



Town of Ogunquit
Planning Board
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Tel: 207-646-9326

**OGUNQUIT PLANNING BOARD
SPECIAL BUSINESS MEETING
MINUTES
MARCH 17, 2022**

A. ROLL CALL – 10:00 a.m.

Members Present: Steve Wilkos (Chair)
Mark MacLeod (Vice Chair)
Jackie Bevins
Elaine Cooper
Steven Meller

Also Present: Tyler McOsker, Code Enforcement Officer
Attorney Saucier, Town Attorney

B. PLEDGE OF ALLEGIANCE –

C. UNFINISHED BUSINESS -

GUS251, LLC - 251 Main Street – Map 7 Block 8 – DBD. Site Plan Review for Change of Use from Bank to Type 3 Restaurant in a post 1930 structure.

Planning Board Action: Reaffirm the following decisions which were approved on February 14, 2022 (Ms. Bevins was not in attendance at the February 14, 2022 Meeting and Mr. Dufton voted as 1st Alternate moved to full voting member)

Mr. MacLeod Moved to Grant a Waiver for Site Plan Review Submission Standard 6.6.C.3.U – Traffic Analysis.
MACLEOD/COOPER 4:1 (Mr. Wilkos Dissenting)

Mr. MacLeod Moved to Find the Application complete for GUS251, LLC - 251 Main Street – Map 7 Block 8 – DBD. Site Plan Review for Change of Use from Bank to Type 3 Restaurant in a post 1930 structure.
MACLEOD/COOPER 5:0 UNANIMOUS

Mr. MacLeod Moved to Reaffirm the following Motion which was made on February 14, 2022:

**Mr. MacLeod Moved to Grant a Waiver for Site Plan Review Submission Standard 6.6.C.3.U – Traffic Analysis.
MACLEOD/COOPER 4:1 (Mr. Wilkos Dissenting)
MACLEOD/COOPER 3:1 (Dr. Meller Dissenting)**

Mr. MacLeod Moved to Reaffirm the following Motion which was made on February 14, 2022:

Mr. MacLeod Moved to Find the Application complete for GUS251, LLC - 251 Main Street – Map 7 Block 8 – DBD. Site Plan Review for Change of Use from Bank to Type 3 Restaurant in a post 1930 structure.

MACLEOD/COOPER 5:0 UNANIMOUS

MACLEOD/COOPER 4:0 UNANIMOUS

Mr. Wilkos asked if the Applicant’s representatives had any comment or questions.

Neither Mr. Dehart n or Attorney Braun had any additional comments.

Mr. McOsker asked to have the drive up window either closed off or replaced with a non-opening standard window.

Mr. DeHart responded that the window will be closed off and the Applicant understands that there can be no drive-through service.

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

Mr. MacLeod Moved to Approve the Application for GUS251, LLC - 251 Main Street – Map 7 Block 8 – DBD. Site Plan Review for Change of Use from Bank to Type 3 Restaurant in a post 1930 structure.

MACLEOD/BEVINS 5:0 UNANIMOUS

Maryann Stacy

Maryann Stacy

Town of Ogunquit

Planning Board Recording Secretary

Accepted on March 28, 2022

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 packet 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.*