

PUBLIC HEARING PLANNING BOARD MEETING MINUTES
Thursday, November 14, 2013

Call to Order at 7:00 pm	Call to Order
Pledge to the Flag	
Roll Call: Carl D’Agostino, Win Winch, Mike Fortunato, Mark Koenigs, Chair Eber Weinstein. Absent: David Darling. Staff: Jeffery Hinderliter; Town Planner, Valdine Camire; Administrative Assistant.	
<p>APPROVAL OF MINUTES from 10-10-13</p> <p>Win Winch made a motion to approve the October 10, 2013 meeting minutes, seconded by Mike Fortunato.</p> <p>Vote: Mike Fortunato – Yes Mark Koenigs – Abstain (was absent at the 10-10-13 meeting) Win Winch – Yes Carl D’Agostino – Yes Chair Weinstein - Yes</p>	<p>MINUTES</p> <p>Motion</p> <p>Vote (4-0-1)</p>
<p><u>ITEM 1</u></p> <p>Proposal: Site Plan Review, Shoreland Zoning: Remove single-family dwelling & garage; construct new building for 3-unit lodging use</p> <p>Action: Update; Final Review</p> <p>Owner: Friendship Motor Inn, Inc.</p> <p>Location: 25 Puffin St., MBL: 302-6-9</p> <p>Bill Thompson from BH2M Engineers introduced himself along with John Donovan, owner/applicant for the Friendship Motor Inn.</p> <p>They are here requesting final review along with the changes to the project that was discussed at the November 5, 2013 meeting.</p> <p>It will now be a 2-unit lodging, the bottom level will be storage/mechanical, the second floor will be a 2 bedroom unit, the 3rd and 4th levels of the building will be combined to be a single unit. There will be 3 bedrooms in total. This will now accommodate 4 parking spaces which will meet the requirements of the zoning. All of the parking will be on site.</p> <p>The building will be designed with central air conditioning. Enclosed staircase in the back of the building. There will be one entrance light on and it will be on a motion sensor and they will be down facing.</p> <p>Will have a walk thru gate between Puffin Street and the Friendship Motel which will promote the interaction between the two sites. The architect worked on the building to break up the solid wall look and will create a nicer unit. They will also add motion sensor lights to the 32 Puffin Street property. With these changes they are requesting final approval to allow Mr. Donovan to move forward.</p>	<p><u>ITEM 1</u></p>

<p>Mr. D’Agostino asked with regards to the overflow parking to the individuals who are going to be renting at 25 Puffin if they do have more cars then the 4 spots allow that they will be asked to park at the motel. Mr. Thompson informed them that they would be instructed to park at the Friendship Motel. Mr. Donovan also informed the Board Members that they will eliminate the golf cart.</p> <p>Mr. Hinderliter asked if the applicants could guarantee that the central air conditioning units and the exterior lighting will be done within a reasonable time. Mr. Donovan agreed to put this in writing. Mr. Donovan also stated that the parking will be monitored.</p> <p>Mr. Thompson stated that they still have to get the back dune permit from DEP which has been started. They are just waiting for the final details of the well. Should the Board chose to approve this and if there are any changes to that site plan that they will come back to the Board with these changes.</p> <p>Mr. D’Agostino made a motion to approve the final review package for 25 Puffin Street, MBL: 302-6-9 with one condition that the approval is conditional upon the receipt of the back dune permit from the DEP, seconded by Win Winch.</p> <p>Jeffrey Hinderliter called for the vote:</p> <p>Mr. Koenigs – Yes Mr. Fortunato – Yes Mr. D’Agostino – Yes Mr. Winch – Yes Chair Weinstein – Yes.</p> <p>Unanimous.</p>	<p>Motion</p> <p>Vote</p> <p>(5-0)</p>
<p><u>ITEM 2</u> Proposal: 53 seasonal dwelling units: Change from seasonal use to year-round use Action: Update; Final Review Owner: Bernie Saulnier Location: 180 Saco Ave., MBL: 208-1-1, in the GB-1 & R4 Zone</p> <p>Bill Thompson, BH2M Engineering, Bernie Saulnier and David Melevsky, President of Go Green Landscaping, Inc. introduced themselves to the Board Members.</p> <p>They have met with Stephanie Hubbard from Wright Pierce and she was comfortable with the design. Her primary concerns were the snow and ice maintenance removal.</p> <p>Mr. Hinderliter read a list of conditions (that are incorporated in the motion below) which will ensure that the project will be properly maintained for the life of the project and meet the towns and Ms. Hubbard’s requirements and protect the property owners of Summerwinds.</p>	<p><u>ITEM 2</u></p>

<p>timeframe that is set by FEMA. We have 90 days. There is also a Flood Plain Affordability Act that has been forwarded to the town by Senator Susan Collins's office where the town is going to provide comments. This is basically for insurance rates.</p> <p>We are going to have our full time Code Enforcement Officer, Dan Feeney, starting on the 25th of November.</p> <p>Mark Koenigs stated that there are still openings for those who may want to serve on the Planning Board as an alternate.</p> <p>Mr. Koenigs also mentioned that the Eastern Trail Connector project is still slowly going forward. Received a survey bid from BH2M Engineers to do surveying of the trails School Street extension portion covered with the recycled asphalt and the crossing over the ditch at the end of Pond view. Want to design a retaining wall where they can have the trail next to the edge of the road and the cart path at the 15th hole.</p> <p>Mr. Hinderliter gave a review of the Comprehensive Plans status. The next Comprehensive Plan will be held on December 9, 2013. The projects first draft will be released in the winter of 2014. We will have workshops for public sessions for comment. We are working within the States criteria to have this accepted in 2014.</p> <p>ADJOURNMENT EBER WEINSTEIN, CHAIRMAN</p>	
Meeting adjourned at 8:13 pm	Adjournment

I, Valdine Camire, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of Four (4) is a true copy of the original minutes of the Planning Board Meeting of November 14, 2013.

Valdine Camire