



Town of Ogunquit
Planning Board
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**OGUNQUIT PLANNING BOARD
PUBLIC HEARING and REGULAR BUSINESS MEETING
MINUTES
JANUARY 9, 2023**

A. ROLL CALL – 6:00 p.m.

Members Present: Steve Wilkos, Chair
Leslie Olear, Vice Chair
Steven Meller
Jackie Bevins
Rusty Hayes (via ZOOM)

Also Present: Tyler McOsker, Ogunquit Code Enforcement

B. PLEDGE OF ALLEGIANCE –

C. MISSION STATEMENT – The Mission Statement was read by Dr. Meller.

D. MINUTES – December 19, 2022 Special Meeting.

Dr. Meller Moved to Accept the Minutes of the December 19, 2022 Special Meeting as Submitted.

MELLER/HAYES 5:0 UNANIMOUS

E. PUBLIC INPUT – The Planning Board welcomes input for any matter not on this agenda.

Barbara Treen (Marginal Avenue) asked the Board to “remember the character and charm of the Town” as they make decisions and policies.

Carol Chernack (Meadowlark Village) expressed concern about development and flood plain impacts.

F. UNFINISHED BUSINESS –

Mr. Wilkos noted that the Public Hearing and discussion regarding 39 Bourne Lane LLC had been tabled at the Applicant’s request.

1. PUBLIC HEARING: 724 MAIN STREET LLC – 724 MAIN STREET – MAP 11 BLOCK 6.

Elaine Cooper (Spring Street) noted that she submitted input for this application which the Board has in their packets. She also suggested that the procedure the Board is following for this application may be incorrect and Mr. DeHart should not have to wait until June to move forward with his project.

Ms. Cooper reviewed suggested corrections or changes to The Contract.

Barbara Ferraro (Ocean Heights Lane) expressed her support for the project. She also expressed her belief that this application should be moved ahead.

There were no more public comments and the Public Hearing was closed at 6:19 p.m.

- 2.A Amendment to Previously Accepted Application to Amend OZO:
724 MAIN STREET, LLC – 724 Main Street – Map 11 Block 6 – GBD1. Application to Amend Town Zoning Ordinance and Town of Ogunquit Zoning Map to allow for the creation of a Contract Zone per Town of Ogunquit Special Town Meeting Referendum Election Article 2 which the voters passed on November 8, 2022. Accepted on November 28, 2022 for referral to Select Board.

Mr. Wilkos stated that the Town Attorney, Mary Costigan, has informed the Board that the process they are following is the correct process.

Mr. DeHart acknowledged that the initial change to the Contract was due to a mistake in the numbers used for coverage. He would support clerical corrections however he does not agree to any other substantive changes brought up during the Public Hearing. He would like the application to move forward.

Vice Chair Olear reviewed the proposed corrections to The Contract which were not substantive, and could be made without the requirement of another Public Hearing.

Mr. DeHart agreed to the changes as outlined by Vice Chair Olear. He did not want to add or delete anything which would trigger another Public Hearing and delay the process.

Mr. McOsker stated that the contract had been reviewed by the Town Attorney and it will be reviewed by her again before it goes on the Town Warrant.

Vice Chair Olear Moved to send the Application to the Select Board with a recommendation for inclusion on the June 2023 Town Meeting Warrant - 724 MAIN STREET, LLC – 724 Main Street – Map 11 Block 6 – GBD1. Application to Amend Town Zoning Ordinance and Town of Ogunquit Zoning Map to allow for the creation of a Contract Zone per Town of Ogunquit Special Town Meeting Referendum Election Article 2 which the voters passed on November 8, 2022. Accepted on November 28, 2022 for referral to Select Board; with the following administrative or corrections be made to the Contract Zone Agreement:

Page 1 - Add 724 before Main Street in paragraph 1 of section I to correct the name of the

LLC;

Page 1 – Addition of the YCRD Book and Page;

Page 1 - Capitalize the M in main street in section I c;

Page 2 - Addition of “GBD2 Zone” prior to “AREA...”;

Page 2 - Addition of “COVERAGE ALLOWED = 17,757 SQ FT +- (30%)”;

Page 2 – Addition of “R ZONE” prior to AREA = 438...;

Page 2 – Addition of “SHORELAND ZONE”;

Page 2 – Addition of “RESOURCE PROTECTION ZONE”;

Page 3 - Section III – reference to Section 225-1.9.F corrected to Section 225-1.9.F.3;

Page 3 - “Board of Selectman” changed to “Select Board”;

Page 3 - Sentence beginning with “Section 6.2...” deleted and replaced with “§ 240-6.2 of Chapter 240, Subdivision Regulations”;

Page 3 - Addition of “Amended 6-8-2021 ATM by Art.9”;

Page 3 - “Section 1.8.E.3.d” changed to” Subsection 1.9.F.3.d”

Page 4 - “Section 1.8.E.3.d” changed to” Subsection 1.9.F.3.d”

Page 4 - Addition of “Amended 6-8-2021 ATM by Art.9”.

OLEAR/BEVINS 5:0 UNANIMOUS

G. NEW BUSINESS –

1. **RIGHT COAST REALTY, LLC – 261 Shore Road – Map 5 Block 15 – LBD. Site Plan and Design Review for a pre-1930 structure. Application for expansion of Type 2 Restaurant kitchen; and expansion and renovation of 2nd floor residential apartment.**

Jennifer Ramsey addressed the Board as the Applicant’s representative. Ms. Ramsey gave a brief overview of the proposed project as outlined in the application materials.

The Board reviewed the Design Review Submission Checklist and found all items submitted or not applicable.

Ms. Bevins Moved to Find the Design Review Application Complete.

BEVINS/MELLER 5:0 UNANIMOUS

The Board reviewed the Site Plan Submission Checklist and found all items submitted or not applicable.

Mr. Hayes Moved to Find the Site Plan Review Application Complete.

HAYES/BEVINS 5:0 UNANIMOUS

Mr. Wilkos confirmed that the Public Hearing would take place on January 23, 2023 at 6:00 p.m.

The Board scheduled a Site Visit to take place on January 23, 2023 at 4:00 p.m.

Vice Chair Olear Moved to Table the Application for RIGHT COAST REALTY, LLC – 261 Shore Road – Map 5 Block 15 – LBD. Site Plan and Design Review for a pre-1930 structure. Application for expansion of Type 2 Restaurant kitchen; and expansion and renovation of 2nd floor residential apartment.

OLEAR/MELLER 5:0 UNANIMOUS

H. CODE ENFORCEMENT OFFICER BUSINESS – None

I. OTHER BUSINESS –

Mr. Wilkos reviewed the Workshops the Board held during 2022.

Mr. Wilkos noted that the Board would hold a workshop on January 23, 2023 at 5:00 regarding Planning Board Fees.

J. ADJOURNMENT –

**Vice Chair Olear Moved to Adjourn at 6:55 p.m.
OLEAR/BEVINS 5:0 UNANIMOUS**

Respectfully Submitted

Maryann Stacy

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Town of Ogunquit

Planning Board Recording Secretary

Accepted on February 6, 2023

Notes:

- *These minutes are a summary of what was discussed and are not a transcript.*
- *Copies of all referenced documents will be maintained in the Application packets 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.*