



Town of Ogunquit
Planning Board
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**OGUNQUIT PLANNING BOARD
REGULAR BUSINESS MEETING
MINUTES
MARCH 27, 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: Lee Jay Feldman, SMPDC (via ZOOM)

B. PLEDGE OF ALLEGIANCE –

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

D. MINUTES – March 13, 2023.

Vice Chair Olear Moved to Accept the Minutes of the March 13, 2023 Meeting as submitted.

OLEAR/BEVINS 5:0 UNANIMOUS

E. PUBLIC INPUT –

Mr. Wilkos asked if there was anyone who wished to be heard on any matter not on this meeting's agenda.

Kevin Talty (4 Vittoria Lane Cape Neddick) stated that Vittoria Lane is a private road in Cape Neddick which was approved for connection to Limestone Road in Ogunquit in 2000. Mr. Talty gave a brief overview of the Cape Neddick Subdivision history, including the Ogunquit Planning Board Approval, the resulting law suit, and Court Decision. He expressed concerns about the current development in the area, particularly Henri Way, and the changes which may result if Henri Way is connected to Vittoria and Limestone. He noted that there is much confusion about the road standards which would need to be implemented and he has not had any luck getting answers from either York (Cape Neddick) or Ogunquit Staff.

The Board asked Mr. Talty to leave any documentation, he wishes to submit, at the Land Use Office. Mr. Wilkos agreed to have a discussion with the Code Enforcement Officer.

F. UNFINISHED BUSINESS –

- 1 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.

Mr. Wilkos noted that the Board recently received several e-mails from the public. Mr. Wilkos stated that these e-mails would not be discussed, or read into the record, because they were received after the Public Hearing closed on February 27th.

Jerry Dehart the Applicant’s representative, and Applicant Scott Vogel addressed the Board.

Mr. DeHart summarized that the Board had a requested review from a sound engineer. The Board now has a report from Scott Bodwell of Bodwell EnviroAcoustics.

Mr. Vogel confirmed that the outdoor rooftop area will be used for both dining and bar service.

Mr. DeHart stated that construction will begin in late summer or early fall.

Mr. DeHart summarized the upcoming review of the plans by the State Fire Marshall’s Office.

Mr. DeHart confirmed that property boundary monuments would be set at the completion of the project.

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

Mr. Hayes Moved to Approve the Design Review 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. HAYES/BEVINS 5:0 UNANIMOUS

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

Vice Chair Olear Moved to Approve the Site Plan 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.

With the conditions that:

The Applicant will set monuments upon completion of construction;

There will be an end to outdoor seating at ground level;

There will be no amplified music;

A Letter of Credit or Performance Bond will be provided, if required, prior to the issuance of a Building permit.

OLEAR/BEVINS 5:0 UNANIMOUS

G. NEW BUSINESS –

1. NARSULE/STEVENSON – 108 Main Street – GBD1 – Map 6 Block 62 – Design Review for a pre-1930 single family residence. Application to add a new dormer on the 3rd floor; replace existing 1st floor addition, and replace 1st and 2nd floor decks and stairs.

Robin Muir addressed the Board as the Applicant’s Representative. The subject property is the old Inn at Tall Chimney’s B&B. Mr. Muir gave a brief overview of the proposed project as outlined in the application packet material. The plan is to create a two unit residence: the first floor unit will include a bedroom, kitchen, and living room for the owners’ use when they come to Ogunquit; and the second and third floors will make up the second unit which will be a summer rental.

Mr. Muir confirmed that exterior lighting would be Dark Sky compliant.

Mr. Muir confirmed that there are no proposed changes to the parking layout.

The Board members expressed confusion about the plans and the scope of the project.

Mr. Muir stated that the owners want to be able to use the first floor for their own occupancy; and rent out the second and third floors as a B&B. They are not changing the use of it, only the layout.

Mr. Wilkos asked if the property is still going to be a B&B.

Mr. Muir responded “yes, they are not changing the use”.

Mr. Wilkos noted that the Application says “Design Review for a pre-1930 single family residence”.

Mr. Muir responded that this should probably be changed.

Mr. Wilkos asked how long the building has been empty.

Mr. Muir did not know.

The question was raised: if this is a B&B does it need to be sprinkled?

It was suggested that the use, as described by Mr. Muir, does not sound like a B&B.

The Board reviewed the Design Review Submission Checklist as outlined in Chapter 225 11.6.A.

The Board asked for detailed specs on the type of lights to be used and confirmation that the lights will be Dark Sky Complaint as cited in the Zoning Ordinance.

The Board found that the lighting plan was insufficient and as such was unable to find the Application complete.

The Board asked Mr. Muir for confirmation of the proposed use as a B&B or a single family residence.

The Board asked Mr. Muir to determine how long the property has been vacant.

The Board members noted that the plans are black and white and they asked Mr. Muir to highlight the plans to show exactly what is being changed.

Mr. Wilkos stated that the Board has not found the application complete. He asked Mr. Muir to meet with the Code Officer and submit the material and information the Board has requested.

H. CODE ENFORCEMENT OFFICER BUSINESS – None

I. OTHER BUSINESS – None

J. ADJOURNMENT –

**Dr. Meller Moved to Adjourn at 7:35 p.m.
MELLER/BEVINS 5:0 UNANIMOUS**

Respectfully Submitted

Maryann Stacy

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Town of Ogunquit

Planning Board Recording Secretary

Accepted: April 10, 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.*