

TOWN OF OLD ORCHARD BEACH
PLANNING BOARD WORKSHOP MEETING MINUTES
POLICE DEPARTMENT COMMUNITY ROOM
Thursday, April 4, 2013
6:30 p.m.

Call to Order at 6:30 pm	Call to Order
Pledge to the Flag	
Roll Call: Carl D'Agostino, Eber Weinstein, Mark Koenigs, Win Winch. Absent: David Darling Staff: Jeffery Hinderliter, Town Planner Valdine Helstrom, Administrative Assistant.	
APPROVAL OF MINUTES –12/13/12, 1/10/13, 3/14/13	
<p><u>PUBLIC HEARING</u></p> <p><u>ITEM 1</u> Proposal: Site Plan Amendment and Conditional Use: Add 22 seasonal camp sites Owner: Seacoast RV Resort, LLC Location: 1 Seacoast Lane, MBL: 102-3-5</p> <p>Jeffrey Hinderliter mentioned that we will have an update on the site walk report at the next regular meeting. We will also have a public hearing on this agenda item at the next meeting.</p> <p>Mr. Hinderliter informed the Board Members that they have new material and a revised application in their packets that has been submitted by Seacoast RV in response to the Planning Board's comments from the previous meeting.</p> <p>Mr. Hinderliter agrees that this is pretty straight forward proposal.</p>	<p style="text-align: center;"><u>PUBLIC HEARING</u></p> <p style="text-align: center;"><u>ITEM 1</u></p>
<p><u>REGULAR MEETING</u></p> <p><u>ITEM 2</u> Proposal: Site Plan Amendment and Conditional Use: Add 22 seasonal camp sites Action: Site Walk Report, Applicant Update, Schedule Final Review Owner: Seacoast RV Resort, LLC Location: 1 Seacoast Lane, MBL: 102-3-5</p>	<p style="text-align: center;"><u>REGULAR MEETING</u></p> <p style="text-align: center;"><u>ITEM 2</u></p>
<p><u>ITEM 3</u> Proposal: Major Subdivision: 11-lot residential subdivision (Hole 16 Subdivision) Action: Applicant Update, Schedule Final Review Owner: Dominator Golf, LLC Location: Oakmont Dr. (Adjacent to hole 16 in Dunegrass), Map 105A, Lot 200</p>	<p style="text-align: center;"><u>ITEM 3</u></p>

<p><u>ITEM 4</u> Proposal: Hole 13 Subdivision Amendment: Adjust setbacks on approved plan Action: Rule on plan amendment; sign amended plans (if approved) Owner: Dominator Golf, LLC Location: Wild Dunes Way (Adjacent to hole 13 in Dunegrass), Map 105A, Lot 200</p> <p>This was a 4 lot subdivision and was approved in December. They are proposing to change the setbacks on the lots.</p> <p>The previously approved plan indicated that there were going to be approximately 10’- 15’ setbacks. The proposed amendment shows no setbacks to provide more flexibility. In the Mixed Use Development District the setbacks are not required.</p> <p>Jeffrey Hinderliter stated that this is a simple proposal and he is recommending that the Planning Board approve it.</p>	<p><u>ITEM 4</u></p>
<p><u>ITEM 5</u> Proposal: Pilgrim Place Subdivision Amendment: Development name change Action: Rule on plan name change; sign amended plans (if approved) Owner: KRE Properties, Inc. Location: Ross Rd./New Colony Dr., MBL: 103-1-47</p> <p>KRE Properties, Inc. is requesting to change the name from Pilgrims Place to Settlers Ridge. Jeffrey Hinderliter suggested that Chair Weinstein abstain from this vote but if we do not have a quorum, the Planning Board members will decide on whether he should abstain or not as his brother is the applicant.</p> <p>Mr. Hinderliter agreed that this is a very straight forward proposal and is recommending the Planning Board approve it.</p>	<p><u>ITEM 5</u></p>
<p><u>ITEM 6</u> Proposal: Sawgrass Subdivision Amendment: Approved 40 unit condo project modified into a 22 unit single family house lot project Action: Rule on plan amendment; sign amended plans (if approved) Owner: Sawgrass LLC Location: Wild Dunes Way (Dunegrass Sections J & L) Map 105A, Lot 1</p> <p>In 2007 and 2008 the Planning Board approved a 40 unit condo project at this location which was proposed by Suncor and was owned by Gary Salmacha but was never built.</p> <p>Sawgrass, LLC is now owned by Ronnie Boutet and he is proposing to modify that plan for a 20 unit single family house lot project.</p> <p>Carl D’Agostino suggested that at some point we should get a public accounting of where we are in reference to lots in this area, and we should also get a public accounting of the rules that were originally in place and if they are applicable now, and if they are not applicable now, we need some kind of interpretation on how we need to move forward with this.</p> <p>Mark Koenigs mentioned that there was a sidewalk there at one time but 5 years ago the public works took out the sidewalk because the road wasn’t wide enough, and we as a town didn’t put it back. Mr. Koenigs agreed that</p>	<p><u>ITEM 6</u></p>

we need to ask when is the town going to put the sidewalk back for the rest of the residents, and the people that are building new projects need to put in their frontage.	
<u>OTHER BUSINESS</u> GOOD & WELFARE ADJOURNMENT EBER WEINSTEIN, CHAIRMAN	
Meeting adjourned at 7:15 pm	Adjournment

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 Meeting of April 4, 2013.

Valdine L. Helstrom