

**OGUNQUIT PLANNING BOARD
PUBLIC HEARING and REGULAR BUSINESS MEETING
FEBRUARY 27, 2012**

PUBLIC HEARING – 6:00 p.m.

1. AMI-O / ANCHORAGE BY THE SEA – 125 Shore Road – Map 6 Block 74.

Mr. Simpson asked if there was anyone who wished to speak for, or against, this application. There being no one the Public Hearing was closed at 6:02 p.m.

REGULAR BUSINESS MEETING – 6:03 p.m.

A. ROLL CALL –

The Roll was called with the following results:

Members Present: Don Simpson (Chair)
 Robert Coles (Vice Chair)
 Craig Capone
 Jackie Bevins

Also Present: J.T. Lockman, Southern Maine Regional Planning Commission
 Paul Lempicki, Ogunquit Code Enforcement Officer

B. PLEDGE OF ALLEGIANCE -

C. MISSION STATEMENT – The Mission Statement was read by Mr. Simpson.

D. MINUTES – January 23, 2012 Public Hearing and Regular Business Meeting.

**Mr. Capone Moved to Approve the Minutes of the January 23, 2012 Meeting as Amended.
CAPONE/COLES 3/0 UNANIMOUS**

(Ms. Bevins was not a sitting Board member at the January 23, 2012 meeting and as such she abstained from voting).

E. PUBLIC INPUT –

Mr. Simpson asked if there was anyone who wished to address the Board on a matter which was not on this agenda. There was no one.

F. UNFINISHED BUSINESS –

**1. FINDINGS OF FACT for Alexandre’s Garage / Robert Alexandre – 254 Main Street – Map 7 Block 68.
Approval Granted on January 23, 2012.**

Mr. Coles Moved to Approve the Findings of Fact for Alexandre's Garage / Robert Alexandre – 254 Main Street – Map 7 Block 68.

COLES/CAPONE 3/0 UNANIMOUS

(Ms. Bevins was not a sitting Board member at the January 23, 2012 meeting and as such she abstained from voting)

- 2. AMI-O / ANCHORAGE BY THE SEA – 125 Shore Road – Map 6 Block 74 – Site Plan Review and Design Review for a post 1930 structure. Application to remove an awning over an existing deck and replace it with a four-season structure and an open air second floor deck.**

Mitch Ramsey addressed the Board and offered to respond to questions. There were none.

At this time the Board reviewed the Design Review and Site Plan Review checklists and found all standards satisfied.

Mr. Coles Moved to Approve the Site Plan Review for AMI-O / ANCHORAGE BY THE SEA – 125 Shore Road – Map 6 Block 74.

COLES/COLES 3/0 UNANIMOUS

(Ms. Bevins was not a sitting Board member at the January 23, 2012 meeting and as such she abstained from voting)

Mr. Capone Moved to Approve the Design Review for AMI-O / ANCHORAGE BY THE SEA – 125 Shore Road – Map 6 Block 74.

CAPONE/CAPONE 3/0 UNANIMOUS

(Ms. Bevins was not a sitting Board member at the January 23, 2012 meeting and as such she abstained from voting)

G. NEW BUSINESS –

- 1. LIQUID DREAMS / MARK ANASTAS – 696 Main Street - Map 10 Block 5 – Site Plan Review for a post 1930 structure. Application for change of use from restaurant to retail surf shop.**

Rachel and Mark Anastas addressed the Board. Ms. Anastas noted that it is their intention to purchase the property at 696 Main Street and convert the existing restaurant into a retail surf/sports shop.

Ms. Bevins asked if the applicant intends to use the entire building for retail.

Ms. Anastas responded that they will use approximately $\frac{3}{4}$ of the space for retail and storage, and they may rent out a small portion of the building to another business. The existing kitchen will be removed and converted to storage space.

Ms. Bevins noted that there are 82 parking spaces, which gives the Applicant enough parking spaces; however the applicant would not be able to add another structure or expand on the existing structure.

Mr. Simpson noted that the parking, already in place, far exceeds the requirements for the proposed retail establishment.

Mr. Lockman referred to his February 14, 2012 Memo to the Board wherein he stated that retail stores and restaurants have the same parking requirement: one parking space for every one hundred square feet

of non-food preparation area for a restaurant, and sales floor area for retail. Either way this property complies with all parking requirements.

Mr. Simpson referred to the Fire Chief's February 13, 2012 Memo wherein the Chief noted that the following would be required:

1. All exit doors to open outward with appropriate crash bars;
2. All exit doors to have lighted exit signs with Emergency lights;
3. Complete fire alarm system per NFPA 101, connected to Town dispatch system;
4. A Knox Box will be required for Fire Department entry.

Mr. Simpson pointed out that the Fire Chief stated that "Most of the above are already in place". Mr. Simpson asked which items were not in place and if all of the Chief's requirements would be met prior to the issuance of a Certificate of Occupancy.

Mr. Lempicki responded that the alarm system is not currently connected to the Fire Department, and a few of the doors need to be modified to swing outward, however he (Mr. Lempicki) will confirm that all of the above will be complied with prior to the issuance of a Certificate of Occupancy.

Mr. Coles asked if the existing kitchen will be removed.

Ms. Anastas responded that it will be removed.

**Mr. Coles Moved to find the application complete for LIQUID DREAMS / MARK ANASTAS – 696 Main Street - Map 10 Block 5.
COLES/CAPONE 4/0 UNANIMOUS**

Mr. Simpson informed the applicant that the Public Hearing would take place on March 12, 2012 at 6:00 p.m.

Mr. Anastas agreed to the date and time.

2. ABALONIA / KEN HOLMES – 268 Main Street – Map 7 Block 66 – Design Review for a pre 1930 structure. Application to reconfigure dormer on north side of main building.

Ken Holmes addressed the Board.

Ms. Bevins asked for confirmation that the windows would not be changed.

Mr. Holmes confirmed that the windows will not be changed. Mr. Holmes noted the recently submitted drawing from the Historical Commission (drawing by Helen Horn). Mr. Holmes informed the Board that he has no problem adapting his plans to match the OHPC's recommendations as illustrated by the sketch.

Mr. Simpson noted that the majority of residents and businesses in Ogunquit have been extremely supportive in maintaining the historically significant properties in Town, and he congratulated, and thanked, Mr. Holmes for being a prime example of this cooperation.

Mr. Lempicki informed the Board that the need for the dormer comes from the lack of head room in the bedrooms on the top floor. The addition of the dormer will bring the ceiling height to code.

Mr. Coles asked if the building is sided, and if the additions will also be sided.

Mr. Holmes confirmed that the building is sided and the additions will be as well.

At this time the Board reviewed the Design Review checklist and found everything acceptable.

Mr. Capone Moved to Approve the Design Review for ABALONIA / KEN HOLMES – 268 Main Street – Map 7 Block 66 with the condition that there be no change to existing windows and the plans be amended to conform to the sketch submitted by the Ogunquit Historic Preservation Commission.

CAPONE/COLES 4/0 UNANIMOUS

3. 173 MAIN STREET – 173 Main Street – Map 6 Block 14 – Design Review and Site Plan Review for a post 1930 structure. Application to add a 230 square foot addition to right side of building for use as an ATM, ADA bathroom, and storage area.

Ms. Bevins informed the Board that she has a conflict of interest and as such she recused herself and left the room for the duration of discussions regarding this application.

Jerry DeHart addressed the Board as the applicant's representative. He informed the Board members that they are seeking a minor change to the previously approved plans. Other than the new addition to the right side of the building there are no changes. Mr. DeHart noted that the only concern is the installation of the ATM Machine.

Mr. Simpson suggested that this matter would better be discussed at the Public Hearing. The Board's only objective at this meeting is to determine the completeness of the application and, if appropriate, to schedule the Public Hearing.

Mr. Dehart agreed.

Mr. Capone warned Mr. Dehart that postponing discussion of the ATM Machine may cause a delay in the processing of the application.

Mr. DeHart acknowledged this and informed the Board that if a change to the drawing becomes necessary they will be ready with revised plans.

Mr. Simpson asked for confirmation that there is no change to the curb cut.

Mr. Dehart confirmed that there is no change.

Mr. Lockman noted that the applicant only provided a copy of a section of the site plan, he suggested the applicant should supply the Board with a full size site plan.

Mr. DeHart responded that these plans are expensive and the Board members already received full sized plans when this application first came before the Board. He noted that the reduced plan currently before the Board is the only change to the previously submitted, and approved, plan.

Mr. Capone asked if the Board members might be given a PDF version via e-mail.

Mr. DeHart agreed that this would be a very good solution.

Mr. Coles Moved to find the application complete for 173 MAIN STREET – 173 Main Street – Map 6 Block 14.

Mr. Simpson informed Mr. DeHart that the Public Hearing would take place on March 12, 2012 at 6:00 p.m.

Mr. DeHart agreed.

4. MAIN STREET – 195 Main Street – Map 7 Block 121 – Design Review for a post 1930 structure. Application to remove two windows and replace them with two sliding doors.

Jerry DeHart addressed the Board as the Applicant's representative. Mr. DeHart pointed out that the changes will not be noticeable.

Mr. Coles asked if the intent is to make the left side of the building look like the right side.

Mr. DeHart confirmed that it was.

Mr. Coles asked if the doors are French doors or sliding.

Mr. DeHart responded that the existing doors are French however the new doors will be sliding.

Mr. Coles Moved to Approve the Design Review for MAIN STREET – 195 Main Street – Map 7 Block 121.

COLES/CAPONE 4/0 UNANIMOUS

H. CODE ENFORCEMENT OFFICER BUSINESS – None

I. OTHER BUSINESS – None

J. ADJOURNMENT -

Mr. Capone Moved to Adjourn at 6:55 p.m.

CAPONE/COLES 4/0 UNANIMOUS

Respectfully Submitted

Maryann Stacy
Ogunquit Planning Board
Recording Secretary

Approved on March 12, 2012

