



Town of Ogunquit
Planning Board
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**OGUNQUIT PLANNING BOARD
REGULAR BUSINESS MEETING
MINUTES
FEBRUARY 13, 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 – None.

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

There was no public input.

F. UNFINISHED BUSINESS – None

G. NEW BUSINESS –

- 1. ELLIE MAE LLC / RANEY AND MELANIE TROMBLEE – 47 Shore Road Unit 1 – Map 7 Block 113-1 - GBD1. Design Review for a pre-1930 structure. Application to replace an existing window with a new door in a Type 3 Restaurant.**

Mr. Tromblee gave a brief summary of the proposed project.

Mr. McOsker confirmed that any needed step will not violate the property setbacks.

At this time the Board reviewed the Design Review Submissions checklist and found all material either submitted or deemed not applicable to this application.

**Mr. Hayes Moved to find the Design Review Application Complete
HAYES/BEVINS 4:0 UNANIMOUS**

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

**Ms. Bevins Moved to Approve the Design Review Application for ELLIE MAE LLC / RANEY AND MELANIE TROMBLEE – 47 Shore Road Unit 1 – Map 7 Block 113-1 - GBD1. Design Review for a pre-1930 structure. Application to replace an existing window with a new door in a Type 3 Restaurant.
BEVINS/HAYES 4:0 UNANIMOUS**

2. 9 SHORE RD. LLC – 9 Shore Road – Map 7 Block 100 – DBD. Site Plan and Design Review for a pre -1930 structure. Application to replace existing kitchen and construct a 2 ½ story 64’x23’ +/- addition with: interior and exterior staircases, ADA Lift, rooftop seating / bar area.

Jerry DeHart (Coastal General Construction) and Hiroko Lindsey (Lindsey Architects) addressed the Board on behalf of the Applicant, and gave an overview presentation of the proposed project.

At this time the Board reviewed the Design Review Submission Checklist as cited in Chapter 225-11 of the Ogunquit Zoning Ordinance; and found all items to have been submitted or deemed to be not applicable to this application.

**Vice Chair Olear Moved to find the Design Review Submissions Complete for 9 SHORE RD. LLC – 9 Shore Road – Map 7 Block 100 – DBD. Site Plan and Design Review for a pre -1930 structure. Application to replace existing kitchen and construct a 2 ½ story 64’x23’ +/- addition with: interior and exterior staircases, ADA Lift, rooftop seating / bar area.
OLEAR/BEVINS 4:0 UNANIMOUS**

At this time the Board reviewed the Site Plan Review Submission checklist as cited in Chapter 225 Article 6.6.C of the Ogunquit Zoning Ordinance.

Mr. DeHart pointed out that the originally submitted Site Plans were revised (and re-submitted) as a result of Town Staff application review memo comments to the Board.

Mr. DeHart confirmed that the propane tanks will be underground.

Mr. DeHart stated that preliminary plans include: the basement will be dry storage, the first floor will be kitchen, the second floor will have the ADA bathrooms as well as seating for 40 people in a private dining room. The upper deck will have a bar and storage area as well as seating for approximately 50 guests.

The property owner, Scott Vogel, confirmed that there is no intention to have outside seating on the ground level, the only outside seating will be on the upper deck.

Mr. DeHart confirmed that there is a formal recorded easement for emergency vehicle access/Fire Lane No Parking/stormwater across 16 Beach Street to access 9 Shore Road. The Easement is recorded on the 16 Beach Street Survey/Plan.

The Board determined that it wanted a Peer Review of the Stormwater Report. Mr. McOsker agreed to contact Lee Jay Feldman at SMPDC to set it up.

The Board reviewed Town Staff Application Review Memos to the Board.

Mr. DeHart stated that noise issues will be abated by closing the windows, sound buffering insulation on the second floor, and moving the majority of patron generated noise to the upper levels including the top floor open deck which will have a “sound wall”.

At this time the Board reviewed the Site Plan Review Submission Checklist as cited in Chapter 225 Article 6.6.C of the Ogunquit Zoning Ordinance and found all items to have been submitted or deemed to be not applicable to this project.

Mr. Hayes Moved to find the Site Plan Review Submissions Complete for 9 SHORE RD. LLC – 9 Shore Road – Map 7 Block 100 – DBD. Site Plan and Design Review for a pre - 1930 structure. Application to replace existing kitchen and construct a 2 ½ story 64’x23’ +/- addition with: interior and exterior staircases, ADA Lift, rooftop seating / bar area. HAYES/BEVINS 4:0 UNANIMOUS

The Board scheduled a Public Hearing to take place on February 27, 2023 at 6:00 p.m.

The Board determined that no Site Visit was needed.

Vice Chair Olear Moved to Table the Application for 9 SHORE RD. LLC – 9 Shore Road – Map 7 Block 100 – DBD. Site Plan and Design Review for a pre -1930 structure. Application to replace existing kitchen and construct a 2 ½ story 64’x23’ +/- addition with: interior and exterior staircases, ADA Lift, rooftop seating / bar area. OLEAR/BEVINS 4:0 UNANIMOUS

The Board asked the Applicant to provide:

- Noise abatement plan including the plexiglass wall height at 7 feet;
- 2nd floor and upper deck patron area square footage;
- Documentation of the easement across 16 Beach Street.

H. CODE ENFORCEMENT OFFICER BUSINESS – None

I. OTHER BUSINESS – None

J. ADJOURNMENT –

Vice Chair Olear Moved to Adjourn at 7:15 p.m. OLEAR/BEVINS 4:0 UNANIMOUS

Respectfully Submitted

Maryann Stacy

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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.*