



**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  
SITE VISIT  
MINUTES  
SEPTEMBER 11, 2017**

**DATE:**                    September 11, 2017  
**TIME:**                    3:00 p.m.  
**LOCATION:**                10 Beach Plum Lane

A.     Mr. Wilkos called the Roll at 3:00 p.m.

Planning Board Members Present:    Steve Wilkos, Chair  
    Rusty Hayes, Vice Chair  
    Mark MacLeod  
    Muriel Freedman  
    Priscilla Botsford (1<sup>st</sup> Alternate)

Also Present:    Scott Heyland, Ogunquit Code Enforcement Officer  
                          Maryann Stacy, Planning Board Recording Secretary  
                          Len Pierce, Applicant  
                          Hiroko Lindsey, Applicant's representative

**B.     SITE INSPECTION –**

**10 BEACH PLUM LANE REALTY TRUST – 10 Beach Plum Lane (Map 9 Block 66B) Resource Protection Zone (RP). Building Permit Application for a post-1930 structure. Application to construct an addition to an existing structure.**

Mr. Wilkos reminded everyone of the eight standards the Board has to consider:

- (1) Will maintain safe and healthful conditions;*
- (2) Will not result in water pollution, erosion, or sedimentation to surface waters;*
- (3) Will adequately provide for the disposal of all wastewater;*
- (4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;*

- (5) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;*
- (6) Will protect archaeological and historic resources as designated in the comprehensive plan;*
- (7) Will not adversely effect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district;*
- (8) Will avoid problems associated with floodplain development and use.”*

Len Pierce reminded everyone that this application is for a Building Permit and not a Design or Site Plan Review. He indicated a pole attached to the existing porch which illustrated the maximum height of 35'. He confirmed that the addition will not exceed that height.

Mr. Heyland noted that height is calculated from the lowest two corners, however this property is virtually level.

Mr. Pierce confirmed that the proposed porch will be on the riverside of the house and will not be visible from the street and will not impede the water view of any of the abutters.

The group viewed the property from the street and from the lawn behind the house by the Ogunquit River.

Mr. Pierce again noted the location of the proposed addition and the pole indicating the maximum height of 35 feet. He also noted that it will not encroach into the setbacks or the resource; and that his surveyor will pin both locations.

Mr. Pierce confirmed that the proposed deck will not effect any habitats, and there will be no water pollution or erosion or sediment from construction, however they will still use hay bales to ensure that this does not happen.

Mr. MacLeod asked if they are replacing the existing deck.

Mr. Pierce responded that they are not. They will add some structural elements to it but they will not be replacing it.

Mr. Pierce indicated that his abutters are ok with the proposed changes.

Mr. Wilkos asked if there were any additional comments or questions. There were none and he adjourned the Site Visit at 3:08 p.m.

Respectfully Submitted

*Maryann L Stacy*

Maryann Stacy

Recording Secretary

*Approved on September 25, 2017*