



Town of Ogunquit
Planning Board
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**OGUNQUIT PLANNING BOARD
PUBLIC HEARINGS and REGULAR BUSINESS MEETING
MINUTES
MAY 9, 2022**

A. ROLL CALL – 6:00 p.m.

Members Present: Steve Wilkos, Chair
Elaine Cooper
Steven Meller
Jackie Bevins
Leslie Olear (1st Alternate)

Also Present: Tyler McOsker, Code Enforcement Officer
Lee Jay Feldman, SMPDC Town Planner

Election of Vice Chair.

**Ms. Bevins nominated Ms. Olear as Vice Chair.
BEVINS/MELLER 5:0 UNANIMOUS**

B. PLEDGE OF ALLEGIANCE –

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

D. MINUTES – April 25, 2022 Site Visits and Regular Business Meetings.

**Ms. Cooper Moved to Accept the Minutes of the April 25, 2022 Site Visit as Submitted.
COOPER/BEVINS 5:0 UNANIMOUS**

**Ms. Olear Moved to Accept the Minutes of the April 25, 2022 Regular Business Meeting as Amended.
OLEAR/BEVINS 5:0 UNANIMOUS**

E. PUBLIC INPUT – None

F. UNFINISHED BUSINESS –

1. PUBLIC HEARING FOR BONISSONI BRAZILIAN STEAKHOUSE / CHRISTIAN BONISSONI – 82 Shore Road - Map 6 Block 67-1 – LBD.

Mr. Wilkos opened the Public Hearing at 6:09 p.m. There was no public input and the Public Hearing was closed at 6:10 p.m.

1.A BONISSONI BRAZILIAN STEAKHOUSE / CHRISTIAN BONISSONI – 82 Shore Road - Map 6 Block 67-1 – LBD. Site Plan Review for expansion of existing Type 2 Restaurant.

It was unanimously agreed that Chapter 225 – 3.4.C does not apply to this application. This Applicant does not require a Variance from the Zoning Board of Appeals in this case.

The Applicant agreed to provide an updated Site Plan which will include:

- The name of the current business “Bonissoni Brazilian Steakhouse”;
- The square footage (not to exceed 600sf) of the outside seating area;
- Vehicle barrier locations at the front and rear of the seating area. These Barriers will contain 4500 to 5000 pounds of soil and will be placed four feet apart for pedestrian access.

The Applicant also agreed that:

- Trash will be screened in the rear of the building;
- Lighting will be dark sky compliant;
- There will be no outdoor music;
- Hours of operation will be 7:00 a.m. to 10:00 p.m.
- Outside seating will cease at 9:00 p.m. and the area will be cleared by 10:00 p.m.

At this time the Board reviewed the Site Plan Review Standards as outlined in Chapter 225-6.7 Ogunquit Zoning Ordinance – Standards Applicable to Site Plan Review; and found all standards to have been met or not applicable to this application.

Ms. Olear Moved to Approve the Application for BONISSONI BRAZILIAN STEAKHOUSE / CHRISTIANO BONISSONI – 82 Shore Road - Map 6 Block 67-1 – LBD. Site Plan Review for expansion of existing Type 2 Restaurant with the following conditions of approval:

Submittal of an updated Site Plan which includes:

- **The name of the current business “Bonissoni Brazilian Steakhouse”;**
- **The square footage (not to exceed 600sf) of the outside seating area;**
- **Vehicle barrier locations at the east and west of the seating area. These Barriers will contain 4500 to 5000 pounds of soil and will be placed four feet apart to allow for pedestrian access.**

Outside service will not begin before 7:00 a.m. and will cease at 9:00 p.m.

No outside music or entertainment of any kind.

OLEAR/BEVINS 5:0 UNANIMOUS

2. PUBLIC HEARING FOR GRAZE AND VINE / OWEN WOLFERTZ – 509 Main Street - Map 8 Block 5 – GBD2.

Ms. Bevins recused herself from this application because she is the owner of the subject property.

Mr. Wilkos opened the Public Hearing at 6:36 p.m.

Darin Ames – 491 Main Street (an abutter of the Egg and I Restaurant) reviewed his May 3, 2022 E-mail to the Planning Board (*a copy of which will be maintained in the Applicant's Planning Board File*).

The Applicant confirmed:

Hours of operation will be 11:00 a.m. to 8:00 p.m.

There is a restroom facility on site;

There will be no outdoor music or other entertainment;

All lighting will be Dark Sky compliant;

Outside dining area will be lined with planters which will also be placed along Route One;

He will utilize The Egg and I front parking lot;

Trash will be stored in an enclosed gated area at the rear of the building.

The Code Officer stated that he sees no issue with the Egg and I propane tank, it is located some distance from this property.

Ray Benack (35 Kings Lane) agreed with Mr. Ames and noted that traffic on Kings Lane is often very fast and often poses a danger.

Mark and Elizabeth Dufton (64 Hoyts Ln) expressed support for the Applicant and his proposed business.

Mr. Wilkos closed the Public Hearing at 6:56 p.m.

2.A GRAZE AND VINE / OWEN WOLFERTZ – 509 Main Street - Map 8 Block 5 – GBD2 – Site Plan Review for Change of Use from Retail to Type 3 Restaurant.

Memo from the Ogunquit Chief of Police stated no concerns from a public safety standpoint.

It was determined that the Application involves approximately 800 sf of seating which requires 8 parking spaces. Applications requiring less than 10 parking spaces do not trigger the need for a traffic study.

The Applicant agreed that there will be planters and signage to prevent vehicle parking along Route One. There will also be planters installed as a safety buffer between the parking area and the outdoor seating area. He will also install a vegetative buffer along Kings Lane to screen the business from the abutters.

At this time the Board reviewed the Site Plan Review Standards as outlined in Chapter 225-6.7 Ogunquit Zoning Ordinance – Standards Applicable to Site Plan Review and found all standards to have been met or not applicable to this application.

**Ms. Olear Moved to Approve the Application for GRAZE AND VINE / OWEN WOLFERTZ – 509 Main Street - Map 8 Block 5 – GBD2 – Site Plan Review for Change of Use from Retail to Type 3 Restaurant with the following conditions of approval:
Outside seating area will not exceed 600 square feet;
Outside service will cease at 8:00 p.m.;
Trash will be screened;
Both ends of the outside seating area will be blocked with barriers;
No Parking signage and vehicle barriers will be placed along Route One.
OLEAR/COOPER 4:0 UNANIMOUS (Ms. Bevins was recused)**

G. NEW BUSINESS –

- 1. DMB, LLC – KEVIN BOLDUC – 30 Grasshopper Lane – Map 8 Block 39 – GBD2. Design Review Application for a pre 1930 structure. Application to demolish single family dwelling.**

Mr. Bolduc agreed to abide by the recommendations in the April 13, 2022 OHPC Memo. He also agreed to plant an erosion control grass mix in the interim between demolition and the start of new construction.

The Board reviewed the Design Review Submission Checklist and found all items to have been submitted or deemed to be not applicable.

**Ms. Olear Moved to find the Application Complete for DMB, LLC – KEVIN BOLDUC – 30 Grasshopper Lane – Map 8 Block 39 – GBD2. Design Review Application for a pre 1930 structure. Application to demolish single family dwelling.
OLEAR/MELLER 5:0 UNANIMOUS**

It was agreed that no Public Hearing or Site Visit would be required.

Abutter Kathy Kotakis expressed concern about the demolition process and mitigation of any lead paint or asbestos contamination in the air/water/soil; as well as the parking arrangements for contractors during demolition and reconstruction.

It was confirmed that the Code Officer would oversee the demolition process and ensure that all safety requirements will be met; and any parking issues will be address by the police department.

At this time the Board reviewed the specifics of the proposed application for compliance with Chapter 225-11.7.C of the Ogunquit Zoning Ordinance and found that none of the standards applied to this application.

Ms. Olear Moved to Approve the Application for DMB, LLC – KEVIN BOLDUC – 30 Grasshopper Lane – Map 8 Block 39 – GBD2. Design Review Application for a pre 1930 structure. Application to demolish single family dwelling with the following condition:

Application of erosion control grass mix immediately after demolition.

OLEAR/BEVINS 5:0 UNANIMOUS

H. CODE ENFORCEMENT OFFICER BUSINESS – None

I. OTHER BUSINESS –

The Board scheduled a workshop to take place on May 23, 2022 at 5:00 p.m. to discuss HP1489 LD 2003 Legislation.

J. ADJOURNMENT –

**Dr Meller Moved to Adjourn at 7:50 p.m.
MELLER/BEVINS 5:0 UNANIMOUS**

Maryann Stacy

Maryann Stacy
Town of Ogunquit
Planning Board Recording Secretary

Accepted on May 23, 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 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.*