



Town of Ogunquit
Planning Board
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**OGUNQUIT PLANNING BOARD
REGULAR BUSINESS MEETING
MINUTES**

**DUNAWAY CENTER MAIN AUDITORIUM
MAY 14, 2018**

REGULAR BUSINESS MEETING

A. ROLL CALL – 6:00 P.M.

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

Also Present: Scott Heyland, Code Enforcement Officer
Lee Jay Feldman, SMPDC

B. PLEDGE OF ALLEGIANCE -

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

**D. MINUTES – April 23, 2018 Public Hearing and Regular Business Meeting Minutes.
Mr. Hayes Moved to Accept the Minutes of the April 23, 2018 Meeting as Submitted.
HAYES/MACLEOD 5:0 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 meeting’s agenda. There was no one.

1 **F. UNFINISHED BUSINESS –**

2
3 **1. THE BEACH BASKET / LENOR GAUNYA – 22 Shore Road Unit 9 – Map 7 Block**
4 **118-9 – DBD – Amended Site Plan and Design Review for pre 1930 Structure.**
5 **Application for Change of Use from service nail salon to Type 3 Restaurant (*This***
6 ***application was tabled on April 23, 2018*).**
7

8 Ms. Gaunya informed the Board that she had been unable to contact Mr. Jacobs (the owner of the
9 abutting parcel) and she has removed the request for outside seating from her application at this
10 time.

11
12 Mr. Feldman stated that he had reviewed the revised application; it is his opinion that there are
13 no further issues or concerns with this application. He added that with the removal of the outdoor
14 patio space there is no need for Design Review. This application now only involves Site Plan
15 Review for change of use.

16
17 At this time the Board reviewed the Site Plan Review Standards as outlined in Article 6.7 of the
18 Ogunquit Zoning Ordinance”:

19
20 A. Does this application involve a pre-1931 structure? Has the application been reviewed
21 by the Ogunquit Historic Preservation Commission (OHPC)?
22

23 Mr. Heyland confirmed that it does involve a pre 1931 structure and that it was presented to, and
24 approved by, the OHPC.
25

26 B. Has the Application been submitted for review by all applicable Town Department
27 Heads?
28

29 Mr. Heyland confirmed that it has.
30

31 C. The Planning Board shall review the specifics of the proposed application for compliance
32 with Article 6.5 of the Ogunquit Zoning Ordinance as follows: The Board shall approve
33 the above-noted application if the Applicant can prove that the proposed use or structure:
34

35 1. Will allow the orderly and reasonable use of adjacent properties.
36

37 By a show of hands the Board unanimously determined that because there will be no changes to
38 the exterior of the building, this standard had been met.
39

40 2. Will not adversely effect the safety, the health and the welfare of the Town.
41

42 By a show of hands the Board unanimously determined that this standard had been met.
43

44 3. Will not create an undue increase of vehicular traffic congestion on public streets or
45 highways.
46

1 By a show of hands the Board unanimously determined that this standard had been met.

2

- 3 4. Includes adequate and proper public or private facilities for the storage, treatment,
4 handling, use of, removal, or discharge of sewage, refuse, hazardous material or other
5 effluent (whether liquid, solid, gaseous or otherwise) that may be caused or created by or
6 as a result of the use.

7

8 By a show of hands the Board unanimously determined that this standard had been met.

9

- 10 5. Materials incidental thereto or produced thereby will not give off noxious gases, odors,
11 smoke or soot.

12

13 By a show of hands the Board unanimously determined that this standard had been met.

14

- 15 6. Will not cause disturbing emission of electrical discharges, dust, light, vibration, or noise.

16

17 By a show of hands the Board unanimously determined that this standard had been met.

18

- 19 7. The operations in pursuance of the use will not cause undue interference with the orderly
20 enjoyment by the public of parking or recreation facilities, existing, or proposed by the
21 Town or by other competent governmental agencies.

22

23 By a show of hands the Board unanimously determined that this standard had been met.

24

- 25 8. Contains adequate, off-street parking in compliance with this Ordinance.

26

27 By a show of hands the Board unanimously determined that this standard was not applicable.

28

- 29 9. Does not create a hazard to life, limb or property because of fire, flood, erosion created
30 by reason of use, or by the structures to be used therefore, or by the inaccessibility of the
31 property or structures thereon for convenient entry and operation of fire and other
32 emergency apparatus or by the undue concentration or assemblage of persons upon such
33 plot.

34

35 By a show of hands the Board unanimously determined that this standard had been met.

36

- 37 10. Will be sensitive to adjacent historic properties in compliance with Article 11.

38

39 By a show of hands the Board unanimously determined that this standard had been met.

40

- 41 11. Has a plot area which is sufficient, appropriate and adequate for the proposed use and the
42 reasonably anticipated operation thereof.

43

44 By a show of hands the Board unanimously determined that this standard had been met.

45

- 46 12. Will be adequately screened and buffered from contiguous properties.

1
2 By a show of hands the Board unanimously determined that this standard was not applicable.

3
4 13. Will be constructed with adequate landscaping in compliance with this Ordinance, and
5 provision for a storm water drainage system in compliance with the Ogunquit
6 Subdivision Regulations.

7
8 By a show of hands the Board unanimously determined that this standard was not applicable.

9
10 14. Will provide for adequate pedestrian circulation.

11
12 By a show of hands the Board unanimously determined that this standard had been met.

13
14 15. Anticipates and mitigates potential nuisance created by its location.

15
16 By a show of hands the Board unanimously determined that this standard had been met.

17
18 16. Complies in a satisfactory manner with all applicable performance standards criteria
19 contained in this Ordinance.

20
21 By a show of hands the Board unanimously determined that, after a review of the above-noted
22 criteria, this standard had been met.

23
24 Mr. Heyland noted that the Ogunquit Fire Chief will determine the final occupancy load for the
25 space.

26
27 Mr. Hayes asked if the Town will receive a revised seating plan.

28
29 Ms. Gaunya stated that there will be five tables of two seats each; and a single two person bench
30 for a total of twelve indoor seats.

31
32 Mr. Heyland responded that if that is the case; and twelve seats does not exceed the Fire Chief's
33 occupancy limit, there will be no need for a revised interior seating plan.

34
35 Mr. Hayes Moved to Approve the Site Plan Review for Change of Use for THE BEACH
36 BASKET / LENOR GAUNYA – 22 Shore Road Unit 9 – Map 7 Block 118-9 – DBD –
37 Amended Site Plan for pre 1930 Structure. Application for Change of Use from service nail
38 salon to Type 3 Restaurant.
39 HAYES/MACLEOD

40
41 Mr. Wilkos asked if there was any further discussion, there being none he called for a vote on
42 Mr. Hayes' Motion:

43
44 **Mr. Hayes Moved to Approve the Site Plan Review for Change of Use for THE BEACH**
45 **BASKET / LENOR GAUNYA – 22 Shore Road Unit 9 – Map 7 Block 118-9 – DBD –**
46 **Amended Site Plan for pre 1930 Structure. Application for Change of Use from service**

1 **nail salon to Type 3 Restaurant.**
2 **HAYES/MACLEOD 5:0 UNANIMOUS**

3
4 **2. JUDITH DENNIS / BANDITO’S MEXICAN GRILL – 68 Shore Road – Map 6**
5 **Block 69 – GBD1 - Amended Site Plan Review for a post 1930 structure. Site Plan**
6 **Review – Application to expand use from 49 (25 indoor and 24 outdoor) seats to 72**
7 **(30 indoor and 42 outdoor which includes 6 news Adirondack patio seats) seats (This**
8 **application was tabled on April 23, 2018).**
9

10 Ms. Dennis stated that the purpose of the proposal is for her to be allowed serve patrons on the
11 patio and the Adirondack chairs.

12
13 Mr. Wilkos noted that the issue at the last meeting was the number of seats. He asked Mr.
14 Heyland if the seating plan had been verified.

15
16 Mr. Heyland referred to the Amended seating plan dated 5-3-2018. He confirmed the
17 information on the plan; indicating the number of existing and proposed seating. He, and the Fire
18 Chief, visited the site and confirmed that the proposed numbers comply with the maximum
19 proposed seating for the different areas (indoor and outdoor).

20
21 Mr. Heyland confirmed that the proposal includes an expansion of seating from 25 indoor seats
22 to 30 indoor seats. He confirmed that the seating numbers and restroom facilities are adequate.
23 He noted the same for the outside seating.

24
25 Mr. Wilkos reviewed the Ogunquit Fire Chief’s May 3, 2018 to the Board wherein he stated:

26
27 “I have reviewed the plans for Bandito’s Mexican Grill for seating expansion and have the
28 following comments:

29 They are requesting 30 seats inside and 42 seats outside for a total of 72 seats.

30
31 The interior of the building supports a total of 30 seats – 24 seats and tables in dining area and 6
32 bar stools.

33
34 The exterior patio area, including the patio area beside Shore Road supports the requested 42
35 seats on the exterior for a total occupant load of 72 seats in and out.”

36
37 Mr. Wilkos noted that the Applicant has requested two waivers:

38
39 Item 6.6.C.3.T - An estimate of the amount and type of vehicular traffic to be generated on a daily
40 basis and at peak hours. The reason given was that “This project will not effect the traffic flow in
41 this area.”

42
43 **Mr. Hayes Moved to Grant a Waiver for Item 6.6.C.3.T - An estimate of the amount and**
44 **type of vehicular traffic to be generated on a daily basis and at peak hours; because this**
45 **project will not effect the traffic flow in this area.**

46 **HAYES/FREEDMAN 5:0 UNANIMOUS**

1
2 Item 6.6.C.3.U A traffic impact analysis, prepared by a Registered Professional Engineer with
3 experience in traffic engineering (*for projects requiring 10 or more parking spaces, or projected*
4 *50+ trips per day*). The reason given was that “This project will not effect the traffic flow in this
5 area.”
6

7 **Mr. Hayes Moved to Grant a Waiver for Item 6.6.C.3.U - A traffic impact analysis,**
8 **prepared by a Registered Professional Engineer with experience in traffic engineering (*for***
9 ***projects requiring 10 or more parking spaces, or projected 50+ trips per day*); because this**
10 **project will not effect the traffic flow in this area.**

11 **HAYES/FREEDMAN 5:0 UNANIMOUS**
12

13 Ms. Freedman asked if patrons will be served, and will eat, at the fire pits.
14

15 Ms. Dennis responded yes; and that there will be Adirondack chairs around the fire pit; and patrons
16 will use the arms of the Adirondack chairs; and the edge of the fire pit as places to put their food.
17

18 Ms. Dennis confirmed that there will be two tables and six chairs on the “front patio”.
19

20 Mr. Wilkos informed Ms. Dennis that the plan she submitted, dated May 3, 2018 is the plan the
21 Board will act on; and she will have to abide by it.
22

23 Ms. Dennis agreed.
24

25 Ms. Freedman asked if the Love Shack shared the 3rd bathroom.
26

27 Ms. Dennis responded that The Love Shack shares all her bathrooms.
28

29 Mr. Hayes Moved to Find the Application Complete for JUDITH DENNIS / BANDITO’S
30 MEXICAN GRILL – 68 Shore Road – Map 6 Block 69 – GBD1 - Amended Site Plan Review
31 for a post 1930 structure. Site Plan Review – Application to expand use from 49 (*25 indoor and*
32 *24 outdoor*) seats to 72 (*30 indoor and 42 outdoor which includes 6 news Adirondack patio*
33 *seats*) seats.
34

35 HAYES/MACLEOD
36

37 Mr. Wilkos called for further discussion. There being none he called for a vote on Mr. Hayes’
38 Motion:
39

40 **Mr. Hayes Moved to Find the Application Complete for JUDITH DENNIS / BANDITO’S**
41 **MEXICAN GRILL – 68 Shore Road – Map 6 Block 69 – GBD1 - Amended Site Plan**
42 **Review for a post 1930 structure. Site Plan Review – Application to expand use from 49**
43 **(*25 indoor and 24 outdoor*) seats to 72 (*30 indoor and 42 outdoor which includes 6 news***
44 ***Adirondack patio seats*) seats.**

45 **HAYES/MACLEOD 5:0 UNANIMOUS**

1 The Board unanimously agreed that a Site Visit would be helpful. A Site Visit was scheduled to
2 take place on May 29, 2018 at 4:30 p.m.

3
4 Mr. Heyland informed the Applicant that the actual seating needs to be set up to exactly reflect the
5 seating as indicated on the May 3, 2018 Seating Plan.

6
7 The Planning Board set the Public Hearing to take place on May 29, 2018 at 6:00 p.m.

8
9 **G. NEW BUSINESS –**

10
11 **1. JONATHAN WEST / WEST BOARDINGHOUSE – 71 Main Street – Map 17 Block**
12 **37A – GBD2 – Site Plan and Design Review to construct a new sixteen (16) bed**
13 **boardinghouse.**

14
15 Neal Rapoza addressed the Board as the Applicant’s representative. He summarized that the
16 proposed plan includes a 16 bed 15 room boarding house on Route One. He noted that this
17 property has a 1993 Site Plan Approval for use as a general parking lot. The currently proposed
18 application would be an amendment to that approval.

19
20 There is currently a storage building on site which will be removed for the construction of the
21 Boarding House. The proposed plan also includes new buffering and landscaping. There will be
22 an increase in paved areas per the request of the Fire Department which asked for a stable
23 pathway to the new building.

24
25 Mr. Wilkos reviewed the OHPC 3-28-2018 Memo wherein they state that they have made
26 several recommendations which the applicant has agreed to:

27
28 * The use of a vinyl siding product for the exterior that will complement the adjacent Hideaway
29 Inn.

30
31 * The OHPC recommends using Azak on the cornices and returns, with a PVC overhang and
32 soffit system.

33
34 * The use of a historic style trim and sill for the vinyl replacement windows throughout the
35 structure. Each window unit to be a 6 panes over 1.

36
37 * The Applicant agreed to install an additional three window units on the second level of both
38 the North and South sides of the building.

39
40 * The use of six panel doors throughout, with traditional square windows at the top of each.

41
42 * The use of vinyl shutters of the Applicant's choice, for all windows on the North and East
43 sides.

44
45 * The use of either a wood or vinyl railing system for the ADA compliant access.
46

1 Mr. Rapoza confirmed that he has agreed to all of the above-noted OHPC recommendations.
2
3 Mr. Feldman reviewed his May 7, 2018 Memo to the Board (*a copy of which will be maintained*
4 *in the Applicant's Planning Board file*).
5
6 Mr. Wilkos summarized that Mr. Feldman suggests the Board may want an enhanced stormwater
7 management plan and a traffic study.
8
9 Mr. Wilkos reviewed a memo from the Ogunquit Fire Chief dated April 21, 2018 (*a copy of*
10 *which will be maintained in the Applicant's Planning Board file*).
11
12 Mr. Wilkos reviewed a memo from the Ogunquit Conservation Commission dated April 20,
13 2018 (*a copy of which will be maintained in the Applicant's Planning Board file*).
14
15 Mr. Wilkos reviewed memos from the Water and Sewer Districts (*copies of which will be*
16 *maintained in the Applicant's Planning Board file*).
17
18 Mr. Wilkos reviewed a memo from the Ogunquit Chief of Police dated April 13, 2018 (*a copy of*
19 *which will be maintained in the Applicant's Planning Board file*).
20
21 At this time the Board reviewed the Submission requirements for Design Review as noted in
22 Article 11.6.A.
23
24 At this time the Board reviewed the Submission requirements for Site Plan Review as noted in
25 6.6.C.3. The Board noted a Waiver Request for Item 6.6.C.3.U Traffic Impact Analysis.
26
27 Mr. Feldman responded that the Applicant has submitted some information; however he (Mr.
28 Feldman) suggests the Board may want additional information, specifically information
29 regarding trip generation to see if the proposed use will hit the 50 car threshold which triggers
30 the need for a full traffic study.
31
32 Mr. Wilkos reviewed the Waiver Request for Item 6.6.C.3.U Traffic Impact Analysis. He noted
33 that the current use of the property is a parking lot and the proposed use will be for a 16 room
34 Board House.
35
36 The Board unanimously agreed that the Applicant should provide a Trip Generation Analysis to
37 see whether or not a full traffic study will be required.
38
39 Mr. MacLeod Moved to Deny the Waiver Request for Submission Item 6.6.C.3.U pending the
40 Applicant's submission of trip generation numbers.
41 MACLEOD/HAYES
42
43 Mr. Wilkos called for discussion.
44
45 Ms. Freedman asked how a trip generation study can be done for a new project.
46

1 Mr. Feldman responded that under Item 6.6.C.3.T the applicant has submitted some information;
2 however it does not include trip generation information as required in Item 6.6.C.3.U.

3
4 Mr. Rapoza responded that he has the trip generation numbers at .6 trips per room at peak hour.

5
6 Mr. Feldman added that a traffic engineer needs to provide the information.

7
8 Ms. Bevins suggested that many of the people staying at the proposed boarding house won't
9 have cars.

10
11 Mr. Feldman responded that the Board doesn't know where the people living there will be
12 working. The application has not indicated that the residents of the Boarding House will all be
13 working at Jonathan's Restaurant. Residents may be working in Wells or York.

14
15 Mr. Wilkos called for a vote on Mr. MacLeod's Motion:

16 **Mr. MacLeod Moved to Deny the Waiver Request for Submission Item 6.6.C.3.U pending**
17 **the Applicant's submission of trip generation numbers.**

18 **MACLEOD/HAYES 4:1 (Ms. Bevins Dissenting).**

19
20 Mr. Wilkos asked about the storm water management.

21
22 Mr. Feldman responded that the Applicant has provided some information however the Board
23 may want additional information regarding the inclusion of a swale or two on the back area of
24 the property.

25
26 Mr. Rapoza responded that he provided the drainage study after the Conservation Commission's
27 review.

28
29 Mr. Feldman added that the decision by the Board as to whether or not it requires additional
30 information might take place during formal review however the Applicant may choose to amend
31 the plan at this point after hearing this meeting's discussion.

32
33 Mr. Wilkos noted that the Site Plan Submissions is incomplete; and the Board votes on
34 completeness of both Site Plan and Design Review at the same time.

35
36 Mr. MacLeod Moved to Table the application for JONATHAN WEST / WEST
37 BOARDINGHOUSE – 71 Main Street – Map 17 Block 37A – GBD2 – Site Plan and Design
38 Review to construct a new sixteen (16) bed boardinghouse.
39 MACLEOD/HAYES

40
41 Mr. Wilkos called for discussion. There being none he called for a vote on Mr. MacLeod's
42 Motion:

43
44 **Mr. MacLeod Moved to Table the application for JONATHAN WEST / WEST**
45 **BOARDINGHOUSE – 71 Main Street – Map 17 Block 37A – GBD2 – Site Plan and**
46

1 **Design Review to construct a new sixteen (16) bed boardinghouse.**
2 **MACLEOD/HAYES 5:0 UNANIMOUS**

3
4 **2. GYPSY SWEETHEARTS – 30 Shore Road – Map 6 Block 40-A – DBD – Design**
5 **Review for a pre 1930 structure. Application to replace one window with a door.**
6

7 Sam Clayton summarized that the proposal is to replace a window with a new door leading out
8 onto their existing outside seating area. The objective is to reduce the flow of patron traffic using
9 the front doorway. He noted that the originally proposed stairs and deck expansion have been
10 removed from the plan.

11
12 Mr. Wilkos noted a memo from the OHPC dated April 12, 2018 wherein they approve the
13 proposal.
14

15 Mr. Clayton stated that when he met with the OHPC the stairs and deck were still a part of the
16 discussion; however he subsequently decided to only go forward with the replacement of a
17 window with a new door.
18

19 At this time the Board reviewed the Design Review requirements as outlined in Article 11 of the
20 Ogunquit Zoning Ordinance and found all items submitted:
21

22 Does this review involve a structure built prior to December 31, 1930?
23

24 By a show of hands the Board unanimously agreed that it does.
25

26 The Board confirmed that the project had been reviewed, and accepted, by the OHPC.
27

28 1) **Scale of Building** – Is the scale of the building visually compatible with the site
29 and neighborhood as to the relationship of the open spaces around it and the size of
30 doors/windows/porches/balconies?
31

32 By a show of hands the Board unanimously agreed that it is.
33

34 2) **Height** – Is the height of the building visually compatible with the heights of the
35 buildings in the neighborhood?
36

37 By a show of hands the Board unanimously agreed that this is not applicable to this application.
38

39 3) **Proportion of Front Façade** – Is the relationship of the width to the height of the
40 front façade visually compatible with that of its neighbors?
41

42 By a show of hands the Board unanimously agreed that this is not applicable to this application.
43

44 4) **Relationship of Solids to Voids in Front Façade** – Is the pattern of solids and
45 voids in the front façade visually compatible with that of its neighbors?
46

1 By a show of hands the Board unanimously agreed that it is.

2
3 5) **Proportions of Openings Within the Facility** – Is the relationship of the height
4 of windows and doors to their width visually compatible with the architectural style of the
5 building and with that of its neighbors?

6
7 By a show of hands the Board unanimously agreed that it is.

8
9 6) **Roof Shapes** – Is the shape and proportion of the roof visually compatible with
10 the architectural style of the building and with those of neighboring buildings?

11
12 By a show of hands the Board unanimously agreed that this is not applicable to this application.

13
14 7) **Relationship of Façade Materials** – Are the facades of a building, particularly
15 the front façade, visually compatible with those of other buildings around it?

16
17 By a show of hands the Board unanimously agreed that this is not applicable to this application.

18
19 8) **Relationship of Spaces to Buildings on the Street** – Has the rhythm of spaces to
20 buildings been considered when determining visual compatibility, whether it is between
21 buildings or between a building and the street?

22
23 By a show of hands the Board unanimously agreed that it is.

24
25 9) **Site Features** – Is the size, placement, and materials of walls, fences, signs,
26 driveways, and parking areas visually compatible with the building and neighboring buildings?

27
28 By a show of hands the Board unanimously agreed that this is not applicable to this application.

29
30 10) **Architectural, Historical or Neighborhood Significance** – Have the
31 construction, reconstruction, maintenance, or moving of pre-1931 buildings been done in a
32 manner which is visually compatible with the architectural, historical or neighborhood
33 significance of buildings existing in 1930.

34
35 By a show of hands the Board unanimously agreed that it is.

36
37 Mr. MacLeod moved to Approve the Application for GYPSY SWEETHEARTS – 30 Shore
38 Road – Map 6 Block 40-A – DBD – Design Review for a pre 1930 structure. Application to
39 replace one window with a door.

40 MACLEOD/BEVINS

41
42 Mr. Wilkos asked if there was any further discussion, there being none he called for a vote on
43 Mr. MacLeod’s Motion:

1 **Mr. MacLeod moved to Approve the Application for GYPSY SWEETHEARTS – 30 Shore**
2 **Road – Map 6 Block 40-A – DBD – Design Review for a pre 1930 structure. Application to**
3 **replace one window with a door.**

4 **MACLEOD/BEVINS 5:0 UNANIMOUS**

5
6 Mr. Clayton asked if he can get the packets returned.

7
8 Mr. Heyland responded that some Board members keep their packets; however if any member
9 wants to return their packet they can drop it off at the Land Use Office.

10
11 **H. CODE ENFORCEMENT OFFICER BUSINESS – None**

12
13 **I. OTHER BUSINESS –**

14
15 **1 Discussion of Senior/Multi-Family Housing Workshop.**

16
17 Mr. Wilkos noted that a 2nd workshop had been held. The Board agreed that it would move
18 forward with contract zoning. Moving forward, Mr. Feldman from SMPDC will draft language
19 to implement contract zoning.

20
21 Mr. MacLeod suggested contract zoning be done for high density/senior/affordable/playhouse
22 housing.

23
24 Mr. Heyland stated that condominium forms of ownership are not captured under the zoning
25 ordinance. If the Board wants to be sure that the housing units shall not ever be sold as
26 condominiums the town would need to include that as part of the contract.

27
28 Mr. Feldman agreed that he might be able to work some form of preventative language into the
29 ordinance.

30
31 Mr. Hayes asked if they need to specify zones.

32
33 Mr. Feldman responded that he will draft the language so that it will apply to all the zones which
34 currently permit multi family development.

35
36 Mr. MacLeod moved to have Mr. Feldman from SMPDC refine additional language in contract
37 zoning for high density residential / affordable / senior housing development.

38 **MACLEOD/HAYES**

39
40 Mr. Wilkos asked if there was any further discussion. There being none he called for a vote on
41 Mr. MacLeod's Motion:

42
43 **Mr. MacLeod moved to have Mr. Feldman from SMPDC refine additional language in**
44 **contract zoning for high density residential / affordable / senior housing development.**

45 **MACLEOD/HAYES 5:0 UNANIMOUS**

1 **J. ADJOURNMENT –**
2 **Mr. Hayes Moved to Adjourn at 7:15 p.m.**
3 **HAYES/MACLEOD 5:0 UNANIMOUS.**
4
5
6

Respectfully Submitted
Maryann L. Stacy
Maryann Stacy
Town of Ogunquit
Planning Board
Recording Secretary

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8
9
10
11
12