

**PUBLIC HEARING PLANNING BOARD
MEETING MINUTES
Thursday, February 20, 2014**

Call to Order at 7:05 pm	Call to Order
Pledge to the Flag	
Roll Call: Carl D'Agostino, Win Winch, Chair Eber Weinstein, Mark Koenigs Absent: Mike Fortunato. Staff: Jeffery Hinderliter; Town Planner.	
<p>APPROVAL OF MINUTES –1/9/14</p> <p>Win Winch made a motion to approve the January 9, 2014 meeting minutes, seconded by Eber Weinstein. Mark Koenigs abstained as he was not at the January 9th meeting.</p>	<p style="text-align: center;"><u>MOTION</u></p> <p style="text-align: center;">VOTE</p> <p style="text-align: center;">(3-0-1)</p>
<p><u>ITEM 1</u></p> <p>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: Discussion and Decision</p> <p>Owner: CHA Builders, LLC.</p> <p>Location: Emerson Cummings Boulevard and McCallum Drive (Cider Hill), MBL: 107-3-1</p> <p>Chair D'Agostino informed the Board Members that the developer has not made a decision to proceed with this proposal.</p> <p>Win Winch made a motion to table this agenda item without prejudice, seconded by Mark Koenigs. Eber Weinstein abstained.</p>	<p style="text-align: center;"><u>ITEM 1</u></p> <p style="text-align: center;"><u>MOTION</u></p> <p style="text-align: center;">VOTE</p> <p style="text-align: center;">(3-0-1)</p>
<p><u>ITEM 2</u></p> <p>Proposal: Site Plan: 5,910 sq. ft. building expansion (Landry's Shop n' Save)</p> <p>Action: Determination of Completeness; Schedule Site Walk and Public Hearing</p> <p>Owner: BCL Cascade LLC, PRL Cascade LLC</p> <p>Location: 2 Cascade Road, MBL: 205-15-1</p> <p>Chair D'Agostino scheduled the sitewalk for Thursday, March 6, 2014 at 5:30 p.m. The public hearing will be held on Thursday, March 13, 2014 at 7:00 p.m. at the regular Planning Board Meeting.</p> <p>Tom Grier from Pinkham and Grier introduced himself to the Board Members. Also present was Owner Paul Landry, Mark Burns and Steve Fraser from Foreside Architects.</p>	<p style="text-align: center;"><u>ITEM 2</u></p>

Mr. Grier gave the Board Members a brief overview:

They will tie the 2 buildings and make 1 complete building.
They will be eliminating the drive thru bank between the two buildings.
They will change the entrance to the building as well as renovating the store and the facade.
The inside of the store will get fully renovated with new cash registers, more freezer doors and there will be a bigger area to stockpile products in the back.
The store itself will accommodate more goods for year round residents.
They have put together a site plan and are asking for 1 waiver which is the boundary line waiver.
Mr. Grier stated that they feel very comfortable that this is accurate based on D.O.T. right of way plans.
They will be adding a second loading dock in the back of the building reducing some of the truck traffic in the neighborhood.
They will be relocating the propane tank as well as the dumpster.
The utilities will stay the same except for the waterline. As part of the upgrade, the store will be putting in a full sprinkler system.
They have a landscape architect planning the landscape across the front of the building.
They will be making little change to the impervious surface. As far as the drainage calculation, both the building and the pavement have the same run off curve (98) so that the drainage from the site comes out the same.
Currently all slopes to the catch basin are in front of the building.
they will change the roof line so that it slopes in the back. The drainage will continue to go to the same location that the pavement goes in. They will use downspouts and it will discharge out back into a catch basin.
They will be replacing the canopy lights.

Overall it will be a great improvement.
They are looking to start construction as soon as they can.

Win Winch asked about the shrubs being beat down by the snowplow.
Mr. Grier assured the Board Members that the shrubs that they are very hardy and my need some trimming in the spring but overall they have a pretty good density of the shrubs to make it a cleaner looking piece.

In regards to the boundary line waiver Eber Weinstein asked if they had an original stamped boundary.
Mr. Grier stated that there was never an original stamped boundary. What they had was a right of way across the front of the building and the original site plan by the architect that had boundary lines but had no dimensions.
Mr. Weinstein stated that since the boundary line is relatively close, he would like to have a licensed engineer look at this and state that there is no problem from a legal perspective.
Mr. Grier stated that if this is the wishes of the board that he will make it happen.

Mr. Weinstein would also like for the town engineer look at the run off in the street in the back of the building where it will flow to the catch basin there.

Carl D'Agostino asked if they could produce a drive line study for tractor trailers into both bays.
Mr. Grier agreed to do this.
Chair D'Agostino stated that he would also like to see the Dumpsters screened in.

Mark Koenigs agreed that it would be a good idea to have Bill Robertson, the Public Works Director and the Town Engineer look over the survey boundaries and the Catch Basins.

Mark Koenigs also questioned whether they should still have the two entrances to the store for safety reasons.

<p>Mr. Grier said that they had thought about that but it would get too congested.</p> <p>Win Winch moved to determine the Application complete, seconded by Mark Koenigs.</p> <p><u>Jeffery Hinderliter called for the vote:</u></p> <p>Mark Koenigs – Yes Eber Weinstein – Yes Win Winch – Yes Chair D’Agostino – Yes</p>	<p><u>MOTION</u></p> <p><u>VOTE</u></p> <p>(4-0)</p>
<p><u>ITEM 3</u></p> <p>Proposal: Construction of indoor/outdoor cafe Action: Certificate of Appropriateness Applicant: Slyders LLC (Mike Paul) Location: 16 Old Orchard St., MBL: 205-5-5, DD1</p> <p>Chair D’Agostino reclused himself from voting on this proposal as he has a vested interest in this project. Slyders will be an outdoor café and the nature as of today is completely gravel. It is the owner’s intension to make the whole lot 100% impervious by putting in a 4” reinforced concrete slab.</p> <p>As far as drainage, the natural slope of the lot will not be altered and it does drain into a catch basin which is located in the vacant lot right next to it. Mr. Paul indicated that the pitch of the lot will continue that run off of surface water into that catch basin.</p> <p>Slyders will have free popcorn on weekends to reinforce the baseball park theme. Mike Paul anticipates excavation as soon as he gets the approval for the Certificate of Appropriateness.</p> <p>Win Winch made a motion to approve the issuance of a Certificate of Appropriateness for Slyders, 16 Old Orchard Street with a condition that the Town Engineer reviews the concept and agrees that there are no problems with the drainage issues. Seconded by Eber Weinstein.</p> <p>Mark Koenigs was curious that since this structure will be physically there year round, is there some sort of standard that if the building gets run down that things are fixed by the owner? Jeffrey Hinderliter stated that if we observe any deterioration, then we can address the owner on these issues. Mr. Hinderliter added that he has a lot of confidence in the owner and knows that he will address these issues if need be.</p> <p><u>Jeffery Hinderliter called for the vote:</u></p> <p>Mark Koenigs – Yes Eber Weinstein – Yes Win Winch – Yes Chair D’Agostino – Abstained</p>	<p><u>ITEM 3</u></p> <p><u>MOTION</u></p> <p><u>VOTE</u></p> <p>(3-0-1)</p>
<p><u>ITEM 4</u></p> <p>Discussion concerning future development and sewer pump stations (to be scheduled for March)</p> <p>Mr. Hinderliter stated that this will be discussed at a future time.</p>	<p><u>ITEM 4</u></p>

**OTHER BUSINESS
GOOD & WELFARE**

Mark Koenigs asked about the status of the Comprehensive Plan.

Mr. Hinderliter informed the Board Members that the next Comprehensive Meeting will be held on February 25, 2014 and will wrap up all 12 sections of the Inventory & Analysis at that meeting. Along with the Inventory and Analysis, we have 5 of the supplemental Goals, Policies & Strategies left. We have completed 7.

We are still looking at a 1st completed draft by late Winter of this year or Spring of 2015.

Win Winch asked about Summerwinds conditions for year round occupancy.

Mr. Hinderliter stated that he has been in touch with the owners and they had 2 primary conditions to go year round.

The first condition has been met: *(The roads that are part of the Summerwinds location at 180 Saco Avenue remain private roads in perpetuity).*

Mr. Hinderliter is still working with them to comply with the second condition *(Formal ice and snow maintenance plan)*. If we cannot go forward with this, then occupancy permits will be tough to get.

Win Winch also asked about update on the Cherry Hills pump station.

Mr. Hinderliter has talked to the parties that are involved with the development in Cherry Hills and are working towards getting the pump station going.

There have been talks with Town Staff, Town Engineers and the Developers as to how we can make that system that could be capable of being accepted by the town.

ADJOURNMENT
CARL D'AGOSTINO, CHAIRMAN

Meeting adjourned at 8:12 pm

Adjournment

I, Valdine Camire, Administrative Assistant 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 February 20, 2014.

