

Town of Old Orchard Beach
 Planning Board
 Special Meeting and Workshop Notice
 August 6, 2015

Call to Order: 6:10 pm	Call to Order
Pledge of Allegiance	Pledge of Allegiance
Roll Call: Chair Eber Weinstein, Win Winch, Mike Fortunato, Mark Koenigs. Staff Present: Jeffrey Hinderliter; Planner.	Roll Call
APPROVAL OF MINUTES: There were no meeting minutes to approve.	
<ul style="list-style-type: none"> • SPECIAL MEETING <p>CALL TO ORDER (6:00 PM)</p> <p><u>ITEM 1</u></p> <p>Proposal: Conditional Use: Install 62' x 68' modular building for additional classroom space (High School)</p> <p>Action: Applicant Update; Final Review</p> <p>Owner: RSU #23</p> <p>Location: 40 E. Emerson Cummings Blvd., MBL: 207-3-1, PMUD</p> <p>Planner Jeffrey Hinderliter stated that the applicants are present and they have the responses to the Planning Board's comments from the last meeting. At that time, they went over the Conditional Use Criteria and decided to continue it due to there being a number of items to discuss.</p> <p>Mr. Hinderliter met with the applicants and generated a list based on the Planning Board's discussion and emailed these to the Planning Board Members to look over. Mr. Hinderliter and the applicant met with Wright Pierce at the site as well as the interim Public Works Director Marc Guimond, who is also an engineer. They are in agreement with the comments provided by Wright Pierce. There are a number of changes in terms of the plan and alterations to the buffering. This is similar to the modular that was approved by the Planning Board in 2009.</p> <p>Mr. Hinderliter feels that the matters that have been questioned by the public and the Planning Board have been addressed. The drainage was evaluated, and additional buffering was added. One of the driveways is in the process to be removed. The applicant has addressed each of the standards and will work with Wright Pierce on some of the other standards to address the issues.</p> <p>Applicant, Tim O'Conner, Director of Special Education RSU#23 has the engineering study and met with Wright Pierce who determined that there would be no adverse effect given the addition of the modular. And also to recommend to work with them on providing the area where the water flow would go. Wright Pierce would like them to take out a section of the pavement and put some crushed stone in its place. The applicant will also notify DEP of the site changes</p>	<u>ITEM 1</u>

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<ul style="list-style-type: none"> • WORKSHOP <p><u>ITEM 1</u> Proposal: Conditional Use (Home Occupation): Establish Bakery within existing accessory structure Action: Determination of Completeness; Schedule Site Walk; Schedule Public Hearing Owner: Bryan Murphy Location: 165 Portland Ave., MBL: 103-6-4, RD</p> <p>The applicant is looking for a conditional use to establish a bakery. In the Planning Boards packets are home occupation standards. They are proposing a bakery going into an accessory dwelling. The applicant will be at the next meeting and will bring back more information at that time.</p>	<p><u>ITEM 2</u></p>
<p><u>Design Review Certificates</u></p> <p><u>ITEM 1</u> Proposal: Application Amendment- Remove existing building and construct three-story mixed use building Action: Certificate of Appropriateness Ruling on Amendment Owner: Judd Sher Location: 55 East Grand Ave., MBL: 305-5-4, DD-2</p> <p>This is an amendment to what was already approved by the Design Review Committee and the Planning Board last fall. It has changed because of the DEP coastal dune regulations. They had to shorten the footprint.</p>	<p><u>ITEM 3</u></p>
<p><u>ITEM 2</u> Proposal: Remodel 2 existing structures Action: Certificate of Appropriateness Ruling Owner: Karen Chandler Location: 6 Brisson St., MBL: 304-1-10, DD-2</p> <p>The footprint will remain the same. They are just replacing. Mr. Hinderliter will get a picture for the Planning Board. Design Review Committee recommended approval.</p>	

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<p>ITEM 3</p> <p>Proposal: Demolish former parsonage, parking lot buffer Action: Certificate of Appropriateness Ruling Owner: Good Shepard Parish Location: 6 Saco Ave., MBL: 206-30-1, DD-2</p> <p>Tabled this item. Mark Koenigs asked why this was being tabled. And why doesn't the Planning Board have a site plan to look at in regards to the draining and buffering. Mr. Hinderliter stated that the Design Review Committee asked for more information, mostly associated with buffering on that lot. It goes back to our ordinance standards and it requires Code Enforcement approval for parking lots in the DD1 and DD2 districts as a complementary use.</p>	
<p>Other Business:</p>	<p>Other Business</p>
<p>Adjournment at 7:03 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 four (4) pages is a true copy of the original minutes of the Planning Board Meeting of August 6, 2015.

Valdine Camire