

**PUBLIC HEARING PLANNING BOARD
WORKSHOP
MEETING MINUTES
Thursday, June 5, 2014
Town Council Chambers
6:00 pm**

Call to Order at 6:00 pm	Call to Order
Pledge to the Flag	
Roll Call: Mark Koenigs, Mike Fortunato, Win Winch. Absent: Eber Weinstein Staff: Jeffery Hinderliter; Town Planner, Valdine Camire, Administrative Assistant.	
No action will be taken on Workshop items until the 6/12/14 regular meeting.	
<u>Continuation of Public Hearing (To be held on 12 June 2014, 7:00 PM)</u>	
<p><u>ITEM 1</u></p> <p>Proposal: Site Plan: Removal of existing building and construction of a three story retail and residential 10,976 sq. ft. building</p> <p>Owner: The Harrisburg Group</p> <p>Location: 11 East Grand, MBL: 306-3-3</p> <p>Mr. Harrisburg’s architect was at the Design Review Meeting on June 2, 2014 and the DRC requested a number of items. So the DRC application was tabled until the July meeting. If those items are addressed, Mr. Hinderliter thinks there will be a positive recommendation to the Planning Board. There will be a continuation of the public hearing next week and notices were sent out. Mr. Hinderliter sent a personal email to the people who have been most interested in this proposal and were at the last public hearing. He believes that the public hearing should be finished this time around although the Planning Board consideration will continue until July.</p>	<u>ITEM 1</u>
APPROVAL OF MINUTES – 4/10/14, 4/22/14, 5/1/14, 5/8/14	
REGULAR MEETING	
<p><u>ITEM 2</u></p> <p>Proposal: Site Plan: Removal of existing building and construction of a three story retail and residential 10,976 sq. ft. building</p> <p>Action: Continued discussion and final review</p> <p>Owner: The Harrisburg Group</p> <p>Location: 11 East Grand, MBL: 306-3-3</p>	<u>ITEM 2</u>

<p><u>ITEM 3</u> Proposal: Private Way: Establish access to one lot across a paper street to develop a single-family dwelling Action: Discussion, Schedule Site Walk and Public Hearing Owner: Aeron and Eric Dupee Location: Hemlock Street, MBL: 403-1-5</p> <p>Jeffrey Hinderliter informed the Board Member’s that they would like to develop one single family lot and they are questioning as to what standards apply. Mr. Hinderliter explained that when you are building in the private way, even though one lot is not part of the proposal, is it still considered a lot for private way purposes. They want to build this access which is across the paper street to get to one single family lot but not to the other. The question is whether we feel that the private way should be built to the one lot standards or the two lot standards. Mr. Hinderliter will email the Private Way reference to the Board Members for their review.</p>	<p><u>ITEM 3</u></p>
<p><u>ITEM 4</u> Proposal: Site Plan: 1-unit, 1-story addition to the top of the Temple Ave structure (hotel), minor parking lot changes and re-construction of the primary exterior stair to make it code compliant with current building and life safety codes Action: Discussion, Schedule Site Walk and Public Hearing Owner: Billow House LLC Location: 2 Temple Ave, MBL: 324-16-7</p> <p>This proposal for the addition of 1 unit to the existing Billow House which has multiple units right now. Mr. Hinderliter and Architect Matthew Winch are trying to figure out the parking standards. It appears that in this particular district on street parking is allowed, but there are a couple of questions to work out before the next Planning Board meeting. Mr. Hinderliter is recommends scheduling a site walk and a public hearing in July. The applicant will also have the ability to request a waiver.</p>	<p><u>ITEM 4</u></p>
<p><u>ITEM 5</u> Proposal: Conditional Use: Establish a Tattoo Parlor and Body Piercing business within an existing building Action: Discussion, Schedule Site Walk and Public Hearing Applicant: Robert Johnson Location: 10 Ocean Park Rd., MBL: 210-11-4</p> <p>The Board Members will be reviewing the 12 criteria for conditional uses as a whole (12 standards). Within the application, the applicant has provided responses to these 12 criteria. This is a very simple proposal. Change of use to the building from a motorcycle shop to a tattoo parlor. Mr. Hinderliter Recommends a site walk and a public hearing in July. Mr. Hinderliter also added that the applicant will change the sign from Good and Evil to just a Tattoo sign.</p>	<p><u>ITEM 5</u></p>

<p><u>ITEM 6</u> Proposal: Site Plan: Establish 9 new campsites within Paradise Park Campground</p> <p>Action: Discussion, Schedule Site Walk and Public Hearing Owner: Paradise Acquisition LLC Location: 50 Adelaide Rd., MBL: 106-2-2</p> <p>Jeffrey Hinderliter stated that campsites are allowed to expand by 5 campsites every year with Administrative Review. The applicant decided to re-submit the application but for 9 campsites. So because there are over 5 campsites, it cannot be reviewed under Administrative Review, it has to be reviewed by the Planning Board. The abutters have concerns about other locations within this park, but not in this particular area.</p>	<p><u>ITEM 6</u></p>
<p><u>Other Business</u> 1. Sign Legends Cove Subdivision Amendment Plans</p> <p>2. Elect Chair and Vice Chair</p> <p>Eber Weinstein will be acting as Planning Board Chair for the June 12th meeting. Discuss at the next meeting about Planning Board workshop on the eve of the 4th of July.</p>	
<p><u>GOOD AND WELFARE</u></p>	
<p>ADJOURNMENT</p>	
<p>Meeting adjourned at 6:45 pm</p>	<p>Adjournment</p>

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 three (3) pages is a true copy of the original minutes of the Planning Board Meeting of June 5, 2014.

Valdine Camire