

**PUBLIC HEARING PLANNING BOARD  
 SITEWALK/WORKSHOP  
 MEETING MINUTES  
 On-Site and Town Council Chambers  
 Thursday, October 1, 2015  
 5:10 pm**

<b>Call to Order at 5:10 pm</b>	<b>Call to Order</b>
<b>Pledge to the Flag</b>	
<p><b>Roll Call:</b> Mike Fortunato, Linda Mailhot, Win Winch, Chair Eber Weinstein. <b>Absent:</b> Mark Koenigs. <b>Staff:</b> Valdine Camire; Administrative Assistant and Megan McLaughlin; Assistant Planner.</p>	
<p><b>•SITE WALKS</b></p> <p><b>On-Site 5:10 PM</b>  <b>Proposal: Conditional Use: Establish Accessory Dwelling Unit</b>  <b>Owner: Lance Foss</b>  <b>Location: 3 Idlewild Ave., MBL: 206-16-3, R1</b></p> <p><b>Present at the 3 Idlewild Site Walk:</b> Jerry Warren; neighbor, Denise Hutchinson; neighbor, Robert Lewis; neighbor, Walter Douglas; neighbor, Bill Guest; neighbor, Steve Erickson; Real Estate Broker, Lance Foss; Applicant, Megan McLaughlin, Mike Fortunato, Win Winch, Linda Mailhot, Eber Weinstein, Valdine Camire.</p> <p>All attending walked the property to get an idea of what was being proposed for this Accessory Dwelling unit.</p> <p><b>On-Site 5:30 PM</b>  <b>Proposal: Major Subdivision Amendment: Revise location of two apartment buildings, parking and stormwater systems</b>  <b>Owner: New Heritage Builders</b>  <b>Location: Smithwheel Rd. (Colindale Apartments), MBL: 107-2-1, R4 &amp; ID</b></p> <p><b>Present at the Smithwheel Road Site Walk:</b> Bill Thompson; BH2M, William Park, Neighbor, Mike Fortunato, Eber Weinstein, Linda Mailhot, Win Winch, Valdine Camire, Megan McLaughlin.</p> <p>Bill Thompson brought everyone up to date on what was being proposed for this project.</p>	
<p><b>•WORKSHOP</b></p> <p>CALL TO ORDER (6:00 PM)</p> <p>Public Hearing (To be held on 8 October 2015, 7:00 PM)</p>	

<p><b><u>ITEM 1</u></b>  <b>Proposal:</b> Conditional Use: Establish Accessory Dwelling Unit  <b>Owner:</b> Lance Foss  <b>Location:</b> 3 Idlewild Ave., MBL: 206-16-3, R1</p> <p>Megan McLaughlin brought the Board up to date on this proposal as Jeffrey Hinderliter was not in attendance. There is no new information on this project. The Planning Board just needs to determine whether the project meets the accessory dwelling standards.</p>	<p><b><u>ITEM 1</u></b></p>
<p><b><u>ITEM 2</u></b>  <b>Proposal:</b> Major Subdivision Amendment: Revise location of two apartment buildings, parking and stormwater systems  <b>Owner:</b> New Heritage Builders  <b>Location:</b> Smithwheel Rd. (Colindale Apartments), MBL: 107-2-1, R4 &amp; ID</p> <p>Megan McLaughlin stated that there is no new information on this property and that the Planning Board can make a proposal decision on it next week if they so choose.</p>	<p><b><u>ITEM 2</u></b></p>
<p><b>Regular Meeting</b></p> <p>APPROVAL OF MINUTES</p>	
<p><b><u>ITEM 3</u></b>  <b>Proposal:</b> Conditional Use: Establish Accessory Dwelling Unit  <b>Action:</b> Discussion; Final Ruling  <b>Owner:</b> Lance Foss  <b>Location:</b> 3 Idlewild Ave., MBL: 206-16-3, R1</p>	<p><b><u>ITEM 3</u></b></p>
<p><b><u>ITEM 4</u></b>  <b>Proposal:</b> Major Subdivision Amendment: Revise location of two apartment buildings, parking and stormwater systems  <b>Action:</b> Discussion; Final Ruling  <b>Owner:</b> New Heritage Builders  <b>Location:</b> Smithwheel Rd. (Colindale Apartments), MBL: 107-2-1, R4 &amp; ID</p>	<p><b><u>ITEM 4</u></b></p>
<p><b><u>ITEM 5</u></b>  <b>Proposal:</b> Site Plan: Construct 4,000 sq. ft. equipment building  <b>Action:</b> Preliminary Plan Review; Schedule Site Walk; Schedule Public Hearing  <b>Owner:</b> Town of Old Orchard Beach  <b>Location:</b> 24 Manor St. (Waste Water Treatment Facility), MBL: 108-1-2, R3</p> <p>There was some confusion on this project requesting a 4,000 sq. ft. equipment building (made of all steel). Chair Weinstein stated that this is proposed to be a 30 x 60 ft. building which only comes up to 1,800 sq. ft.</p> <p>Megan McLaughlin stated that any questions or concerns that the Planning Board Members have, she will bring back to Jeffrey Hinderliter and he will type up a memo to the members before the next regular meeting.</p> <p>The next steps with this project is to schedule a site walk and a public hearing.</p>	<p><b><u>ITEM 5</u></b></p>

<p><b><u>ITEM 6</u></b>  <b>Proposal:</b> Sawgrass Subdivision Amendment: Approved 40 unit condo project modified into a 22 unit single family house lot project  <b>Action:</b> Applicant Update; Schedule Final Review  <b>Owner:</b> Sawgrass LLC  <b>Location:</b> Wild Dunes Way (Dunegrass Sections J &amp; L- Sawgrass); MBL: 105A, Lot 1, PMUD</p> <p>They were proposing to have 40 condominiums and they want to amend this proposal to construct 22 single family homes.          Megan McLaughlin stated that the Fire Chief asked him about fire hydrants and are waiting to hear back from him. In March/April this item was tabled and he re-submitted it. Same application, same plan, no changes. A public hearing was held and he decided not to go through with it at that time so now he is re-submitting it.          Chair Weinstein stated that he would like to get all of the notes from that previous Planning Board Meeting see what the Board decided at that time.          Megan McLaughlin mentioned that Interim Public Works Director Marc Guimond was reading through the submission that we got from the person responsible for Sawgrass and he had put that the Town of Old Orchard Beach would be responsible for utilities. Mr. Guimond wants to see that taken out. So we are waiting on these comments from him as well as the Fire Chief.          Mike Fortunato stated that as long as someone has legal proof that they are the owner, they could move forward with the process.          Chair Weinstein questioned whether all of these houses need setbacks. He also would like to know where the sewer is going to drain into and who will pay for pumping station and is it a 6” pipe?</p>	<p><b><u>ITEM 6</u></b></p>
<p><b><u>ITEM 7</u></b>  <b>Proposal:</b> Conditional Use/Relocation of Non-Conforming Structures: Remove two detached residential units and replace with one residential duplex.  <b>Action:</b> Ruling on Application: Table/Withdrawal  <b>Owner:</b> Estate of Stanley Weinstein Et Al  <b>Location:</b> 2 Puffin St., MBL: 303-7-2, BRD and Limited Commercial Districts</p> <p>Waiting on a letter from the applicant to table or withdraw this item.</p>	<p><b><u>ITEM 7</u></b></p>
<p><b><u>ITEM 8</u></b>  <b>Proposal:</b> Conditional Use (Home Occupation): Establish Bakery within existing accessory structure  <b>Action:</b> Ruling  <b>Owner:</b> Ruling on Application: Table/Withdrawal  <b>Location:</b> 165 Portland Ave., MBL: 103-6-4, RD</p> <p>Waiting on a letter from the applicant to table or withdraw this item. If they do not send in a withdrawal, Planning Board could deny based on the decision that it doesn’t meet the home occupancy standards.</p>	<p><b><u>ITEM 8</u></b></p>

<p><b><u>Design Review Certificates</u></b></p> <p><b><u>ITEM 9</u></b></p> <p><b>Proposal:</b> Demolish former parsonage  <b>Action:</b> Certificate of Appropriateness Decision  <b>Owner:</b> Good Shepard Parish  <b>Location:</b> 6 Saco Ave., MBL: 206-30-1, DD-2</p> <p>The Design Review Committee had a meeting on this item. Their recommendation was to approve just the demolition of the building and wait on approving the construction of the parking lot after having the landscaping plan in place and submitted to the Design Review Committee. Megan McLaughlin stated that the primary parking would be for the church congregation however it could eventually become a commercial parking lot. This was a tough one because the Design Review Committee doesn't have any standards for parking lots.</p>	<p><b><u>ITEM 9</u></b></p>
<p>ADJOURNMENT</p> <p>EBER WEINSTEIN, CHAIRMAN</p>	
<p>Meeting adjourned at 6:30 pm</p>	<p><b>Adjournment</b></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 Four (4) pages is a true copy of the original minutes of the Planning Board Meeting of October 1, 2015.*

*Valdine Camire*