saco.</p> <p>Last year, Mike Daigle approached Mr. Hinderliter and discussed his desire to improve his property, the OOB Campground. The 1<sup>st</sup> phase of this project was to approve the access to the site and secured his site with MDOT to get the curb cut and to make it an attractive entrance to town.</p> <p>The OOB Campground has a parcel (where the former Vacancy Pub was) which is currently zoned GB-1 and is not in the campground overlay district. What they have done so far is conformed to the GB-1 district but they would like to do some things with the OOB side of the campground that extend into this parcel. Mr. Daigle would like to extend the existing Campground Overlay District to a 1 acre lot.</p> <p>OOB Campground is nearing completion with the 1<sup>st</sup> phase of the project and preparing to begin his</p>	<p><b><u>ITEM 4</u></b></p>

<p>next phase of his vision which include some significant improvements.</p> <p>Once the Planning Board holds a public hearing and provides a recommendation to the council, it then goes through the council's procedure. If the campground overlay district is approved, the OOB Campground proposal would require some sort of Planning Board consideration.</p> <p>Mark Koenigs made a motion to set the public hearing for September 12, 2013 and hold a site walk for September 5, 2013 at 5:15 pm. Seconded by Win Winch.</p>	<p><b>Motion</b></p> <p><b>(4-0)</b></p>
<p><b><u>GOOD &amp; WELFARE:</u></b></p> <p>Mark Koenigs informed the Board Members and the public that the Conservation Commission's Trail Subcommittee is putting out RFP's for engineering services for some design aspects of the trail.</p> <p>Jeffrey Hinderliter mentioned that the Comprehensive Plan Committee is closing in on the first complete revision of the first draft of the Comprehensive Plan. One of the critical parts of the Comprehensive Plan is the Future Land Use Plan which deals with zoning ordinances to see what is working and what is not working, what may need changes, etc.</p> <p>Mr. Hinderliter would like for the Planning Board to take an active roll with this and begin to think about projects/proposals that they may have seen over the years. Drive around town and begin to think about what might need adjustments and what we can do better.</p> <p>John Bird mentioned that he would like to commend Settler's Ridge, 56 Ross Road proposal to reduce impervious surface.</p>	
<p><b><u>ADJOURNMENT:</u></b></p> <p>There being no further information to discuss, Win Winch moved to adjourn, seconded by Mark Koenigs.</p> <p>Unanimous.</p>	<p><b>Motion</b></p> <p><b>Vote</b></p> <p><b>(4-0)</b></p>
<p>EBER WEINSTEIN, CHAIRMAN</p>	
<p>Meeting adjourned at 7:35 pm</p>	<p><b>Adjournment</b></p>

*I, Valdine Helstrom, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of Four (4) pages is a true copy of the original minutes of the Planning Board Meeting of August 8, 2013.*

*Valdine L. Helstrom*