

**OGUNQUIT PLANNING BOARD MINUTES
REGULAR BUSINESS MEETING
APRIL 26, 2010**

A. ROLL CALL –

The roll was called with the following results:

Members Present: Tim Pinkham, Chairperson
 Richard Yurko, Vice Chairperson
 William Sowa
 Greg Titman
 Hank Hokans

Also present: Paul Lempicki, Code Enforcement Officer

B. MISSION STATEMENT - The Mission Statement was read into the record by Mr. Titman.

C. MINUTES – April 12, 2010 Site Visit, Workshop, Public Hearing and Regular Business Meeting.

The Minutes of the April 12, 2010 Site Visit, Workshop, Public Hearing and Regular Business Meeting were Approved as submitted.

D. PUBLIC INPUT - None

E. UNFINISHED BUSINESS –

Mr. Pinkham reminded everyone of the workshop with the Historic Preservation Commission which was held on April 12th. He offered, for consideration, the notion that structures / applications coming before the Planning Board might be reviewed for “historical context”, whether or not they were built pre-1930. He pointed out the importance of maintaining the character of the Shore Road and Main Street corridors and asked everyone to consider this when reviewing applications.

F. NEW BUSINESS –

1. ROB CHERMAK/HUT SIXTY6 – 178 Main Street (Map 6 Lot 40C) – Design Review Application for a post 1930 structure. Application to install new doors and windows.

Rob Chermak addressed the Board and stated that the intent of this project is to make the building more appealing and make it more usable during the colder seasons. He hopes to accomplish this by adding more glass which will allow more sunlight to penetrate the interior. By replacing the garage door he hopes to create more of a “store front” look. He also intends to install a pellet stove so that he can operate the business well into the colder months.

Mr. Yurko asked for a description of the nature of the business.

Mr. Chermak responded that it is a bicycle shop. He rents and sells bicycles and scooters and some surf equipment.

Mr. Yurko asked if it is his intent to utilize existing openings in the structure's framework.

Mr. Chermak responded that they will be using the "openings" in the structure's framework to install the new windows and doors.

Mr. Yurko asked what the sides of the structure are made of.

Mr. Chermak responded that they are made of T111 Wood. Next year he hopes to install gray vinyl siding and a new roof.

Mr. Yurko asked if the overhead light at the peak of the roof will be left in place.

Mr. Chermak responded that it will.

Mr. Pinkham asked if Mr. Chermak would consider lighting other than the existing mercury light. He suggested something a bit softer and more in keeping with the neighborhood and the look of the building as it changes.

Mr. Chermak agreed that he would consider a change. He stressed that his goal is to improve the appearance of the building. It has been an eyesore for many years and he believes that he has already improved it considerably and hopes to do more.

Mr. Hokans agreed that the building already looks much better and he approves of the proposed changes.

Mr. Titman also agreed, adding that he likes the new sign as well.

The Board reviewed the Submissions Checklist and found it complete.

Mr. Yurko Moved to Approve the Design Review for ROB CHERMAK/HUT SIXTY6 – 178 Main Street (Map 6 Lot 40C) – Design Review Application for a post 1930 structure. Application to install new doors and windows.

YURKO/HOKANS 5/0 UNANIMOUS

2. Presentation from Nancy Fording of the Friends of the Ogunquit River Watershed Council.

Nancy Fording informed the Board members that the goal of the Council is to protect and improve the health and quality of the Ogunquit River Watershed and thus the health of the beach and clam flats. Her interest was first sparked at a Conference held in November which was organized by Tin Smith of the Wells Reserve.

She noted that the Ogunquit River Watershed covers twenty-four square miles contained in four towns: Wells contains 62%, Ogunquit contains 16%, South Berwick has 13%, and York has 8%. Which

illustrates why the various towns have to work together to protect the watershed. Ms. Fording stressed that what takes place on the land has a direct impact on the water quality.

Ms. Fording referred to the ongoing work of Healthy Beaches and the Ogunquit Conservation Commission as agencies currently working on improving and monitoring the Ogunquit River's water quality. Other agencies which have, and continue to be, of assistance are: the Wells Reserve, the Wells Conservation Commission, and the DEP.

Ms. Fording cited the use of pesticides and chemical lawn care products as direct sources of contaminants of the river. She noted that lawn care companies often do not offer organic products to customers, instead they require customers to ask about such options. She asked Board members, and members of the public, to please ask lawn care workers to use good products on their land. She reminded everyone that the Town now uses only natural organic lawn care products.

Ms. Fording summarized that there are problems with the health of the Ogunquit River Watershed but there is hope due to the efforts of a number of people and organizations. She informed everyone that there will be a meeting at 1:30 on May 5th in the lower auditorium of the Dunaway Center. Guest speaker, Carol Donnelley will discuss the ways York has protected the York River.

Ms. Fording distributed a pamphlet which covers the importance of basic septic tank maintenance as well as the importance of preserving natural buffers along the edges of streams, rivers, lakes, and ponds.

Mr. Yurko asked about the importance of maintaining wetlands as buffers.

Ms. Fording responded that some of the problems seem to be up in the watershed and the health of wetlands is very important.

Ms. Fording noted that her Committee is in support of the proposed septic system amendment which will be on the June ballot.

Mr. Pinkham asked if Ms. Fording knew how many residences are on septic.

Ms. Fording responded that she did not.

Mr. Lempicki informed the Board that his office, in conjunction with Healthy Beaches, has spent a great deal of time inspecting septic systems on the Ogunquit River. He pointed out that there are several developments in Town which are required to provide periodic water test results. For many of these sites the test results routinely come in high, and yet nothing is done to pinpoint the sources and resolve the problems. There is no enforcement mechanism in place to compel resolution of the contamination.

Mr. Titman noted that satellite photos taken over the last ten years indicate an amazing amount of development.

G. CODE ENFORCEMENT OFFICER BUSINESS – None

H. OTHER BUSINESS –

Mr. Hokans asked about the Conservation Commission's request to inspect the trees which the Dog Park Committee intends to cut down. He expressed his opinion that it is unfortunate that all trees of a certain size aren't required to be saved. He noted that neither the Conservation Commission nor the Town has the authority to stop the removal of trees outside of the Resource Protection District.

Mr. Yurko responded that it was his understanding that the Conservation Commission asked the Dog Park Committee to flag those trees which they want to cut and allow the Commission to advise them before they remove the trees, and that the Dog Park Committee agreed to do this. He noted that things may have been very different if the Dog Park Committee had not agreed.

Mr. Pinkham noted that outside of the Resource Protection District and the Shoreland Overlay District there is nothing to prevent the removal of trees, no matter how large they are. He suggested that this issue might warrant further work by the Board.

Mr. Yurko reminded members of the public that there are two alternate positions open on the Planning Board and that Mr. Sowa has indicated that his seat will become open at the end of June.

Mr. Pinkham stated that anyone who might be interested in sitting on the Planning Board should pick up an application at Town Hall.

I. ADJOURNMENT -

**Mr. Hokans Moved to Adjourn at 6:40 p.m.
HOKANS/YURKO 5/0 UNANIMOUS.**

Respectfully Submitted

Maryann Stacy
Recording Secretary

Approved on May 10, 2010