



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

**DUNAWAY CENTER MAIN AUDITORIUM
September 23, 2019**

REGULAR BUSINESS MEETING

A. ROLL CALL –

Members Present: Steve Wilkos (Chair)
Mark MacLeod (Vice-Chair)
Muriel Freedman
Priscilla Botsford
Brian Aromando (1st Alternate)
Elaine Cooper (2nd Alternate)

Members Excused: Jackie Bevins

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

**Mr. MacLeod Moved to Excuse Ms. Bevins.
MACLEOD/BOTSFORD 5:0 UNANIMOUS**

Due to Ms. Bevins absence Mr. Wilkos moved Mr. Aromando from 1st Alternate position to 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 9, 2019 Public Hearing and Regular Business Meeting.

**Mr. MacLeod Moved to Accept the Minutes from the September 9, 2019 Meeting as Amended.
MACLEOD/FREEDMAN 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.

Rick Dolliver - 331 Shore Road – Mr. Dolliver asked if the Planning Board was looking into parking in Town. He noted that if it is, the public has not been informed. If the Board, as whole, is not working on the question of parking in Town he has an issue with a possible Code of Ethics Violation. He has been informed that members of the Planning Board, identifying themselves as Planning Board Members have been going to places of business in Town and questioning them about their parking capacity and other parking considerations.

Mr. Dolliver has a problem with Board members identifying themselves as a board or committee representative without authorization from that board or committee. That would be a direct violation of the Code of Ethics.

Heath Ouellette – 74 Meadow Lane – asked if the Main Beach Bath House proposal will have to come before the Planning Board.

Mr. Heyland responded that it will have to come for Site Plan and Design Review.

Mr. Ouellette asked if the Planning Board might make changes to the proposed plans.

Mr. Heyland responded that they may.

Mr. Wilkos asked if there was anyone else who wished to be heard. There was no one.

F. UNFINISHED BUSINESS –

1. MISTER T LLC / LINDA BRIGGS – 387 Main Street – Map 14 Block 13 – GBD2 – Site Plan and Design Review for Change of Use from gas station to office. Application to construct a new structure for use as a real estate office.

John Chagnon, Ambit Engineering addressed the Board as the Applicant's representative. He confirmed the Board's requested changes have been made to the Final Plans:

- The removal of the southerly driveway entrance as reflected on Sheet C3.
- Parking spaces #2 and #3 were turned 90 degrees.
- Addition of Note 11 that there will be no proposed building mounted lighting.
- Updated Sheet C4 with the new layout and associated changes to the grading.
- Updated Sheet C5 now indicates that the sewer connection will reuse the existing service.

Mr. Chagnon handed out copies of the Maine DOT Entrance Permit.

Mr. Wilkos noted that Hiroko Lindsey, the Applicant's architect, had also submitted new updated renderings of the proposed building site.

Ms. Botsford asked how tall the structure will be.

Ms. Lindsey responded that it will be 31'11".

DESIGN REVIEW CERTIFICATION CHECKLIST

A. Does this review involve a structure built prior to December 31, 1930?

The Board unanimously agreed that it does not.

B. Review the specifics of the proposed application for compliance with Article 11.7.C of the Ogunquit Zoning Ordinance as follows:

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

Ms. Cooper expressed her concern that the Board did not spend enough time considering the scale of this building with respect to the impact on Ogunquit's visually charming community. The proposed structure will be a white building against a green background and it will appear even taller than it looks on paper. She suggested the Board spent a great deal of time looking at the ordinance and not enough time looking at the question of scale of this new building and its impact on the neighborhood.

Ms. Cooper noted that the OHPC has a problem with this plan; and that there are two other things the OHPC asked for which have not been acted on.

Ms. Botsford stated that her concern is with the height of the building and she expressed disappointment that the Applicant's representative did not provide the story pole the Board asked for at the Site Visit. She is OK with the scale.

Mr. Chagnon referred to the OHPC Minutes which state that after the Applicant agreed to reduce the building height by 1.5 feet and to plant mature trees the OHPC voted to Approve a Certificate of Appropriateness. The height of the building was lowered in accordance with the OHPC Motion.

Ms. Lindsey confirmed that the original height was 33'. The new height will be 31'10". In addition the applicant is working with a landscaper to soften the appearance of the building.

Mr. Chagnon noted the landscaping indicated on the plan; and he suggested a condition of approval to plant mature trees in the northern triangle portion of the property, per the OHPC recommendation. He agreed to this condition.

Mr. MacLeod expressed concern about putting more trees next to power lines.

Ms. Botsford stated that she believes the landscaping will be fine; her only issue is with the height of the building.

Mr. Aromando suggested that this will be a business which requires visibility. He also noted that there are existing trees in the triangular portion of the property. He would be OK with the plan as it is.

Ms. Freedman agreed with Mr. Aromando.

Ms. Cooper argued that taller trees at the northern end of the property will soften the height appearance of the new building. She wants to follow the recommendation of the OHPC.

The Board unanimously agreed that the new building design fits in with the neighborhood. Because this neighborhood already contains buildings of varying heights and sizes.

2. Height – Is the height of the building visually compatible with the heights of the buildings in the neighborhood?

Mr. MacLeod suggested there is a series of buildings in the neighborhood which are at least as tall, or sit at a higher elevation giving them the appearance of being taller than the proposed structure.

Ms. Botsford reiterated that she feels the new structure will be too tall; and she again added that the Applicant had not provided story poles for the site walk as the Board requested. She noted the new hotel across the street will only be 27 feet in height and the Greenery Restaurant next door is about 22 feet tall.

Mr. MacLeod noted the Seaview Motel is close to 35 feet, and the other buildings around it, which sit at higher elevations, appear to be much taller.

The Board agreed 4:1 (with Ms. Botsford dissenting) that the new building fits in with the neighborhood, because this neighborhood already contains buildings of varying heights and sizes.

3. Proportion of Front Façade – Is the relationship of the width to the height of the front façade visually compatible with that of its neighbors?

The Board unanimously agreed that the new building fits in with the neighborhood; particularly the Puffin Inn, Seaview Motel brick buildings, homes on Glenn Avenue, the apartment building behind the Food for Thought restaurant, and the traditional home and units on Cranberry Hill which are all at least two stories high.

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

The Board unanimously agreed that it is. The appearance is modern with some traditional

elements.

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

The Board unanimously agreed that it is, because it is a modern building which looks to the neighbors for the general size and shape of the building.

Roof Shapes – Is the shape and proportion of the roof visually compatible with the architectural style of the building and with those of neighboring buildings?

The Board unanimously agreed that it is, because it is a typical gable metal roof with dormers.

Relationship of Façade Materials – Are the facades of a building, particularly the front façade, visually compatible with those of other buildings around it?

The Board unanimously agreed that they are, because they are inspired by the more traditional buildings in the area.

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

The Board unanimously agreed that they have, because the location of the building is limited by the irregularities of the lot.

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

The Board unanimously agreed that they are, because of the reduction of vehicle access points on the lot; and because the opening up of the lot as a whole will improve line of site for pedestrians and cyclists.

Architectural, Historical or Neighborhood Significance – Have the construction, reconstruction, maintenance, or moving of pre-1931 buildings been done in a manner which is visually compatible with the architectural, historical or neighborhood significance of buildings existing in 1930

The Board unanimously agreed that this standard is not applicable because this project does not involve a pre 1931 structure.

C. If the review requires more time to complete.

The Board agreed that it does not require more time to complete.

- D. Does the Planning Board desire an irrevocable letter of credit or performance bond prior to the issuance of a Building Permit?

It was confirmed that it does not.

Mr. MacLeod Moved to Approve the Design Review Application for MISTER T LLC / LINDA BRIGGS – 387 Main Street – Map 14 Block 13 – GBD2. MACLEOD/AROMANDO 4:1 (Ms. Botsford Dissenting).

At this time the Board reviewed the standards for Site Plan Review as noted in Section 6.7 of the Ogunquit Zoning Ordinance.

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

The Board confirmed that it does not involve a pre 1931 structure.

Has the application been reviewed by the OHPC?

The Board confirmed that it had.

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

The Code Enforcement Officer confirmed that it was submitted to all applicable departments heads.

At this time the Board reviewed the standards for Site Plan Review as noted in Section 6.5 of the Ogunquit Zoning Ordinance.

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

The Board unanimously agreed that it will, because the Applicant has agreed to reduce the number of vehicle access points from three to two; and the new use will generate less vehicle trips per day.

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

The Board unanimously agreed that it will not, because the new use will be safer for pedestrians and cyclists.

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

The Board unanimously agreed that it will not, because the new use will generate less 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 it does, because the property will be serviced by public water and sewer.

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

The Board unanimously agreed that they will not, because the property use will be restricted to office use.

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

The Board unanimously agreed it will not, because of the reduced vehicular traffic; and the reduction in lighting levels.

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 they will not, because there are no nearby public or recreational facilities.

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

The Board unanimously agreed that it does, as demonstrated on the Applicant's Site Plan and confirmed by the Code Enforcement Officer.

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, because of the improvements to the vehicle access points; and The Ogunquit Fire Inspector's input that the property is adequate for emergency personal access.

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

The Board unanimously agreed that this standard is not applicable, because there are no adjacent "historic properties".

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, as is demonstrated on the Site Plan.

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

The Board unanimously agreed that it will, because of the existing and agreed upon plantings.

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 it will, as is reflected on the Plot Plan and the Applicant's agreeing to plant a minimum of two (2) mature trees at least 6' to 8' in height in the northern triangle portion of the property. Also due to the Ogunquit Public Works Director's July 31, 2019 e-mail confirming that the Public Works Department will cut and cap the drainage pipe on the property; and that this pipe is not necessary for storm water drainage.

14. Will provide for adequate pedestrian circulation.

The Board unanimously agreed that it will, because there are no sidewalks abutting this property.

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

The Board unanimously agreed that it will, because of the Applicant's agreement to reduce the number of vehicle access points from three to two.

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

The Board unanimously agreed that it will, because it meets items 1 through 15 as noted above.

Mr. MacLeod moved to Approve the Site Plan Application for MISTER T LLC / LINDA BRIGGS – 387 Main Street – Map 14 Block 13 – GBD2 – Site Plan and Design Review for Change of Use from gas station to office. Application to construct a new structure for use as a real estate office; with the following condition of approval:

The Applicant will plant a minimum of two mature trees at least 6' to 8' in height in the northern triangular portion of the property.

MACLEOD/FREEDMAN 5:0 UNANIMOUS

2. **YORK RIVER LLC - 15, 25, & 29 Autumn River Lane – Map 20 Blocks 15-C2, 15-C3, and 16 – RR2 - Subdivision Sketch Plan Application. Request for a lot line**

adjustment with abutting lot to the north; and the creation of three new lots from the remaining acreage.

Mr. Wilkos noted that a Site Visit had been held earlier in the afternoon.

Isaiah Plante from Kimball Survey and Design addressed the Board as the Applicant's representative.

Mr. MacLeod asked to have the right-of-way notation regarding Lot 1 removed from the final plan.

Mr. Plante agreed to do this.

Mr. MacLeod asked for additional information about the vernal pool. He asked for a wetland delineation showing the edge of the wetland and whether or not there is a vernal pool on the site.

Mr. Plante responded that he will get a letter from the wetland delineator outlining the boundaries of the wetlands and whether or not there is a vernal pool on the site.

Mr. Heyland asked: 1) where are the edges of the wetland? and 2) is there a vernal pool in that wetland? The Board needs confirmation that there is no vernal pool.

Mr. MacLeod asked if the wetland area should be part of the "no cut" area; and should the buffer be extended to encompass it.

Mr. Plante responded that they don't intend to encroach into the wetland and he would extend the "no cut" area around the wetland.

Mr. MacLeod asked if there was a name for the new subdivision.

Mr. Plante responded that they don't have one yet however they will have a name by Preliminary Plan.

Mr. MacLeod asked about an overlay of the original subdivision on the plan.

Mr. Plante responded that he will overlay the original subdivision on the Preliminary Plan.

Mr. MacLeod asked for written confirmation from the abutters whose properties are being reconfigured.

Mr. Plante agreed to provide these letters to the Board.

Ms. Cooper asked for a soil explanation.

Mr. Plante responded that he will provide the Test Pit Logs.

Mr. Wilkos reviewed the Conservation Commission's Memo to the Board. He noted that the Commission asked for confirmation that service water management BMP are adhered to due to the proposed subdivision's proximity to the Ogunquit River.

Mr. Plante agreed to note this language on the Preliminary Plan.

Mr. Wilkos reviewed Subdivision Ordinance Article 5.5. He asked the Applicant to use 1' contours for the Preliminary Plan.

**Mr. MacLeod Moved to Accept the Sketch Plan Application for YORK RIVER LLC - 15, 25, & 29 Autumn River Lane – Map 20 Blocks 15-C2, 15-C3, and 16 – RR2.
MACLEOD/AROMANDO 5:0 UNANIMOUS**

G. NEW BUSINESS –

1. Old Village Inn Real Estate Holdings LLC - 250 Main Street – Map 7 Block 69 – DBD – Site Plan and Design Review. Application to construct a new one story structure with rooftop deck to be used as a Type 2 Restaurant.

Geoff Aleva from Civil Consultants addressed the Board as the Applicant's representative. He asked the Board to accept some amended drawings which illustrate the removal of the originally proposed exterior stairs to the Lower Parking Lot.

The Board agreed to accept them; and Mr. Aleva handed them out.

Mr. Aleva gave a brief summary of the proposed project. He noted that the OHPC requested landscaping information for the embankment under the proposed structure. Mr. Aleva stated that he will be seeking input from the Planning Board regarding what they would like to see planted on that hillside. He agreed to have a detailed Landscaping Plan listing species and numbers of plantings ready for the Public Hearing.

Mr. Feldman reviewed his 9-11-19 Memo to the Board.

Mr. Heyland asked how many exits will be in the building.

Mr. Aleva responded that there will be two.

Mr. Wilkos asked Mr. Feldman if he felt the new submittals satisfied the submission requirements for completeness.

Mr. Feldman responded that Mr. Aleva has submitted everything he is required to submit; it is now up to the Board to decide whether or not it is sufficient.

Mr. Feldman noted an application for two Site Plan Submission Waivers:

6.6.C.3.T – Estimate of Traffic Generated and 6.6.C.3.U – Traffic Impact Analysis.

Mr. Feldman suggested that both waivers could be granted because there is no requirement for parking in the DBD.

Mr. Feldman also noted Submission Requirement 6.6.C.3.F regarding landscaping. Mr. Feldman noted that little information has been provided by the Applicant regarding proposed landscaping and he (Mr. Feldman) suggested the Board may want additional detail in this area.

Mr. Aleva responded that the drawings he submitted do indicate landscaping however they are not intended to be a “landscape plan”. They are intended to show that the proposed exterior stairway down the embankment has been removed; and that area will be landscaped. He will provide a “Landscape Plan” for the Public Hearing. He needs to have a landscape architect assist with the selection of native grasses/bushes/ vegetation.

Mr. Feldman suggested the Board needs to decide if the landscaping information the Applicant provided meets the submission standards for completeness. He noted that the Applicant did provide landscaping drawings however the Board needs to determine if they are sufficient.

Mr. Aleva responded that there is a note on the Plan which states “disturbed areas to be landscaped with native plantings”. It was his intention to get feedback from the Board regarding the types of plantings and what needs to be put in on the slope. He will produce a detailed plan indicating species and numbers.

Mr. Heyland noted a proposed pedestrian access to the upper parking lot.

Mr. Aleva responded that this access will be adjusted to fit better into the site.

Doug Mayer, Conservation Commission Co-Chair reviewed the CONCOM Memo to the Board dated 9-23-19. He expressed CONCOM’s concern regarding erosion. He noted slopes in excess of 15% or 20% require State or County Approval.

Mr. Mayer also asked why the two waivers were being requested when there is no requirement for parking in the Downtown Business District.

Mr. Aromando asked Mr. Mayer if CONCOM considered existing impervious surfaces in the surrounding area. He noted that there is tar and buildings above this site, below this site, and then there is the Ogunquit River. Any rain event that exceeds capacity of the catch basin will cause runoff into the Ogunquit River.

Mr. Mayer responded that this will be a big part of the Storm Water Management Plan and CONCOM will look closely at it when the Plan comes in.

Mr. Aleva agreed that the site contains a steep slope and he will indicate on the plans how the runoff will be handled. These plans will include the species of plants used on the slope, riprap, catch basins, and roof drains which will be directed to rain barrels. He will provide a storm water

review letter which will look at the impact of the addition of the new building area over the slope.

Mr. Aromando also asked about non-point source runoff.

Mr. Aleva agreed to address all of these issues in his storm water review letter.

Mr. Wilkos reviewed the Ogunquit Historic Preservation Commission's Memo to the Board dated 8-14-19.

Mr. Wilkos reviewed the Ogunquit Fire Inspector's Memo to the Board dated 9-11-19.

Mr. Aleva agreed that he will be having further conversations with the Fire Inspector to address all of the Fire Department's concerns.

Mr. Wilkos reviewed a letter from the Ogunquit Sewer District dated 9-9-19.

Mr. Wilkos asked why the Applicant submitted the two waiver requests if they were not required.

Mr. Heyland responded that because traffic is such a concern in Ogunquit he very rarely waives those two submission requirements. He leaves determination of waving these submissions up to the Board.

Ms. Botsford noted that at some point the Board should look at the issue of congestion in the Downtown Business District. She noted that even if onsite parking isn't required, the proposed restaurant will add 100 seats to the downtown area which will bring in additional people and vehicles.

Mr. Feldman agreed that at some point the Board may want to look at the number of businesses in the downtown area with respect to parking and traffic. He agreed with Mr. Aleva that the Town does not require onsite parking in the DBD. People coming to the DBD are there for multiple reasons, all within a single trip, and may not be targeting a single business.

Mr. Aromando noted that Zoning Ordinance Article 6.5 Item 7 for Site Plan Approval requires the Board find that:

“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.”

Mr. Aromando suggested that this opens the door for the Board to look at the issue of parking in the Downtown Area.

Mr. Feldman agreed and added that the Board would need to link that requirement with proof that patrons are coming to the site for this specific purpose and not for multiple purposes such as the beach, shops, etc.

Mr. Aleva responded that the Zoning Ordinance says that this is a downtown business district driven by pedestrian access of people visiting all of the businesses; and the majority of patrons of this new restaurant will be people who are already in town. The Ordinance has no requirement for parking for any of the businesses in the Downtown Business District.

Mr. Heyland added that this site sits adjacent to two public parking lots.

At this time the Board voted on the two Site Plan Review Submission Waiver Requests with the following results:

Mr. MacLeod Moved to Grant the Waiver Request for Submission Item 6.6.C.3.T – Estimate of Traffic Generated.

MACLEOD/AROMANDO 5:0 UNANIMOUS

Mr. Aromando noted that he would like to see the Waiver Request language for Item 6.6.C.3.U amended to remove the statement that this “business does not generate new traffic in the Town of Ogunquit”. Mr. Aromando felt use of this language sets an improper precedent for future applications.

Mr. MacLeod Moved to Grant the Waiver Request for Submission Item 6.6.C.3.U – Traffic Impact Analysis with the change noted above that the restaurant does not generate additional traffic.

MACLEOD/AROMANDO 5:0 UNANIMOUS

Ms. Freedman asked about the elevation of 45’ for the roof deck.

Mr. Aleva responded that this is the elevation above sea level. It is not a building height.

Ms. Freedman asked about access to the rooftop deck for people with mobility issues.

Mr. Aleva responded that the only access is via the stairs.

Mr. MacLeod added that he is bothered that in this day and age a building would be constructed that makes a whole floor of a restaurant inaccessible to some people.

Mr. Aleva responded that the State Fire Marshall has reviewed the plans and there is no requirement for the inclusion of an elevator.

At this time the Board reviewed the Design Review Submission Checklist and found it complete.

Ms. Cooper asked about the size of the proposed rain barrels.

Mr. Aleva responded that final plans will include capacity standards.

At this time the Board reviewed the submissions for Design Review.

**Mr. MacLeod Moved to Find the Design Review Submissions Complete for Old Village Inn Real Estate Holdings LLC - 250 Main Street – Map 7 Block 69 – DBD.
MACLEOD/BOTSFORD 5:0 UNANIMOUS**

Ms. Botsford asked if the Board can require additional stormwater engineering information if they find the application complete at this meeting.

Mr. Wilkos responded that the Board can ask for additional information at any time in the review process.

At this time the Board reviewed the submissions for Site Plan Review.

**Mr. MacLeod Moved to Find the Site Plan Review Submissions Complete for Old Village Inn Real Estate Holdings LLC - 250 Main Street – Map 7 Block 69 – DBD.
MACLEOD/BOTSFORD 5:0 UNANIMOUS**

The Board scheduled a Site Visit to take place on 4:00 p.m. on October 16, 2019.

Mr. Aleva agreed to stake the proposed corners of the new building.

The Board scheduled a Public Hearing to take place at 6:00 p.m. on October 16, 2019.

Mr. Wilkos informed the Applicant that the Board will need a Landscaping Plan prior to October 16, 2019.

H. CODE ENFORCEMENT OFFICER BUSINESS –

Mr. Heyland reviewed Article 11.5.C of the Ogunquit Zoning Ordinance:

“The Board shall, at its regular meetings, review applications for Design Certificates. All meetings of the Board shall be open to the public and a public record shall be kept of the Board’s resolutions and decisions. The Land Use Office shall notify the Ogunquit Historic Preservation Commission (OHPC) of any application for activities required to obtain a Design Review Certificate under Article 11.3, that effect buildings within the District constructed prior to December 31, 1930.”

He (Mr. Heyland) has interpreted this language to mean that any activity in the area of a pre 1930 structure, that may affect that pre 1930 structure, will be reviewed by the OHPC.

I. OTHER BUSINESS – None

J. ADJOURNMENT –

**Mr. MacLeod Moved to Adjourn at 8:25 p.m.
MACLEOD/AROMANDO 5:0 UNANIMOUS**

Respectfully Submitted

Maryann Stacy

Maryann Stacy
Town of Ogunquit
Planning Board
Recording Secretary

Approved on October 16, 2019

Notes:

- *These minutes are not a transcript.*
- *Copies of all referenced documents will be maintained in the Application packet on file with the Land Use Office.*
- *All Planning Board meetings are video archived, and may be viewed for one year after the meeting date, on the Town of Ogunquit's website at www.townofogunquit.org.*