



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

**DUNAWAY CENTER MAIN AUDITORIUM
NOVEMBER 13, 2018**

PUBLIC HEARINGS

- 1. STUDIO EAST MOTEL – 267 Main Street – Map 7 Block 10 – GBD1. Site Plan Review Application for a post 1930 structure. Application to replace an existing decaying retaining wall.**

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

- 2. DONOVAN MANAGEMENT CO., LLC aka PINK BLOSSOMS FAMILY RESORT – 154 Shore Road – Map 6 Block 121- Site Plan Review Application for a post 1930 structure. Application to Replace existing swimming pool and patio with a new swimming pool and patio consisting of an additional 870 square feet.**

Mr. Wilkos asked if there was anyone who wished to speak for, or against, this application; or if there was any member of the public who had any questions. There being no one the Public Hearing was closed at 6:02 p.m.

REGULAR BUSINESS MEETING

A. ROLL CALL –

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

Excused: Jackie Bevins

Also Present: Scott Heyland, Code Enforcement Officer

Mr. Wilkos noted that due to Ms. Bevins' absence Ms. Botsford would be a full voting member for the duration of this meeting.

B. PLEDGE OF ALLEGIANCE -

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

D. MINUTES – September 24, 2018 Public Hearings and Regular Business Meeting.

**Mr. Hayes Moved to Approve the Minutes of the September 24, 2018 Meeting as Amended.
HAYES/FREEDMAN 5:0 UNANIMOUS**

October 22, 2018 Public Hearing and Regular Business Meeting.

**Mr. Hayes Moved to Approve the Minutes of the October 22, 2018 Meeting as Amended.
HAYES/FREEDMAN 5:0 UNANIMOUS**

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

Peter Kahn (3 Tern Street) asked the Board what it, and the Land Use Office, will be doing to address the concerns of the voters regarding the Comprehensive Plan. He asked if the Board can schedule workshops on topics such as:

- Resource Protection and Growth Management;
- Minimum Lot Sizes;
- Retail Chains;
- Better Code Enforcement Tracking and Response;
- After the Fact Applications.

Peter Kahn stated that many of these topics are on the top of residents' concerns; and a workshop would be an appropriate forum to gather public input.

Mr. Wilkos asked Mr. Kahn if he would e-mail him (Mr. Wilkos) a copy of the list of proposed workshops.

Mr. Kahn agreed to do so.

F. UNFINISHED BUSINESS –

- 1. FINDINGS OF FACT FOR: NANCY T. HUNT – 68 Pulpit Rock Road – Map 1 Block 19 – SLR/RP. Site Plan Review Application involving a pre 1930 structure. Application to repair and stabilize land area which was damaged by the March 2018 Storm.**

Mr. Hayes Moved to Accept the FINDINGS OF FACT FOR: NANCY T. HUNT – 68 Pulpit Rock Road – Map 1 Block 19 – SLR/RP as Submitted. HAYES/MACLEOD 5:0 UNANIMOUS

2. STUDIO EAST MOTEL – 267 Main Street – Map 7 Block 10 – GBD1. Site Plan Review Application for a post 1930 structure. Application to replace an existing decaying retaining wall.

Abutter Max Clayton (86 Ledge Road / Leavitt Theater) asked if the Applicant was set on using the riprap rocks. He acknowledged that it won't affect him however it is his opinion that it is unattractive.

Gary Latulippe, owner of Studio East Motel responded that he proposed using the same material and engineering as what currently exists on site; however he would be open to any suggestions from the Board.

Mr. MacLeod asked; if the proposed wall style was changed would it change the application?

Mr. Heyland responded that as long as the wall remains within the same footprint and size, it would be an engineering change only. However the Board might want revised plans and drawings if the engineering design is changed.

Mr. MacLeod stated that he was glad the Board held a Site Visit because they could clearly see that the existing wall was beginning to buckle and was leaning forward; and if it should give way it would be a safety hazard. He prefers the proposed design because the Board already has all the drawings.

Mr. MacLeod asked about the 25' and suggested someone snap a line on that to confirm the distance.

Mr. Latulippe responded that the Board has a stamped survey; and the portion in question is outside the 25'. The copies of the survey the Board has don't clearly show it, however he would agree to a condition that the Code Enforcement Officer could come and confirm it. He also agreed that if the Board wants him to drop the wall back another foot he would be willing to do so.

Mr. Wilkos asked Mr. Heyland if there is any reference in the Ogunquit Zoning Ordinance to 25'.

Mr. Heyland responded "not with a project of this scope". This project is for a retaining wall for erosion control purposes and in that section of the Ordinance there is no reference to 25'. As far as this project is concerned the 25' has no significance because it is a replacement.

Mr. Heyland agreed that the replacement wall will be a one-for-one replacement and he will confirm that it is located in the same place as the original retaining wall. He also agreed that the Board could require an After the Fact confirmation by a certified engineer that the new wall is outside the 25' upon completion. It would be the Applicant's responsibility to provide an After the Fact Confirmation.

Mr. Heyland confirmed that the After the Fact Engineering Plan would be retained as part of the Code Enforcement Office's files.

Mr. Wilkos confirmed that the Board had asked the Applicant to provide a site plan indicating the Zoning Boundary, which Mr. Latulippe has done.

Mr. Heyland added that he needs to have it confirmed that the contractor doing the work is certified with the State DEP to do work in Shoreland Zones.

Mr. Heyland also added that there are a few trees which will need to be removed; and under the Shoreland Zoning Ordinance the Applicant will have to provide a revegetation plan prepared by a licensed arborist. The Plan should indicate which trees will be removed and what/where the new trees will be planted in their place.

Mr. Wilkos confirmed that the Applicant has a Permit from the DEP.

Ms. Botsford noted that the new plan is not based upon an earlier As-Built Plan. It is based upon a proposed plan. This newest plan assumes that the existing wall was built as shown on the earlier proposed plan. She asked if the Applicant would be required to confirm the 25' before beginning the new work.

Mr. Heyland agreed and recommended to the Applicant that a surveyor be onsite prior to the removal of the existing wall and that the surveyor confirms that the existing structure meets the 25' setback.

Mr. Latulippe argued that the Board has been provided a stamped survey indicating that the existing wall is outside the 25' setback. He noted that the survey was prepared after the existing wall was constructed.

Mr. Wilkos asked if the Zoning Ordinance says the wall has to be 25' from the stream.

Mr. Heyland responded that the Ordinance does not say this. The Applicant has provided a plan which indicates that the new retaining wall will be 25' from the stream. An After the Fact Site Plan will confirm that this will be the case. He suggested the Applicant may want someone to confirm that the existing retaining wall is, in fact, 25' from the stream.

Mr. Latulippe stated that the engineer's CAD Drawing shows that it is outside the 25'.

Mr. Heyland responded that the important thing is that the new wall is no closer to the stream than the existing wall. And having the current location pinned before removal of the existing wall isn't a bad idea.

Mr. MacLeod asked if the submitted material was sufficient for the Board's purposes.

Mr. Heyland responded that he believes that it is. He added that the plan indicates the subject stream as an "unnamed stream"; Mr. Heyland confirmed that it is the Leavitt Stream and under Ogunquit's Ordinance it is considered to be a protected stream.

Mr. MacLeod asked if the Board was going to proceed with the proposed style retaining wall.

Mr. Heyland agreed that this was the best option, from an environmental standpoint.

Mr. Wilkos asked Mr. Clayton if that satisfied him; and Mr. Clayton agreed that it did.

The Ogunquit Planning Board reviewed the application using the set of approval criteria in Article 6 of the Ogunquit Zoning Ordinance as summarized below; and determined:

A. Does this application involve a pre-1931 structure?

The Board Unanimously agreed that it did not.

Has the application been reviewed by the OHPC?

The Board Unanimously agreed that it had not.

B. Has the Application been submitted for review by all Applicable Town Department Heads?

Mr. Heyland confirmed that it had.

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

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

The Board unanimously agreed that it will.

Reason: It is almost invisible to the abutters behind a significant vegetative buffer.

2. Will not adversely affect the safety, the health and the welfare of the Town.

The Board unanimously agreed that it will not.

Reason: Replacement of the structure is a safety concern; should the existing wall fail it would pose a danger to the adjacent stream.

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

The Board unanimously agreed that this standard is not applicable.

Reason: There will be no additional vehicular traffic.

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

The Board unanimously agreed that it will.

Reason: All construction material will be contained and will not affect the stream.

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

The Board unanimously agreed that this standard is not applicable.

Reason: It's a wall.

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

The Board unanimously agreed that this standard is not applicable.

Reason: It's a wall.

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

The Board unanimously agreed that this standard is not applicable.

Reason: Proposed project has no effect on any parking or recreational facilities.

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

The Board unanimously agreed that this standard is not applicable.

Reason: The project does not require any additional parking.

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

The Board unanimously agreed that this standard is not applicable.

Reason: The intent of the project is to prevent erosion.

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

The Board unanimously agreed that it will.

Reason: the Leavitt Theater owner has acknowledged that the project will not affect him.

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

The Board unanimously agreed that it has.

Reason: Per the submitted Site Plan.

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

The Board unanimously agreed that it will.

Reason: There are existing trees and vegetation on the slope and at the edge of the stream which will be left in place.

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

The Board unanimously agreed that this standard is not applicable.

Reason: This project does not involve a subdivision.

14. Will provide for adequate pedestrian circulation.

The Board unanimously agreed that this standard is not applicable.

Reason: It's a wall.

15. Anticipates and mitigates potential nuisance created by its location;

The Board unanimously agreed that it will.

Reason: The new retaining wall will be a one-for-one replacement of the existing wall.

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

The Board unanimously agreed that it will.

Reason: All of the above standards have been satisfied or are not applicable.

17. In their review, the Ogunquit Planning Board finds that the standards of Article 6 of the Ogunquit Zoning Ordinance:

- Have been met.
- Have been met with the conditions and/or waivers noted below:

1. Certification from a licensed surveyor that the replacement structure is set back 25' from the stream.
2. Submission of a revegetation plan complying with Article 1.95 of the Ogunquit Zoning Ordinance will include proposed vegetation removal and replacement.

Mr. Latulippe asked where the new vegetation needs to be planted.

Mr. Heyland responded that, due to the complicated nature of the area of the new wall, he (Mr. Heyland) will work with the Applicant on this plan.

- Have not been met.

Based upon the information above, the Planning Board therefore:

- Approves the Site Plan Application
- Approves the Site Plan with conditions which are to be complete and evidence filed in the Code Enforcement Office no later than sixty (60) days from plan approval; and prior to permit.
- Denies the Application

Mr. MacLeod Moved to Approve the Site Plan for STUDIO EAST MOTEL – 267 Main Street – Map 7 Block 10 – GBD1. Site Plan Review Application for a post 1930 structure. Application to replace an existing decaying retaining wall with the following conditions; and that evidence that said conditions is filed in the Code Enforcement Office no later than sixty (60) days from plan approval; and prior to permit:

1. A licensed surveyor will pin the location of the existing retaining wall.
2. Submission of a Certified As-Built Plan, from a licensed surveyor, that the replacement structure is set back 25' from the stream.
3. Submission of a re-vegetation plan complying with Article 1.95 of the Ogunquit Zoning Ordinance includes proposed vegetation removal and replacement.

MACLEOD/HAYES

There was discussion as to the need for a licensed surveyor to confirm the existing measurement prior to the removal of the existing wall.

Mr. Heyland asked if the Board wants confirmation of the 25' measurement from the stream to the face of the wall before, or after construction.

Ms. Botsford suggested that confirming the 25' of the existing condition might prevent an after the fact problem.

Mr. Heyland responded that the Applicant has already supplied a certified plot plan which indicates that the existing wall, to be removed, is 25' from the stream.

The Board determined that the Applicant should provide an As-Built certified plan confirming that the new wall is 25' from the stream.

Mr. Hayes suggested a surveyor go out to the site and pin the 25' mark. The Code Enforcement Officer then confirms the pinning and; only then is the Applicant allowed to begin work. After the project is complete the Code Enforcement Officer will be provided with an As-Built Plan prepared by a licensed surveyor confirming that the new wall face is 25' from the stream; exactly where it was originally pinned.

Ms. Botsford agreed that she was fine with that.

Mr. Heyland again agreed that he would work with the Applicant to document what vegetation currently exists on site; and what the Applicant proposes to use to replace those trees which are removed.

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

Mr. MacLeod Moved to Approve the Site Plan for STUDIO EAST MOTEL – 267 Main Street – Map 7 Block 10 – GBD1. Site Plan Review Application for a post 1930 structure. Application to replace an existing decaying retaining wall with the following conditions; and that evidence that said conditions is filed in the Code Enforcement Office no later than sixty (60) days from plan approval; and prior to the issuance of a Certificate of Occupancy:

- 1. A licensed surveyor will pin the location of the existing retaining wall.**
- 2. Submission of a Certified As-Built Plan, from a licensed surveyor, that the replacement structure is set back 25' from the stream.**
- 3. Submission of a re-vegetation plan complying with Article 1.95 of the Ogunquit Zoning Ordinance includes proposed vegetation removal and replacement.**

MACLEOD/HAYES 5:0 UNANIMOUS

- 3. DONOVAN MANAGEMENT CO., LLC aka PINK BLOSSOMS FAMILY RESORT – 154 Shore Road – Map 6 Block 121- Site Plan Review Application for a post 1930 structure. Application to Replace existing swimming pool and patio with a new swimming pool and patio consisting of an additional 870 square feet.**

Mr. Wilkos noted that the Board held a Site Visit earlier in the day and a Public Hearing earlier in this meeting. No one asked to speak at the Public Hearing.

Mr. Wilkos noted that an abutter, at the Site Visit, asked about noise. Mr. Wilkos asked the Applicant's representative to confirm that the pool closes at 8:00 p.m. and that the lights are turned off shortly thereafter.

Ms. Botsford asked why this application is before the Board.

Mr. Heyland responded that Article 7 of the Zoning Ordinance requires that no changes of any kind shall be made in any previously approved Site Plan without approval of such changes by the Planning Board. He noted that this is explained in his October 2, 2018 Memo to the Board.

Mr. Heyland noted that the original application asked for an expansion of a garage space which would increase the building volume in a non-conforming building. That portion of the application has been removed by the applicant. He is no longer requesting an expansion of the garage.

Mr. Wilkos reviewed an e-mail from property owner, and abutter, Rebecca Fox (21 Marginal Avenue) expressing concern about noise after 9:00 p.m.

Dovile Lally the General Manager of Pink Blossoms and the Applicant's representative responded that the pool closes at 8:00 p.m. and the lights around the pool area are turned off shortly thereafter so there should be no issue with noise after 8:00 p.m. She added that the occupancy level is not going to increase at the property. The number of guests won't increase which should prevent any increase in the noise level.

Mr. Hayes asked Mr. Heyland to address the question of: who is an abutter?

Mr. Heyland responded by reading the Zoning Ordinance Article 2 Definition of Abutting Property: "Adjacent property which is contiguous with the subject property. However, when applied to any standard involving required notifications to "abutting properties," the term shall include properties across a public right-of-way or waterway, within 200 feet of any part of the property line forming the boundary with said right-of-way or waterway."

The Ogunquit Planning Board reviewed the application using the set of approval criteria in Article 6 of the Ogunquit Zoning Ordinance as summarized below and determined:

A. Does this application involve a pre-1931 structure?

The Board Unanimously agreed that it did not.

Has the application been reviewed by the OHPC?

The Board Unanimously agreed that it was not.

B. Has the Application been submitted for review by all Applicable Town Department Heads?

Mr. Heyland confirmed that it has.

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

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

The Board Unanimously agreed that it will.

Reason: There is significant vegetative buffering adjacent to the pool area. Also, the Applicant has agreed to close the pool at 8:00 p.m. and turn the area lighting off shortly after that; and the Applicant will install Dark Sky Compliant Lighting.

2. Will not adversely affect the safety, the health and the welfare of the Town.

The Board Unanimously agreed that it will not.

Reason: The property is not open to the public; and standards for pool construction will be met.

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

The Board Unanimously agreed that this standard is not applicable.

Reason: There will be no increase in the number of rooms.

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

The Board Unanimously agreed that this standard is not applicable.

Reason: This project involves a one-for-one replacement of an existing pool.

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

The Board Unanimously agreed that this standard is not applicable.

Reason: It's a pool.

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

The Board Unanimously agreed that it will not.

Reason: The pool closes at 8:00 p.m. and the lights will be turned off soon thereafter.

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

The Board Unanimously agreed that it will not.

Reason: The project is on private property.

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

The Board Unanimously agreed that this standard is not applicable.

Reason: There will be no changes to the parking.

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

The Board Unanimously agreed that it will not.

Reason: There is adequate access to the parking area adjacent to the pool area; and the contractor will be licensed in terms of wiring.

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

The Board Unanimously agreed that this standard is not applicable.

Reason: There are no adjacent historic properties; and there is adequate buffering around the pool area.

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

The Board Unanimously agreed that it does.

Reason: Pool and patio area need to be updated for safe use.

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

The Board Unanimously agreed that it will.

Reason: There is adequate vegetative buffering; there is also a structure and tennis court between subject property and contiguous properties.

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

The Board Unanimously agreed that this standard is not applicable.

Reason: This project does not involve a subdivision.

14. Will provide for adequate pedestrian circulation.

The Board Unanimously agreed that it will.

Reason: Expansion of the pool patio area will improve pedestrian safety.

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

The Board Unanimously agreed that it does.

Reason: Buffering around the pool area is adequate.

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

The Board Unanimously agreed that it will.

Reason: Work is being done by licensed contractors; and for the reasons noted above.

17. In their review, the Ogunquit Planning Board finds that the standards of Article 6 of the Ogunquit Zoning Ordinance:

- Have been met.
- Have been met with the conditions and/or waivers noted below:

1. Applicant continues to close the pool at 8:00 p.m. and turn off surrounding lighting shortly thereafter.
2. Applicant will use Dark Sky Rated Lighting.

Have not been met.

Based upon the information above, the Planning Board therefore:

- Approves the Site Plan Application
- Approves the Site Plan with conditions which are to be complete and evidence filed in the Code Enforcement Office no later than sixty (60) days from plan approval; and prior to permit.
- Denies the Application

Mr. MacLeod Moved to Approve the Site Plan Application for DONOVAN MANAGEMENT CO., LLC aka PINK BLOSSOMS FAMILY RESORT – 154 Shore Road – Map 6 Block 121- Site Plan Review Application for a post 1930 structure. Application to Replace existing swimming pool and patio with a new swimming pool and patio consisting of an additional 870 square feet, with the following two conditions:

1. Applicant continues to close the pool at 8:00 p.m. and turn off surrounding lighting shortly thereafter.
2. Applicant will use Dark Sky Rated Lighting.

MACLEOD/HAYES

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

Mr. MacLeod Moved to Approve the Site Plan Application for DONOVAN MANAGEMENT CO., LLC aka PINK BLOSSOMS FAMILY RESORT – 154 Shore Road – Map 6 Block 121- Site Plan Review Application for a post 1930 structure. Application to Replace existing swimming pool and patio with a new swimming pool and patio consisting of an additional 870 square feet, with the following two conditions:

- 1. Applicant continues to close the pool at 8:00 p.m. and turn off surrounding lighting shortly thereafter.**
- 2. Applicant will use Dark Sky Rated Lighting.**

MACLEOD/HAYES 5:0 UNANIMOUS

G. NEW BUSINESS –

- ~~**1. LAFAYETTE OGUNQUIT LLC – 135 Beach Street – Map 7 Block 87-89 – RP/Beach – Design – Review and Site Plan Review for a post 1930 structure. Application to construct a new elevator and stairs; and construction of new interior courtyard stairs. Removed from the Agenda at the Applicant’s Request.**~~

Mr. Heyland informed the Board that this Applicant is still working out some details and will come back before the Board when these issues have been resolved.

H. CODE ENFORCEMENT OFFICER BUSINESS – None

I. OTHER BUSINESS –

- ~~**1. Discussion of Restaurant Type Definitions 3rd Workshop. Workshop was cancelled due to weather and scheduling conflict.**~~
- 2. Discussion of November 2, 2018 Correspondence from the Ogunquit Playhouse Foundation regarding development of a “Route One Southern Corridor General Development District II”**

Mr. Wilkos noted a letter the Board received from Attorney John Bannon regarding this issue.

The Playhouse Applicant informed the Board that they would appreciate the workshop being held as soon as possible so that the Playhouse will have a better understanding of what ordinances may have to be amended to accommodate the Playhouse’s proposed changes.

Mr. Wilkos asked what workshop topics the Board has already discussed:

- Continuation of Restaurant Definitions Workshop;
- Allowing Gas Stations in Town;
- Minimum Lot Sizes;
- Comprehensive Plan Required Planning Board Actions.

Ms. Botsford asked if the Board could hold a workshop regarding the Land Use portion of the Comprehensive Plan. She suggested it may cover the Playhouse and other Land Use issues. Ms. Botsford noted that past workshops have not been well attended.

Mr. Hayes responded that workshop topics need to be specific.

Mr. MacLeod added that the proposed Comprehensive Plan was voted down; thus the Town is still operating under the 2004 Comprehensive Plan which contains a checklist for Planning Board actions. He suggested the Board look at this list and see what may need to be changed or reviewed.

Mr. Hayes noted that the Playhouse request will involve more than one workshop. He expressed his opinion that this is a very important request which will involve a great deal of work; and should be a priority.

The Board also scheduled a 3rd Workshop regarding Restaurant Definitions to take place on November 26, 2018 from 4:30 to 5:00 p.m.

The Board scheduled a workshop regarding the Ogunquit Playhouse to take place on December 10, 2018 from 4:00 to 5:30 p.m.

Mr. MacLeod asked if the Conservation Commission could be included in the Playhouse Workshop. It was agreed that they would be invited.

Mr. Wilkos informed the Public that there would only be a single Planning Board Meeting in December. It will take place on December 10th.

J. ADJOURNMENT -

Respectfully Submitted

Maryann Stacy

Maryann Stacy
Town of Ogunquit
Planning Board
Recording Secretary