



MUNICIPAL OFFICES
23 SCHOOL STREET • P.O. BOX 875
OGUNQUIT, MAINE 03907-0875
(207) 646-5139 General Offices
(207) 646-9326 Land Use
(207) 646-9546 Town Clerk
E-mail: townofogt@maine.rr.com

OGUNQUIT PLANNING BOARD MINUTES MONDAY JUNE 15, 2015

PUBLIC HEARINGS 6:00 P.M.

- 1. RYAN RILEY – LOVE SHACK ~~PRESSERY~~ JUICERY – 68 Shore Road – Map 6 Block 69 General Business District 1 (GBD1) Site Plan Review for a Change of Use from Commercial Retail to Type 3 Restaurant in a pre-1930 structure.**

Mr. Wilkos asked if there was anyone who wished to speak for, or against, this application. There being no one the Public Hearing was closed at 6:01 p.m.

- 2. JOHN STAND – ART OF SIGHT – ART OF MIND GALLERY- 622 Main Street – Map 9 Block 82 – Site Plan Review for Change of Use for a pre-1930 building. Proposed change of use from residential to commercial art gallery.**

Mr. Wilkos stated for the record that he would recuse himself from this application due to the fact that he lives at this property. Mr. Wilkos left the auditorium.

Ms. Freedman assumed the Chair for the duration of the Public Hearing

Mr. Stand stated that there have been no changes to the application since he first appeared before the Board on June 1, 2015.

Ms. Freedman 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.

Mr. Wilkos returned to the auditorium and resumed the Chair.

REGULAR BUSINESS MEETING

A. ROLL CALL –

Mr. Wilkos called the roll with the following results:

Present: Steve Wilkos (Chair)
 Muriel Freedman (Vice Chair)
 Ken Walsh
 Jackie Bevins

Also present: Scott Heyland, Code Enforcement Officer
Maryann Stacy, Recording Secretary

B. PLEDGE OF ALLEGIANCE -

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

D. MINUTES – June 1, 2015 Workshop and June 1, 2015 Business Meeting.

**Ms. Freedman Moved to Approve the Minutes of the June 1, 2015 Workshop as Submitted.
FREEDMAN/WALSH 4:0 UNANIMOUS**

**Mr. Walsh Moved to Approve the Minutes of the June 1, 2015 Meeting as Submitted.
WALSH/BEVINS 4:0 UNANIMOUS**

E. PUBLIC INPUT – For any matter NOT already on this Agenda.

Mr. Wilkos asked if there was anyone who wished to be heard on any matter not on this evening's agenda. There was no one.

F. UNFINISHED BUSINESS –

1. RYAN RILEY – LOVE SHACK ~~PRESSERY~~ JUICERY – 68 Shore Road – Map 6 Block 69 General Business District 1 (GBD1) Site Plan Review for a Change of Use from Commercial Retail to Type 3 Restaurant in a pre-1930 structure.

Mr. Wilkos noted that a Public Hearing had been held and no one spoke for, or against, this application. He asked the Applicant if he wished to address the Board.

Mr. Riley noted for the record that he has changed the business name from “Pressery” to “Juicery”.

Mr. Wilkos asked if anyone had any questions for the Applicant. No one did.

**Mr. Walsh Moved to Approve the Site Plan Application for RYAN RILEY – LOVE SHACK JUICERY – 68 Shore Road – Map 6 Block 69 General Business District 1 (GBD1) Site Plan Review for a Change of Use from Commercial Retail to Type 3 Restaurant in a pre-1930 structure.
WALSH/BEVINS 4:0 UNANIMOUS**

2. JOHN STAND – ART OF SIGHT – ART OF MIND GALLERY- 622 Main Street – Map 9 Block 82 – Site Plan Review for Change of Use for a pre-1930 building. Proposed change of use from residential to commercial art gallery.

Mr. Wilkos stated for the record that he would recuse himself from this application due to the fact that he lives at this property. Mr. Wilkos left the auditorium.

Ms. Freedman assumed the Chair for the Duration of this application.

Ms. Freedman asked the Applicant if he had received the Fire Chief's Memo to the Board dated June 1, 2015 and if he has satisfied the Fire Chief's Life Safety requirements.

Mr. Stand responded that he has reviewed the memo, and the hardwired smoke detectors have been installed, and there will not be any more than seven individuals in the area at one time.

Ms. Freedman reviewed the Memo from Steve Shepard, the Public Works Supervisor, who had no concerns, questions, or comments regarding the application.

Mr. Heyland noted that the Planning Board Application was unsigned.

Mr. Stand signed the Recording Secretary's copy of the application.

Mr. Walsh Moved to Approved the Site Plan for JOHN STAND – ART OF SIGHT – ART OF MIND GALLERY- 622 Main Street – Map 9 Block 82 – Site Plan Review for Change of Use for a pre-1930 building. Proposed change of use from residential to commercial art gallery.

WALSH/BEVINS 3:0 UNANIMOUS (Mr. Wilkos recused)

Mr. Wilkos returned to the auditorium and resumed the Chair.

G. NEW BUSINESS – None

H. CODE ENFORCEMENT OFFICER BUSINESS –

Mr. Heyland reminded the public about the Shoreland Zoning Clearing of Vegetation Rules. He stated that there are strict regulations regarding the removal of vegetation within 250 feet of the water. He noted a recent incident on River Road where vegetation was tampered with in a manner which will result in the death of the plants.

I. OTHER BUSINESS –

Ms. Freedman asked to wait on further workshops until after the new Planning Board members have been appointed by the Select Board on July 7th. She also pointed out that the Code Enforcement Officer is going to provide the Board members with a large amount of reading material which they will not have enough time to review before June 22nd. She also reminded everyone that Workshops are not televised and the Recording Secretary will be on vacation.

Mr. Wilkos and Mrs. Bevins suggested that a month seems a long time to wait.

Mr. Walsh agreed with Ms. Freedman that they should wait for the new members.

The Board also noted that the next regularly scheduled Planning Board Meeting is scheduled for June 22, 2015 however there is no new business for that night.

Mr. Wilkos cancelled the June 22, 2015 Meeting and noted that the Board agreed that the next Workshop will take place on July 13, 2015 at 4:30 p.m.

**J. ADJOURNMENT -
Mr. Walsh Moved to Adjourn at 6:20 p.m.
WALSH/FREEDMAN 4:0 UNANIMOUS**

Respectfully Submitted

Maryann L. Stacy

Maryann Stacy

Recording Secretary

Accepted as Submitted July 13, 2015