

OGUNQUIT PLANNING BOARD MINUTES
PUBLIC HEARING and REGULAR BUSINESS MEETING
JULY 12, 2010

PUBLIC HEARING 6:00 p.m. - WILLIAM LITCHFIELD / CCS & M, LLC – 414 Main Street - Map 8 Lot 26 – GBD2. Site Plan Review for a post 1930 structure. Application to add a 9’x12’ service entrance to an existing building.

Mr. Pinkham asked if there was anyone who wished to speak for, or against, this application.

Mr. Yurko reminded everyone that there had been some discussion at the June 28th meeting about a possible setback issue, he asked for confirmation that Mr. Lempicki would confirm that all setbacks have been met prior to the pouring of any foundation.

Mr. Lempicki confirmed that he would.

Mr. Pinkham asked if there was anyone else who wished to speak for, or against, this application. There was no one and the Public Hearing was closed at 6:02 p.m.

REGULAR BUSINESS MEETING

A. ROLL CALL –

The roll was called with the following results:

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

Members Excused: Craig Capone, 1st Alternate

Also present: Paul Lempicki, Code Enforcement Officer

B. MISSION STATEMENT – The Mission Statement was read by Mr. Hokans.

C. MINUTES – June 28, 2010 Public Hearing and Regular Business Meeting.

The Minutes of the June 28, 2010 Hearing and Meeting were accepted as submitted.

D. PUBLIC INPUT - None

E. UNFINISHED BUSINESS –

1. FINDINGS OF FACT FOR: TOWN OF OGUNQUIT - Spring Hill Road (Map 18 Lot 15B). Site Plan Review. Application to create a dog park of approximately ¾ to 1 acre.

The Findings of Fact for Town of Ogunquit (Map 18 Lot 15B) were Accepted as Submitted.

2. WILLIAM LITCHFIELD / CCS & M, LLC – 414 Main Street - Map 8 Lot 26 – GBD2. Site Plan Review and Design Review for a post 1930 structure. Application to add a 9’x12’ service entrance to an existing building.

Mr. Yurko stated that he has no issue with the proposed application, and that it is his belief that the Applicant has met all requirements of the Zoning Ordinance, and that the Board would ultimately approve this application. That being said Mr. Yurko expressed concern that the Zoning Ordinance does not address a specific list of appropriate conditions for outside dining. While Mr. Litchfield has not asked for “true outside dining with table service” he will have several picnic tables, and if his business was surrounded by residences there might be concern.

Mr. Yurko suggested that the Board needs to begin to look at the conditions for permitting outside dining, as well as examining the distinction between “outdoor dining” and “outdoor service”. Mr. Yurko pointed out that tables may be set up for patrons to use when consuming “take out” food, and that these tables may be set up just about anywhere. The other end of the spectrum involves true outdoor service dining which is only allowed in certain areas of Town. Mr. Yurko acknowledged the recent Town Meeting where the question of outdoor table service was defeated and he stressed that he is not attempting to reopen that question, however he suggested the Board should hold a workshop to discuss the matter of the Zoning Ordinance’s lack of clear language regarding the standards for outdoor dining.

Mr. Lempicki agreed that a workshop, with the Town Planner included, would be very helpful.

Mr. Pinkham added that the Board needs to more clearly define “outdoor seating” vs. “outdoor dining”.

Mr. Litchfield asked the Board to consider the requirement that outdoor tables need to be “fenced in” with a clearly indicated entrance and exit.

At this time the Board reviewed the Design Review Submissions Checklist and found it to be complete.

**Mr. Yurko Moved to Approve the Application for WILLIAM LITCHFIELD / CCS & M, LLC 414 Main Street - Map 8 Lot 26 – GBD2. Site Plan Review and Design Review for a post 1930 structure. Application to add a 9’x12’ service entrance to an existing building.
YURKO/HOKANS 4/0 UNANIMOUS**

F. NEW BUSINESS – None

G. CODE ENFORCEMENT OFFICER BUSINESS –

Mr. Lempicki informed the Board that he has received complaints that several restaurants were violating the Outdoor Sales and Services Ordinance. This past weekend he spent time in Ogunquit checking on several specific businesses which he received complaints about, and he found no violations, however he will continue to inspect other businesses in the upcoming weeks.

Mr. Hokans asked if there was a fine for violating the Outdoor Sales and Services Ordinance.

Mr. Lempicki responded that there is.

Mr. Lempicki informed the Board that his office is almost finished sending out letters to businesses which are in violation of the new Dumpster Ordinance, and that he has not received any responses yet.

H. OTHER BUSINESS –

At this time the Board scheduled a workshop to discuss Outdoor Dining. This workshop will take place on September 13, 2010 beginning at 6:00 p.m. and ending at 7:00 p.m.

I. ADJOURNMENT -

**Mr. Yurko Moved to Adjourn at 6:30 p.m.
YURKO/HOKANS 4/0 UNANIMOUS**

Respectfully Submitted

Maryann Stacy
Recording Secretary

Approved on July 26, 2010