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OGUNQUIT PLANNING BOARD MINUTES MARCH 9, 2015

Mr. Wilkos thanked the Ogunquit Historic Preservation Commission for the Workshop, which was held prior to this meeting, regarding Design Review and other aspects of the Ogunquit Zoning Ordinance.

PUBLIC HEARING 6:00 P.M.

STICKAMAYKA GROUP, LLC / STEVEN R. DUNLEVY – 7 Oarweed Lane (Building #2) – Map 3 Block 91 – Shoreland and Perkins Cove Residential District (PCR). Site Plan and Design Review for a pre 1930 structure. AMENDED Application to demolish existing dwelling and construct a new building.

Durward Parkinson informed the Board that the Applicant's team (Ed Brake from ATTAR Engineering, Holly Bowden from Peterson Design, and Steve Dunlevy the property owner) would provide a brief overview of the project.

Attorney Parkinson noted that, due to the property's location in the Perkins Cove Residential District, there was some question regarding the Board's jurisdiction for Design Review in this case. He referred to Article 11 of the Ogunquit Zoning Ordinance noting that it appears as if the project would not require Design Review.

Ed Brake addressed the Board and gave an overview of the proposal to remove an existing building and replace it with a new building which will utilize the one time allowable expansion of 30%. He noted that the new building will meet zoning requirements for the fifteen foot setback from the property lines and it will be no closer to the water than the existing building. The new building's height will be 32.1 feet and it will be placed to best meet the Code requirements and to make it less nonconforming than the existing structure. Mr. Brake noted that due to its location in the Resource Protection District the project will require a DEP Natural Resource Protection Act Permit. The applicant has this permit in hand however they will need to obtain a revised permit due to the relocation of the structure on the amended plans.

Holly Bowden addressed the Board regarding the structure design. Ms. Bowden provided several architectural drawings and color elevation renderings.

Mr. Feith (Ms. Bowden's associate) noted that the columns supporting the building will only be 9.2 feet in height. There had been some concern regarding the spaces between the columns. To address this they have added arches between the columns. Mr. Feith also noted that the building does not have an actual roof deck railing; it has a three foot high parapet which serves as a railing for the deck which will hold the air-conditioning unit and other utilities for the structure.

Ms. Bowden stated that the building materials will be compatible with the other structures in the neighborhood. They will include: light gray wood replacement product shingle siding with white trim. The wraparound deck will also be a light gray colored wood replacement product. The columns will be veneer stone and the roof shingles will be commercial grade black shingles.

Mr. Dunlevy informed the Board that the existing structure has been neglected for over twenty years. The proposed new structure will only be seen from the water which he acknowledges is one of the most picturesque photo opportunities in Ogunquit.

Helen Horn from the Ogunquit Historic Preservation Commission addressed the Board. Ms. Horn noted the Commission's concern regarding the addition of a "deck". She expressed concern that the property would be rented out weekly which may be an inconvenience to abutters.

Mr. Dunlevy responded that the property will be rented out for fifteen weeks per year. The rest of the time it will be occupied by his family and for business use.

Sumner Nystead – 42 Perkins Cove Road, an abutter, expressed concern on behalf of himself, his partner, and three other abutters (Chandler and Betsy van Orman, Marc Giles, and Meredith Baker). Mr. Nystead read Mr. and Mrs. van Orman's letter dated February 24, 2015 into the record. Mr. Nystead expressed concerns regarding the enforcement of one week minimum rentals. He suggested that one and two night rental homes effectively amount to unlicensed hotels. He also expressed concern about the parking in that neighborhood, he noted that the house in question has no parking, the parking for that house is at the commercial building on Perkins Cove Road. He asked where the residents and/or rental customers will park. Mr. Nystead asked where the staging for the construction would be located. He reiterated that this is a small congested neighborhood. He asked that construction work hours be restricted from 8:00 a.m. to 5:00 p.m. He summarized that the neighbors' primary concerns are: parking, construction staging location, restriction of hours of construction work, and keeping the rental time frame to the one week minimum.

Mr. Dunlevy responded that his plan is to obtain all the required permits, do the site work, do the project involving the structure on the street first, and begin construction of the house in the fall. He agreed that there would be an 8:00 a.m. to 5:00 p.m. construction work time with no work on Sunday. It is his intention to be as unobtrusive as possible and to stage all the construction work on site. Mr. Dunlevy added that the structure on the street would have parking reduced from 7 or 8 parking spaces down to 5.

Mr. Nystead asked how large the deck would be and how it would be used.

Mr. Dunlevy responded that the deck would be 15'x18' (270 square feet).

Mr. Wilkos asked if there was anyone else who wished to be heard. There being no one the Public Hearing was closed at 6:30 p.m.

REGULAR BUSINESS MEETING

A. ROLL CALL –

Mr. Wilkos called the roll with the following results:

Present: Steve Wilkos (Chair)
Muriel Freedman (Vice Chair)
Ken Walsh
Jackie Bevins

Also present: Scott Heyland, Code Enforcement Officer
Maryann Stacy, Recording Secretary

B. PLEDGE OF ALLEGIANCE -

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

D. MINUTES – February 23, 2015

**Ms. Freedman Moved to Accept the Minutes of the February 23, 2015 Meeting as Amended.
FREEDMAN/WALSH 4:0 UNANIMOUS**

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

John Mixon addressed the Board. Mr. Mixon asked the Board to consider the protocol for ordinance changes. He noted that there have been ordinances voted out; particularly low, medium, and high volume driveways and no one seems to know why they were changed. Mr. Mixon stated that the Planning Board convinced the voters to change ordinances and no one remembers why. He pointed out that the driveway ordinance was changed without a public hearing by the Planning Board. He suggested that there was an urgency to change the driveway definition and the only person effected by the change was him (Mr. Mixon).

Mr. Mixon referred the Board members to the Maine Municipal's Planning Board Binder which states that the Planning Board is required to hold the public hearings and to publish notice in the newspapers. He reiterated that a mistake was made, and the public was not given the opportunity to hear about the change and express their opinions. He stated that if the Planning Board doesn't change the definition back, he (Mr. Mixon) will start a Citizens Petition, or take it to court. He added that if that is the way it is handled all the other ordinances will have to be reversed as well.

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

F. UNFINISHED BUSINESS –

1. **Findings of Fact for Patelli Group LLC / Admirals Inn (Map 6 Block 1-4 GBD1).
Approved on February 23, 2015.**

Ms. Freedman Moved to Accept the Findings of Fact for Patelli Group LLC / Admirals Inn (Map 6 Block 1-4 GBD1).

FREEDMAN/WALSH 4:0 UNANIMOUS

2. **STICKAMAYKA GROUP, LLC / STEVEN R. DUNLEVY – 7 Oarweed Lane (Building #2) – Map 3 Block 91 – Shoreland and Perkins Cove Residential District (PCR). Site Plan and Design Review for a pre 1930 structure. AMENDED Application to demolish existing dwelling and construct a new building.**

Mr. Wilkos noted that a Public Hearing had been held earlier in the evening.

Ms. Freedman Moved to Approve the Site Plan for STICKAMAYKA GROUP, LLC / STEVEN R. DUNLEVY – 7 Oarweed Lane (Building #2) – Map 3 Block 91 as submitted.

FREEDMAN/WALSH 4:0 UNANIMOUS

At this time the Board reviewed the Design Review Checklist and found all requirements satisfied.

Ms. Freedman Moved to Approved the Design Review for STICKAMAYKA GROUP, LLC / STEVEN R. DUNLEVY – 7 Oarweed Lane (Building #2) – Map 3 Block 91 as presented.

BEVINS/WALSH 4:0 UNANIMOUS

3. **JOHN MIXON – 5 Bourne Lane – Map 5 Block 35A – Residential and Limited Business District. Subdivision Sketch Plan for Phase II (Units 5-7) of a seven unit condominium subdivision.**

Mr. Wilkos noted that the Board would discuss the Site Visit and vote to accept or reject the Sketch Plan.

Mr. Mixon submitted that he has done everything required to meet the threshold for Sketch Plan approval, and he asked the Board to Accept the Sketch Plan and allow him to move on to Preliminary Plan.

Mr. Wilkos pointed out that neither he, nor Mr. Walsh, was at the December 19, 2014 Site Visit and he asked if either Ms. Bevins or Ms. Freedman had any comments.

Ms. Bevins stated that she believes there is enough room to build two more condos.

Mr. Wilkos stated for the record that there is an outstanding issue with the Code Enforcement Office regarding the driveway.

Mr. Mixon responded that the issue of the driveway would be handled during the Preliminary Plan phase of the Subdivision Review process.

Mr. Wilkos stated that he is not making it part of the Sketch Plan, he is only noting it for the record.

Ms. Freedman Moved to Accept the Subdivision Sketch Plan for JOHN MIXON – 5 Bourne Lane – Map 5 Block 35A as presented.

FREEDMAN/BEVINS 4:0 UNANIMOUS

G. NEW BUSINESS –

- 1. LAFAYETTE OGUNQUIT LLC/NORSEMAN – 115 Beach Street – Map 7 Block 86 – Shoreland General Development 1 / Ogunquit Beach. Site Plan and Design Review for a post 1930 structure. Application for demolition and reconstruction of a structurally deficient six unit hotel building. Reconstructed structure to be built in existing footprint and reduced to three units.**

Mr. Wilkos noted that the Board's action will be to determine application completeness and schedule a public hearing.

Geoff Aleva (Civil Consultants) addressed the Board as the Applicant's representative. Mr. Aleva summarized that the proposed plan involves the reconstruction of a structurally unsafe building. It is a six unit structure which they will reduce to three units. They have received the Maine DEP Sand Dune Permit, they have completed the demolition, and are working on the foundation. They have been in constant contact with the DEP to ensure the necessary erosion control measures.

Mr. Wilkos noted that demolition and the construction of the new foundation was begun without Planning Board approval and he asked the Code Enforcement Officer why this was.

Mr. Heyland responded that there were time constraints due to the April 1, 2015 Piping Plover deadline. He also noted that the building was in such a deteriorated condition that it would uninhabitable during the 2015 summer season. The building was structurally unsafe and the foundation under the building was in danger of dropping into the water causing a danger to the water way. Due to these factors he issued a demolition permit including permission to drive new pilings for the foundation only. The Applicant was informed that he would require Planning Board review for the construction of the remaining structure and should the Planning Board deny the application the new pilings / foundation might have to be removed.

Mr. Walsh expressed his discomfort with the bypassing of the process.

Mr. Heyland responded that the process was not bypassed. He stated that the permit could have been issued without Planning Board approval.

Mr. Wilkos added that the Board will follow the process.

Mr. Aleva responded that the Applicant does not have a building permit and he is aware that nothing may be constructed without Planning Board Approval.

The Board reviewed the Site Plan Submission Check List and noted that the samples and cut sheets for the windows and doors were not included with the application packet.

The Board reviewed the Site Plan Review Requested Waivers with the following results:

Item 6.6.C.3.H – Existing and proposed two-foot contours.

REASON: The proposed project is the reconstruction of an existing building with no expansion to footprint. We have provided limited contours and topography for the areas adjacent to the work. This effort was completed for the MDEP sand dune permit. Plans provided indicate this work.

Ms. Freedman Moved to Grant a Waiver from Standard 6.6.C.3.H for the reasons cited by the Applicant.

FREEDMAN/BEVINS 4:0 UNANIMOUS

Item 6.6.C.3.J – it is required that applicants submit a High Intensity Soil Survey for undeveloped vacant sites without water and sewer.

REASON: A waiver for this requirement is requested due to the fact that the site is currently developed and municipal water and sewer services exist on the site.

Ms. Freedman Moved to Grant a Waiver from Standard 6.6.C.3.J for the reasons stated by the Applicant.

FREEDMAN/BEVINS 4:0 UNANIMOUS

Item: 6.6.C.3.M – A copy of any proposed deed restrictions intended to cover all or part of subject property.

REASON: There are no known deed restrictions per the deed.

Mr. Walsh Moved to Grant a Waiver from Standard 6.6.C.3.M for the reasons stated by the Applicant.

WALSH/BEVINS 4:0 UNANIMOUS

Item: 6.6.C.3.N.i – Sewer Service Area.

REASON: Letters have been sent to the Ogunquit Sewer District. At the time of this submission we have not received a reply. Copy of the letter is provided in the package.

Ms. Freedman Moved to Grant a Waiver from Standard 6.6.C.3.N.i for the reasons stated by the Applicant.

FREEDMAN/BEVINS 4:0 UNANIMOUS

Item 6.6.C.3.N.ii and Item 6.6.C.3.O.ii and Item 6.6.C.3.S it is required that applicants submit hydrogeological evaluation and septic designs.

REASON: Waivers for these requirements are requested due to the fact that the site will not require the installation of a well or septic system. The property is serviced by municipal water and sewer.

Ms. Bevins Moved to Grant a Waiver from Standards: 6.6.C.3.N.ii, 6.6.C.3.O.ii and 6.6.C.3.S for the reasons stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item: 6.6.C.3.O.i – Water Service Area.

REASON: A letter has been sent to the KKW. At the time of this submission we have not received a reply. Copy of the letter is provided in the package.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.O.i for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.O.ii – Fire Chief review of project for hydrant locations and other fire protection measures.

REASON: Letters have been sent to the Fire Chief. At the time of this submission we have not received a reply. Copy of the letter is provided in the package.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.O.i for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.Q – Width and location of any street, public improvements or open space shown upon spaces that exist on this property.

REASON: the property is currently developed. There are no public improvements or open spaces that exist on this property.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.Q for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.R – Location of any open space to be preserved and a description of proposed ownership, improvement and management.

REASON: The property is currently developed. There are no open spaces.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.R for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.T – an estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours.

REASON: The properties current and future use is to remain the same. The proposed project reduces the number of hotel units from 6 to 3. This will reduce the traffic to the site. The traffic generated will be reduced due to the reduced number of units.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.T for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.U – A traffic analysis, prepared by a Registered Professional Engineer with experience in traffic engineering (for project requiring 10 or more parking spaces, or projected 50+ trips per day).

REASON: the proposed project is the redevelopment of an existing six (6) unit hotel into a three (3) unit hotel. This project does not meet the threshold requirements. The parking will be reduced.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.U for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.V – Areas within or adjacent to the proposed site which have been identified as high or moderate value wildlife habitat by the Maine Department of Inland Fisheries and Wildlife or within the Comprehensive Plan.

REASON: The project has been assessed by the MDEP and Department of Inland Fisheries and Wildlife as part of the Sand Dune application procedure.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.V for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.W – Historic areas within or adjacent to the proposed site which are either listed on or eligible to be listed on the National Register of Historic Places, Ogunquit Historic Register, or have been identified in the comprehensive plan.

REASON: This property is not identified in the comprehensive plan, and is not known to be listed on the National Register. This property and building are not of an age that would qualify for inclusion.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.W for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.Y – Stormwater Management Plan.

REASON: This project is the reconstruction of an existing building with no change to the building footprint. Stormwater will not be altered by this proposed reconstruction of a structurally deficient building.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.Y for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.Z – Erosion and Sediment Control Plan.

REASON: This project is the reconstruction of an existing building with no change to the building footprint. This project will remove collected debris from under the structure during the controlled demolition process. This portion of the project was reviewed by the MDEP during the Sand Dune Application process. The Applicant will work with the Town Code Enforcement Office during demolition and construction process.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.Z for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.AA – Location of any streets, public improvements or open space shown in the comprehensive planned or capital improvements plan, within the site.

REASON: This is an existing development site, no streets, public improvement or open space are proposed or within the property.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.AA for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.BB – Parcels of land proposed to be dedicated to public use and the conditions of such dedication.

REASON: There are no areas proposed to be dedicated for public use on this property.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.BB for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.CC – Location / Method of Land Clearing and Construction Debris Removal.

REASON: The property is currently developed, no land clearing will occur. The construction debris will be removed via dumpsters continuously during the work.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.CC for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.DD – it is required that applicants submit a cost estimate for setting performance guarantees pursuant to section 4.8.

REASON: Completion of the work will be necessary to conduct business at the establishment that will be in use, and any delay or failure to complete the work will only have adverse effects on the business owner. It is imperative to have the site clean, safe and completed so as not to impact current business.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.DD for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Item 6.6.C.3.EE – State and Federal Permits

REASON: At the time of this submission the project has not received the final Fire Marshal Construction Permit. A copy of the application submission has been provided to the Code Enforcement Office. A copy of the MDEP Sand Dune Permit has been provided to the Code Enforcement Office.

Ms. Bevins Moved to Grant a Waiver from Standard 6.6.C.3.EE for the reason stated by the Applicant.

BEVINS/WALSH 4:0 UNANIMOUS

Mr. Heyland noted that there is temporary metal sheeting in place.

Mr. Aleva responded that the fill which was used in the 1940s and 1950s was primarily large boulders. In order to properly drive the new pilings they had to set temporary sheeting around the perimeter to contain any erosion from getting into the river. Once the work is complete the metal sheeting will be removed. He anticipates this will be done within the next two weeks.

Mr. Heyland added that he is satisfied with the erosion control methods.

**Ms. Freedman Moved to Accept the Site Plan Review for LAFAYETTE OGUNQUIT LLC/NORSEMAN – 115 Beach Street – Map 7 Block 86.
FREEDMAN/BEVINS 4:0 UNANIMOUS**

The Board reviewed the Design Review Requested Waivers with the following results:

Item 11.5 elevations of each side of the proposed building:

REASON: The applicant will provide these items for the meeting. Copies will be provided to the CEO as needed. Material information is presented on the presented plans.

Mr. Aleva noted that he had submitted the elevations.

It was confirmed that they had been submitted and this standard is satisfied.

Mr. Wilkos pointed out that this item was not checked off on the submissions checklist

Mr. Aleva responded that initially he did not believe that this project required Design Review. When he was informed it did, he submitted the elevations but not in time to make it into the Board Members' packets.

Item 11.5 Material Samples, Color Swatches Manufacturer Cut Sheets.

REASON: The applicant will provide these items for the meeting. Copies will be provided to the CEO as needed. Material information is described on the plans.

Mr. Aleva stated that he did not understand that these items were required for completeness. He agreed to bring them to the Public Hearing.

Mr. Wilkos stated that, in the future, any applications which are incomplete should not be presented to the Board until they are fully complete.

Ms. Freedman asked if they could find the application complete and schedule the Public Hearing with the condition that the samples be presented on the night of the Public Hearing.

Mr. Aleva responded that the building will have vinyl cedar shake type siding and all trim will be wood composite material and there will be a stone veneer foundation. He agreed to bring samples to the next meeting.

Mr. Wilkos asked what the impact would be if the Board did not find the application complete at this meeting.

Mr. Aleva responded that it would set them back two weeks. He noted that they are racing a deadline before the April 1st Piping Plover protection deadline

**Ms. Freedman Moved to Accept the Design Review Submissions for LAFAYETTE OGUNQUIT LLC/NORSEMAN – 115 Beach Street – Map 7 Block 86 with the condition the Applicant present the material samples at the Public Hearing.
FREEDMAN/BEVINS 4:0 UNANIMOUS**

Mr. Wilkos informed the Applicant that the Public Hearing would take place on March 23, 2015 at 6:00 p.m.

H. CODE ENFORCEMENT OFFICER BUSINESS –

1. Discussion and/or vote regarding March 2nd Ordinance Amendment workshop to allow Type 2 and Type Restaurants in the LBD, with restrictions.

Mr. Heyland read the proposed additional language (*changes are underlined, language not underlined will remain unchanged*):

“Restaurant, Type 2

An establishment where meals are prepared and served to the public for consumption, which meets all of the following characteristics:

- (1) food or beverages (either alcoholic or nonalcoholic) are served to persons seated at either indoor or outdoor seating on the premises;*
- (2) where food or beverages are not served to pedestrians from an exterior opening or counter, and*
- (3) where the design of the facilities advertising, signage or packaging procedures does not promote the consumption of food or beverages off the premises. (Amended 4/01/06 ATM)*
- (4) when located in the Limited Business Zone, the restaurant must also meet the following additional standards:*
 - a. The exterior seating area shall be limited in size to no more than 600 square feet;*
 - b. Outdoor serving shall not begin before 7:00 a.m. and no outdoor serving is allowed after 9 p.m.;*
 - c. There shall be no outside music or outside entertainment allowed at anytime;*
 - d. Type 2 Restaurant use in the Limited Business Zone is limited to lots that abut Shore Road.*

Restaurant, Type 3

An establishment where food and/or beverages (either alcoholic or nonalcoholic) are prepared and served to the public, which meets all of the following characteristics:

- (1) *where food and/or beverages are served for consumption on or for takeout off the premises,*
- (2) *where food and/or beverages are not served to pedestrians from an exterior opening or counter, nor to occupants in motor vehicles;*
- (3) *where exterior loudspeakers are not used; and*
- (4) *where alcoholic beverages may be served only within an enclosed area for on-premise consumption. (Amended 4/01/06 ATM)*
- (5) *when located in the Limited Business zone, the restaurant must also meet the following additional standards:*
 - a. *The business shall be limited in size to no more than 600 square feet, which includes both the interior and exterior, excluding customer parking areas;*
 - b. *The hours of operation may be from 7 am until 9 pm;*
 - c. *There shall be no outside music or outside entertainment allowed at anytime;*
 - d. *Type 3 Restaurant use in the Limited Business Zone is limited to lots that abut Shore Road.*”

Mr. Wilkos noted that a workshop had been held.

Ms. Freedman Moved to a Public Hearing on March 23, 2015.

FREEDMAN/WALSH 4:0 UNANIMOUS

2. Discussion and/or vote regarding proposed “Boarding House” definition.

Mr. Heyland informed the Board that he has received input from town people who do not like the language as presented.

Mr. Wilkos agreed that it is not ready for presentation to the voters. He expressed his feelings that it is poorly written and that it required additional work.

Ms. Bevins suggested that the issue should not be rushed. She also agreed it needs additional work.

Ms. Freedman agreed that this issue is not ready for the June 2015 Town Meeting Warrant.

Ms. Freedman Moved to Table the Boarding House Issue and remove it from the March 23, 2015 Public Hearing.

FREEDMAN/BEVINS 4:0 UNANIMOUS

I. OTHER BUSINESS –

Mr. Wilkos acknowledged correspondence the Board received from Philip W. Grow regarding the Boarding House issue. Another letter was from Mark Giles regarding the Stickamayka project. He confirmed that all the Board members have received copies of the letters.

Mr. Heyland informed the Public that another Ordinance amendment involves the adoption of an amended Zoning Map. He noted that copies of the current map and the proposed amended map will be available at town hall for people to look at. He suggested residents come see the maps with regard to any changes that might effect individual parcels.

Mr. Heyland informed the public that Transient Accommodations Type 1 (single family home rentals) are required to have a seven night minimum stay.

J. ADJOURNMENT -

**Ms. Bevins Moved to Adjourn at 7:50 p.m.
BEVINS/WALSH 4:0 UNANIMOUS**

Respectfully Submitted

Maryann L Stacy

Maryann Stacy
Ogunquit Planning Board
Recording Secretary

Approved on March 23, 2015