



Town of Ogunquit
Planning Board
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**OGUNQUIT PLANNING BOARD
REGULAR BUSINESS MEETING
MINUTES
June 27, 2022**

A. ROLL CALL – 6:00 p.m.

Members Present: Steve Wilkos, Chair
Leslie Olear, Vice Chair
Jackie Bevins
Elaine Cooper
Steven Meller

Also Present: Tyler McOsker, Code Enforcement Officer

B. PLEDGE OF ALLEGIANCE –

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

D. MINUTES – 6/13/2022 Regular Business Meeting.

**Ms. Cooper Moved to Accept the Minutes of the June 13, 2022 Meeting as Submitted.
COOPER/OLEAR 5:0 UNANIMOUS**

E. PUBLIC INPUT – No one spoke.

F. UNFINISHED BUSINESS –

- 1. PUBLIC HEARING FOR: THE HELM / MARK HOLT – 87 Main Street – Map 6 Block 1 – GBD1. Site Plan Review Application for Change of Use from Type 1 Restaurant to Type 3 Restaurant.**

The Applicant submitted written calculations for the square footage of the patio. He also gave a brief summary of the proposed project.

Abutter Phillip Grow (89 Main Street) expressed his concern regarding the lack of adequate buffering. He asserted that the existing fence does not adequately screen for noise and light. He asked if a vegetative buffer could be added.

The Code Officer confirmed that table service of food and alcohol has to end by 9:00 p.m. and the area has to be vacated by 10:00 p.m.

The Code Officer confirmed that the fire pit area may continue to be used for quiet conversation.

Mr. Grow also expressed concern about the odor from the exhaust fan.

The Applicant responded that the exhaust fan is from the ice machine, not from the kitchen and it doesn't produce any odors. He also confirmed that there is already vegetative buffering on both sides of the existing fence. Mr. Holt added that he lives on the property and is on site most of the time and has never been approached by Mr. Grow. He agreed there is often noise from pedestrians passing by on Route One and occasionally from Maine Street, however this has nothing to do with his business.

Mr. McOsker reviewed a police report going back five years which indicated no noise violations at the Admirals Inn.

Mr. Wilkos closed the Public Hearing at 6:31 p.m.

1.A THE HELM / MARK HOLT – 87 Main Street – Map 6 Block 1 – GBD1. Site Plan Review Application for Change of Use from Type 1 Restaurant to Type 3 Restaurant.

It was confirmed that the outdoor seating is separate from the cabana area. Service at the outdoor seating must stop at 9:00 p.m. and the area cleared of patrons by 10:00. The outdoor seating is completely separate from the cabana.

The Board scheduled a Site Visit for July 11, 2022 at 5:00 p.m. primarily to see the fence and existing buffering.

**Dr. Meller Moved to Table the Application to July 11, 2022.
MELLER/COOPER 3:2 (Ms. Olear and Ms. Bevins Dissenting)**

G. NEW BUSINESS – None

H. CODE ENFORCEMENT OFFICER BUSINESS – None

I. OTHER BUSINESS –

Discussion of Stormwater Management and Erosion Control Presentation.

It was agreed it was an excellent presentation with a great deal of information. The presenter, John Maclaine from the DEP, has agreed to come back to Ogunquit for another, more extensive, presentation.

J. ADJOURNMENT –

**Ms. Cooper Moved to Adjourn at 6:45 p.m.
COOPER/BEVINS 5:0 UNANIMOUS**

Maryann Stacy

Maryann Stacy
Town of Ogunquit
Planning Board Recording Secretary

Accepted on August 8, 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.*