

OLD ORCHARD BEACH PLANNING BOARD
 Site Walks and Workshop Notice, Public Hearing Notice
 December 3, 2015
 On-Site and Town Council Chambers

<p>• SITE WALKS</p> <p><u>5:30 PM. Beginning at proposed lot between maintenance building and Sawgrass</u></p> <p>Proposal: Major Subdivision: 8 Lot Residential Subdivision Owner: Dominator Golf LLC Location: Various locations along Wild Dunes Way (Dunegrass), MBL: 105A-1-100 & 200, PMUD</p>	
<p>• WORKSHOP</p> <p>CALL TO ORDER (6:00 PM)</p>	
<p>ROLL CALL: Win Winch, Mike Fortunato, Linda Mailhot, Mark Koenigs. Jeffrey Hinderliter; Planner, Megan McLaughlan; Assistant Planner.</p>	
<p>Public Hearings (To be held on 10 December 2015, 7:00 PM)</p> <p><u>ITEM 1</u></p> <p>Proposal: To provide a recommendation to Town Council concerning the proposal to allow Cafes as a Conditional Use within the General Business District 2 (GB-2). Amendments: Chapter 78 – ZONING, Article VI – DISTRICTS, Division 9 – GENERAL BUSINESS DISTRICT 2 (GB-2), Section 78-833. – CONDITIONAL USES.</p> <p>Applicant: Toni Maestre</p>	<p><u>ITEM 1</u></p>
<p><u>ITEM 2</u></p> <p>Proposal: Major Subdivision: 8 Lot Residential Subdivision Owner: Dominator Golf LLC Location: Various locations along Wild Dunes Way (Dunegrass), MBL: 105A-1-100 & 200, PMUD</p> <p>The Planning Board got back from the site walk. Eber Weinstein couldn't make it to the meeting but he and Domenic Pulgaris had met previously and gave Chair Weinstein a tour. Mr. Pulgaris agreed to give any of the other Planning Board members a tour as well.</p> <p>Jeffrey Hinderliter stated that with this proposal, there is no real decision making with the Planning Board. This item was put on the regular meeting agenda just in case in regards to the site walk, initial public hearing and public comment.</p> <p>Mark Koenigs asked if these were the more detailed and updated plans from what was originally submitted. Jeffrey Hinderliter told him yes. Mr. Koenigs also mentioned that he wants the public to know that the plans are available to look at.</p> <p>This is the road that Mr. Koenigs has been working on to try to make a connection with the walkable, bike able, sidewalk path on the Southwest side of Dunegrass.</p> <p>Mr. Koenigs is concerned that there is going to be all of these lots which were to be green space (by the golf course) and now there is going to be house lots with driveways cutting into that, and that was not</p>	<p><u>ITEM 2</u></p>

<p>the original 1988 plan. Mr. Koenigs asked if they have submitted anything already that talks about the percentage of green space.</p> <p>Jeffrey Hinderliter stated that we all agreed that this is something that we determined that still needs to be resolved. One thing that Mr. Hinderliter will be recommending is a traffic study.</p> <p>Mark Koenigs asked why a traffic study for just 8 lots.</p> <p>Mr. Hinderliter said that according to an approval that he found during “The Turn” review, once the Dunegrass as a whole reached a threshold of a certain number of lots (338) once it exceeded that, a traffic study was required. This was part of an amendment.</p> <p>At the time that he found this document, both Sawgrass and The Turn were being reviewed, so when he did the number calculations, he considered Sawgrass for the 22 units.</p> <p>It was suggested by Mark Koenigs to make the Dunegrass the paper trail into a concise spreadsheet that says what was planned and what is planned, etc.</p> <p>Mr. Hinderliter stated that there was a document produced by our previous staff but when he began to look at that, he found some things that weren’t adding up. There is some very useful information but does not know how dependable everything is and how much of an influence that Ronnie Boutet had on it because some things just didn’t add up.</p> <p>Linda Mailhot had asked that when you have conditions of approval, how is all of that tracked. Jeffrey mentioned that this will be a spring project to work on.</p> <p>Planner Jeffrey Hinderliter stated that there is no internal setback. The only setbacks are around the perimeter of the entire site, and no minimum lot size unless the developer proposes their own setbacks. So alot of the sections have their own self-imposed setbacks, but is not required by the town.</p> <p>There will be a public hearing and no decisions are required by the Planning Board.</p>	
<p>Regular Meeting</p> <p>APPROVAL OF MINUTES: 1/8/15, 2/12/15, 4/22/15, 5/14/15, 6/11/15, 7/9/15</p>	
<p><u>ITEM 3</u></p> <p>Proposal: To provide a recommendation to Town Council concerning the proposal to allow Cafes as a Conditional Use within the General Business District 2 (GB 2).</p> <p>Amendments: Chapter 78 – ZONING, Article VI – DISTRICTS, Division 9 – GENERAL BUSINESS DISTRICT 2 (GB-2), Section 78-833. – CONDITIONAL USES.</p> <p>Action: Provide recommendation to Council</p> <p>Applicant: Toni Maestre</p> <p>Location: General Business 2 Zoning District</p> <p>Because this is Chapter 78, this requires the Planning Board to make a recommendation to the Council at this meeting.</p>	<p><u>ITEM 3</u></p>

<p><u>ITEM 4</u> Proposal: Major Subdivision: 8 Lot Residential Subdivision Action: Update (if anything new) Owner: Dominator Golf LLC Location: Various locations along Wild Dunes Way (Dunegrass), MBL: 107-2-1, PMUD</p>	<p><u>ITEM 4</u></p>
<p><u>ITEM 5</u> Proposal: Site Plan: Construct 4,000 sq. ft. equipment building Action: Applicant Update; Final Review Owner: Town of Old Orchard Beach Location: 24 Manor St. (Waste Water Treatment Facility), MBL: 108-1-3, R3</p> <p>There will be no action on this agenda item. Jeffrey Hinderliter and Megan McLaughlin met with Chris White from Waste Water Management along with the engineer for the project from Woodard and Curran and they are still working on the stormwater and they will not be prepared in time for this meeting, so we it will come back to the board at the next meeting. They will also bring a more detailed site plan.</p>	<p><u>ITEM 5</u></p>
<p><u>ITEM 6</u> Proposal: Conditional Use (Home Occupation): Establish off-site delivery catering business within existing accessory structure Action: Discussion; Determination of Completeness; Schedule Site Walk and Public Hearing Owner: Bryan Murphy Location: 165 Portland Ave., MBL: 103-6-4, RD</p> <p>Mr. Murphy brought in his withdrawal letter and Jeffrey has not heard back from him.</p>	<p><u>ITEM 6</u></p>
<p><u>ITEM 7</u> Proposal: Site Plan: Dunkin Donuts- Construct 2080 sq. ft. building and associated parking Action: Discussion; Determination of Completeness; Schedule Site Walk and Public Hearing Applicant: JFJ Holdings, LLC Location: 14 Ocean Park Rd, MBL: 210-1-6, GB1</p> <p>There has been a considerable amount of work being done in regards to the traffic issue. The traffic engineer has been working with MDOT. This requires sign off from MDOT to secure their traffic permit. The town will have their own traffic engineering consultant to review the work. The town hired Randy Dunton from Gorrill Palmer. He will be providing peer review to the Planning Board for the traffic study. This will be at the applicant's expense.</p> <p>One of the tough things about this is that there is not complete local control. What we are probably</p>	<p><u>ITEM 7</u></p>

<p>going to see is what the State accepts. There will probably not be a traffic light. What has been good working with the applicant is that they engaged us early on. All of the primary town department heads have been actively involved with this proposal, including meeting with MDOT themselves. The Planning Board has site review as well as having to meet the 9 criteria (traffic is part of both on and off site). Looking at traffic other than vehicles which is pedestrian traffic, especially with the campground right across the road. In the traffic study, they have already made adjustments to both traffic patterns. This will continue to be reviewed. Jeffrey Hinderliter mentioned to the Board Members that one of the concerns is appropriate buffering.</p>	
<p>ITEM 8 Proposal: Conditional Use (Home Occupation): Establish off-site delivery catering business within existing accessory structure Action: Withdrawal Owner: Kathi Russman Location: 163 Portland Ave., MBL: 103-6-604, RD</p> <p>Jeffrey Hinderliter stated that this proposal has been withdrawn. The applicant’s formal withdrawal is in their packets. The applicant is moving into an established business on 163 Portland Avenue.</p>	<p>ITEM 8</p>
<p>There being no further issues to discuss, the meeting adjourned at 6:40 pm.</p> <p>GOOD & WELFARE ADJOURNMENT EBER WEINSTEIN, CHAIRMAN</p>	
<p>Meeting adjourned at 6:40 pm</p>	<p>Adjournment</p>

I, Valdine Camire, Secretary to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of Four (4) is a true copy of the original minutes of the Planning Board Meeting of December 3, 2015.

