



Town of Ogunquit
Planning Board
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**OGUNQUIT PLANNING BOARD
REGULAR BUSINESS MEETING
MINUTES
AUGUST 8, 2022**

A. ROLL CALL – 6:00 p.m.

Mr. Wilkos welcomed new Board Member Rusty Hayes.

Mr. Wilkos thanked ex-Board Member Elaine Cooper for her service on the Board and her dedication to the Town of Ogunquit.

Members Present: Steve Wilkos, Chair
Leslie Olear, Vice Chair
Steven Meller
Rusty Hayes

Members Excused Jackie Bevins

Also Present: Tyler McOsker, Code Enforcement Officer

**Ms. Olear Moved to Excuse Ms. Bevins.
OLEAR/HAYES 4:0 UNANIMOUS**

Election of Officers

Mr. Hayes nominated Mr. Wilkos as Chair.
Mr. Wilkos was unanimously elected Chair.

Dr. Meller nominated Ms. Olear as Vice Chair.
Ms. Olear was unanimously elected Vice Chair.

B. PLEDGE OF ALLEGIANCE –

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

D. MINUTES – 6/27/2022 and 7/11/2022.

**Dr. Meller Moved to Accept the Minutes of the June 27, 2022 Meeting as Submitted.
MELLER/OLEAR 3:0 UNANIMOUS (Mr. Hayes was not a sitting Board Member on June 27, 2022)**

**Dr. Meller Moved to Accept the Minutes of the July 11, 2022 Meeting as Submitted.
MELLER/OLEAR 3:0 UNANIMOUS (Mr. Hayes was not a sitting Board Member on June 27, 2022)**

E. **PUBLIC INPUT** – None

F. **UNFINISHED BUSINESS** – None

G. **NEW BUSINESS** –

~~1. **THE GREENERY MARKET AND BAKERY – 251 Main Street – Map 7 Block 8 – DBD/SP. After the Fact Design Review for a post 1930 structure. Application for new exterior steps and walkway.**~~
POSTPONED TO AUGUST 22, 2022 MEETING AT APPLICANT'S REQUEST.

2. **42 PERKINS COVE LLC – 42 Perkins Cove – Map 3 Block 90 – SLR/RP – Design Review Application for a pre 1930 structure. Application to remove a portion of existing single family dwelling, reconstruct a section of the removed structure on a new foundation, replace windows and siding.**

David Graham from Graham Architects gave a brief overview of the proposed project to remodel a pre 1930 single family dwelling.

It was agreed that the core of the structure probably dates to the early 1900's and has been added to and remodeled many times since its construction.

Louis Mastromattei, the property owner, stated that it is his intention to remodel the exterior of the structure to its original. C. 1905 appearance.

Mr. Graham confirmed that the majority of the structure will be re-sided with wooden clapboard siding replacing the existing vinyl siding; with some shingle siding on the rear of the main structure and on the garage.

Mr. Graham confirmed that he is aware of the Dark Sky Lighting requirements of the Town.

**Ms. Olear Moved to find the Application Complete for 42 PERKINS COVE LLC – 42 Perkins Cove – Map 3 Block 90 – SLR/RP – Design Review Application for a pre 1930 structure. Application to remove a portion of existing single family dwelling, reconstruct a section of the removed structure on a new foundation, replace windows and siding.
OLEAR/MELLER 4:0 UNANIMOUS**

The Board agreed that no Site Visit or Public Hearing was necessary.

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.

Ms. Olear Moved to Approve the Application for 42 PERKINS COVE LLC – 42 Perkins Cove – Map 3 Block 90 – SLR/RP – Design Review Application for a pre 1930 structure.

**Application to remove a portion of existing single family dwelling, reconstruct a section of the removed structure on a new foundation, replace windows and siding.
OLEAR/MELLER 4:0 UNANIMOUS**

H. CODE ENFORCEMENT OFFICER BUSINESS –

The Board scheduled a Workshop for 5:00 p.m. on August 22, 2022 to discuss the impacts of LD 2003 and proposed Ordinance Amendments.

I. OTHER BUSINESS – None

J. ADJOURNMENT –

**Mr. Hayes Moved to Adjourn at 6:25 p.m.
HAYES/MELLER 4:0 UNANIMOUS**

Maryann Stacy

Maryann Stacy
Town of Ogunquit
Planning Board Recording Secretary

Accepted as Submitted on August 22, 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.*