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**OGUNQUIT PLANNING BOARD
SITE VISIT
MINUTES
SEPTEMBER 25, 2017**

DATE: September 25, 2017
TIME: 4:30 p.m.
LOCATION: Dunelawn Condominiums

A. Mr. Wilkos called the Roll at 4:30 p.m.

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

Planning Board Members Excused: Jackie Bevins

Also Present: Scott Heyland, Ogunquit Code Enforcement Officer
 Maryann Stacy, Planning Board Recording Secretary
 John Lorden, Applicant's Representative
 Bob Bernard, Ogunquit Fire Department

B. SITE INSPECTION –

**DUNELAWN CONDOMINIUM ASSOCIATION C/O BOB DIGENNARO –
US Route One, Hoyts Lane, and River Road (Map 7 Block 79) General
Business District 1 (GB1), Residential (R), and Shoreland Limited
Residential (SLR). Site Plan Review Application to reconstruct vehicle
entrance off of US Route One, construct a vehicle and pedestrian gate,
replace speed bump with speed table, add three (3) parking spaces,
additional lighting and fences, and regrade drainage.**

Mr. Wilkos called the Site Visit to order at 4:30 p.m.

Mr. Lorden with TF Moran summarized that the project primarily involves the realignment and resurfacing of the existing driveway. He noted that the drainage which was once a concern has been addressed by the DOT work. The plan is to put a bitumen curb to capture and direct any water runoff.

A new electronic gate will be installed approximately 70 feet off of the Route One entrance with a turn-around just before the gate so that drivers who enter the driveway and discover there is no through access can turn around and exit back out onto Route One. The electronic gates will each have a battery pack which will turn on when power is cut. The gate will be opened and will remain open until the electricity is restored. The gates will be a minimum of twelve feet wide per the Fire Chief's recommendation.

The pavement will be widened to be a consistent sixteen feet. In addition the chain link fence to the south of the driveway will be extended to the abutting parking lot. They will install stone riprap to direct water down into the channel along that side of the driveway.

Just past an existing light post they will install a 4" speed table to slow traffic.

Along the north side of the driveway they will install a 6' tall white vinyl fence which will match the existing Abalonia fence. The new fence will be approximately ten feet south of the Abalonia fence and will overlap that fence by about ten feet and will end approximately seventy feet from the Route One entrance. This will keep a safe line of vision.

Ms. Freedman asked who owned all the trees.

Mr. Lorden responded that they are on the Dunelawn property.

Jason Corbin, owner of the abutting Abalonia property disagreed and suggested that several of the trees are right on the property line.

Mr. Lorden agreed that there are several trees on the property line.

Mr. Corbin expressed his desire that no trees be cut and that the Dunelawn fence be on the Dunelawn property and not on his property.

Mr. Lorden responded that no trees will be cut and the Dunelawn fence will be lined between or around the existing trees, and by law the fence must be on Dunelawn property. He confirmed that the fence line will be staked out well in advance of its installation.

Mr. Lorden stated that the fence will be a white, solid, PVC fence matching the Abalonia's existing fence. It will be six feet tall until the last westerly end panel which will taper down to four feet in height.

Mr. Heyland asked how the fence will continue from the Abalonia fence.

Mr. Lorden responded that the new fence will overlap the end of the Abalonia fence however the new fence will be some distance from the Abalonia fence. It will travel along in a straight line between and going around the trees. There is no intent to remove any trees.

Mr. Lorden indicated the location of the Route One entrance gate by the “G” spray painted on the pavement.

All of the pavement will be full depth repair. It will be removed and a new base will be installed and repavement will be laid down.

Mr. Lorden indicated the location of the two proposed new parking spaces and confirmed that the third proposed space next to the Smith Cemetery has been eliminated from the plans.

Mr. Lorden confirmed that the new lamp poles will be of the same style as the existing lamp.

Mr. Wilkos asked for a clarification of the new fence.

Mr. Lorden responded that it will not connect to the end of the Abalonia’s fence. It will overlap at the meeting point and will angle out about ten to twelve feet from their fence and then will travel in a straight line cutting in between the trees to Route One where it will slope down from 6’ tall to 4’ tall. He did note that it will be up to the fence contractor but this is his (Mr. Lorden’s understanding). He confirmed that all the existing trees on the Dunelawn property will be on the Abalonia side of the new fence.

Mr. Corbin expressed his approval of this; as long as no trees are cut and the new fence is not placed on his property.

Mr. Lorden agreed that there are no plans to cut trees, and the fence will be running in a straight line between and around the trees toward Route One.

Mr. Feldman suggested the Board might condition approval that no trees be cut.

Mr. Corbin agreed.

The Board moved down to the location of the proposed two new parking spaces which will also be repaved and will look like they have always been there.

There was some discussion about the westernmost parking space and a nearby tree whose roots may be damaged by the full depth installation of that parking space.

Mr. MacLeod asked about the power feeders to the two gates.

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Mr. Lorden noted the feeder for the new gate. He stated that the existing River Road gate already has a power feeder. He also noted that the OHPC has reviewed the plans and suggested that no public hearing is required.

Mr. Lorden confirmed water runoff will be directed down into the southern gully, it will travel through the new riprap which will slow it down.

Mr. Wilkos asked if there were any additional questions. There being none the Site Visit was closed at 4:54 p.m.

Respectfully Submitted

Maryann L Stacy

Maryann Stacy
Recording Secretary

Approved on October 23, 2017