



Town of Ogunquit
Planning Board
Post Office Box 875
Ogunquit, Maine 03907-0875
Tel: 207-646-9326

**OGUNQUIT PLANNING BOARD
PUBLIC HEARING and REGULAR BUSINESS MEETING
MINUTES
FEBRUARY 6, 2023**

A. ROLL CALL – 6:00 p.m.

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

Members Excused: Steve Meller

Also Present: Tyler McOsker, Ogunquit Code Enforcement

Ms. Bevins Moved to Excuse Dr. Meller.

BEVINS/HAYES 4:0 UNANIMOUS

B. PLEDGE OF ALLEGIANCE –

C. MISSION STATEMENT – The Mission Statement was read by Vice Chair Olear.

D. MINUTES – January 9, 2023.

Vice Chair Olear Moved to Accept the Minutes for January 9, 2023.

OLEAR/BEVINS 4:0 UNANIMOUS

E. PUBLIC INPUT –

Pat Hussey (36 Ocean Heights Lane) reviewed her request for a copy of the Town Attorney’s legal opinion, regarding the 714 Main Street Planning Board Application, which was referenced at the Board’s January 9th meeting. She asked how appeals of the Code Officer or Planning Board’s Decisions would be handled if these types of legal opinions are not “memorialized”. She asked why all referenced legal opinions are not memorialized in writing. Ms. Hussey asked for

the “Statute, Town Ordinance, and/or Policy” the Town Attorney referenced in her legal opinion regarding 714 Main Street, LLC.

Mr. McOsker responded that the question he put to the Town Attorney was regarding the process the Board should take after the 714 Main Street Citizens Petition was approved by the voters. The process the Planning Board took was the process outlined by the Town Attorney. This was done in a telephone conversation. It was her opinion that the process the Board was following was the correct one. Her opinion was verbal and there was nothing in writing.

F. UNFINISHED BUSINESS –

1. PUBLIC HEARING: RIGHT COAST REALTY, LLC – 261 Shore Road – Map 5 Block 15 – LBD.

Jennifer Ramsey / Somma Studios LLC gave a brief overview of the proposed project.

Mr. Wilkos asked if there was any input or questions from the public. There were none and the Public Hearing was closed at 6:14 p.m.

1.A 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.

Mr. Wilkos noted that a Site Visit was held earlier on this date.

At this time the Board reviewed the Design Review Standards under Chapter 225-11.7.C of the Ogunquit Zoning Ordinance and found all standards to have been satisfied.

At this time the Board reviewed the Site Plan Review Standards under Chapter 225-6.7 and found all standards to have been satisfied.

G. NEW BUSINESS – None

H. CODE ENFORCEMENT OFFICER BUSINESS – None

I. OTHER BUSINESS – Review discussion from Planning Board Fees Workshop.

Mr. Wilkos summarized the Board’s recommendations:

1. Site Plan Review Fee to be raised from \$500 to \$750;
2. After the Fact Site Plan Reviews to be raised from \$1,000 to \$5,000;
3. Design Review for projects with a proposed cost over \$5,000 remains at \$500;
4. Design Review for projects with a proposed cost less than \$5,000 the fee will be \$250;
5. After the Fact Design Review fees will be double the standard fee;
6. Subdivision Fee to be raised from \$600 to \$1,000;
7. Subdivision per lot or dwelling unit fee to be raised from \$150 to \$250 per lot or dwelling unit;
8. Subdivision Escrow Deposit raised from \$1,500 to \$2,500;

9. Other projects Fee to remain at \$300;
10. Application to amend a previously approved Site Plan Application \$375;
11. After the Fact Site Plan Amendment Applications will be \$1,500;
12. Application to Amend the Town Zoning Ordinance or Official Town Zoning Map will be \$2,500 Fee.

Mr. Wilkos noted that the Select Board will review these proposed fees at their February 14, 2023 Meeting.

J. ADJOURNMENT –

**Ms. Bevins Moved to Adjourn at 6:30 p.m.
BEVINS/HAYES 4:0 UNANIMOUS**

Respectfully Submitted

Maryann Stacy

Maryann Stacy

Town of Ogunquit

Planning Board Recording Secretary

Accepted on February 27, 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.*