



Town of Ogunquit
Planning Board
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**OGUNQUIT PLANNING BOARD
PUBLIC HEARING and REGULAR BUSINESS MEETING
MINUTES
MARCH 13, 2023**

A. ROLL CALL – 6:00 p.m.

Members Present: Steve Wilkos, Chair
Leslie Olear, Vice Chair
Jackie Bevins
Steve Meller
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 – February 27, 2023

**Dr. Meller Moved to Accept the Minutes of the February 27, 2023 Meeting as Submitted.
MELLER/HAYES 4:0 (Ms. Bevins was excused from the February 27, 2023 Meeting).**

E. PUBLIC INPUT –

There was no public input on any matter not on this evening’s agenda.

F. UNFINISHED BUSINESS –

**1. PUBLIC HEARING FOR: THOMAS & ELIZABETH HUTCHINS / HUTCHINS
ANTIQUES ETC – 166 Main Street – Map 6 Block 22-23 – GBD1.**

Mr. Wilkos opened the Public Hearing at 6:03 p.m.

Thomas Bannister was present via ZOOM as the Applicants’ representative.

David Hutchins (resident of Ogunquit) asked if the Board knows how many private parking lots/spaces there are in Ogunquit. He suggested that the Applicants were asking for a variance which “would affect the Town forever”.

Mr. Wilkos responded that the Board has no knowledge of the number of private parking spaces/lots in the entire town.

Mr. McOsker responded that the Applicant is not asking for a variance, they are asking for a temporary expansion of use.

Mr. Hutchins stated that it is his opinion that the pre-1930 structure was not totally destroyed by fire and should not have been demolished.

Mr. McOsker confirmed that he issued a valid Permit for Demolition of the subject structure.

There were no further comments and the Public Hearing was closed at 6:11 p.m.

1.A THOMAS & ELIZABETH HUTCHINS / HUTCHINS ANTIQUES ETC – 166 Main Street – Map 6 Block 22-23 – GBD1. Site Plan Review for a pre-1930 structure. Application for temporary use as a parking lot at the location of a structure destroyed by fire on September 10, 2022.

Dr. Meller asked where, in the review process, the Board will confirm that the parking lot use is temporary, and establish what the end date for that use will be?

Mr. Wilkos responded that if the Application is approved there should be at least two conditions of approval: that the parking lot should be striped and there should be directional arrows on the pavement; and the temporary parking lot use end date will be one year from the date of the fire (September 10, 2022). After September 10, 2023 the Applicants may no longer use those parking spaces until/unless they come before the Planning Board for permanent approval.

Vice Chair Olear suggested the Board limit the temporary parking area to no more than 11 parking spaces. She also noted that the Applicant had agreed to plant grass along the Post Office boundary area.

Mr. Bannister agreed to the above conditions.

At this time the Board reviewed the Site Plan Approval Standards as outlined in Chapter 225 Section 6.7 of the Ogunquit Zoning Ordinance and found all standards to have been satisfied.

Vice Chair Olear Moved to Approve the Application for THOMAS & ELIZABETH HUTCHINS / HUTCHINS ANTIQUES ETC. – 166 Main Street – Map 6 Block 22-23 – GBD1. Site Plan Review for a pre-1930 structure. Application for temporary use as a parking lot at the location of a structure destroyed by fire on September 10, 2022, with the following conditions of approval:

- 1. A net maximum of eleven (11) parking spaces;**
- 2. The temporary parking lot use will end September 9, 2023 (one year from the date of the fire [September 10, 2022]); after September 9, 2023 the use as a parking lot must cease unless the Applicants come before the Planning Board for permanent approval.**

3. **Parking spaces will be striped and the spaces and directional arrows will be painted on the pavement before the parking spaces are used; and both the spaces and directional arrows will be noted on the Final Site Plan.**
4. **Grass buffering will be planted in the boundary area between the Applicants' property and the Ogunquit Post Office.**

OLEAR/HAYES 5:0 UNANIMOUS

The above conditions of approval will be noted on the Final Site Plan

G. NEW BUSINESS – None

H. CODE ENFORCEMENT OFFICER BUSINESS – None

I. OTHER BUSINESS – None

J. ADJOURNMENT –

Mr. Hayes Moved to Adjourn at 6:30 p.m.

HAYES/MELLER 5:0 UNANIMOUS

Respectfully Submitted

Maryann Stacy

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Town of Ogunquit

Planning Board Recording Secretary

Accepted on March 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.*