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OGUNQUIT PLANNING BOARD MINUTES MONDAY NOVEMBER 28, 2016

PUBLIC HEARING

HOOKS CHILL AND GRILL / RACHEL ANASTAS – 696 Main Street – Map 10 Block 5 – GBD1/SLC. Site Plan Review for a post December 31, 1930 structure. Application for foundation with basement for storage, relocation of food preparation room, updating dish-room and kitchen. Installation of a new hood system and fire suppression system, and new roof.

Mr. Wilkos asked if there was anyone who wished to speak for, or against, this application.

Dan Grigus (702 Main Street) expressed his concern about noise and asked if there would be a solid wall on the north end of the new addition which abuts his house.

Ms. Anastas responded that there would be a wall; and that it would have windows to provide air flow into the new prep area. She confirmed that there would not be any cooking within the new walls. She stated that the kitchen area would be moved a bit further forward in the building and it is her belief that even with windows open the noise will be less than it has been in the past.

Mr. Grigus expressed his concern that noise from the kitchen and prep areas will travel out those windows; particularly if the kitchen elevation is raised.

Ms. Anastas responded that the kitchen elevation will stay the same. She stated that even on the busiest nights there would only be one or two people in the new area. She reiterated that even with the windows the noise should be less than it has been.

Mr. Heyland stated that the elevation of the existing kitchen will remain unchanged. There will be a new foundation placed underneath the structure. There will be a four or five foot extension towards Mr. Grigus' property. He asked Ms. Anastas if the current prep area is open.

Ms. Anastas responded that it is and the proposed addition will be an enclosed room with slider windows for ventilation.

Mr. Grigus was satisfied with the explanation and he agreed that there will probably be less noise. He would be happier if there were no windows but he understood the need for ventilation for staff.

Mr. Grigus asked about the new hood ventilation system.

Ms. Anastas responded that it will vent straight up through the roof. Also, she has no intention of adding any greasy foods to the menu.

Mr. Wilkos asked if there was anyone else who wished to be heard. There was no one; and the Public Hearing was closed at 6:10 p.m.

REGULAR BUSINESS MEETING

A. ROLL CALL –

Members Present: Steve Wilkos (Chair)
Don Simpson (Vice Chair)
Muriel Freedman
Jackie Bevins
Rusty Hayes
Mark MacLeod (1st Alternate)

Also Present: Scott Heyland, Code Enforcement Officer
Maryann Stacy, Recording Secretary

Mr. Wilkos confirmed that all cell phones were off the table.

B. PLEDGE OF ALLEGIANCE -

C. MISSION STATEMENT – The Mission Statement was read by Mr. Simpson.

D. MINUTES - November 14, 2016 Regular Business Meeting.

Mr. Hayes Moved to Approve the Minutes of the November 14, 2016 Meeting as amended. HAYES/BEVINS 5:0 (Mr. Simpson did not vote on this motion due to his absence from the November 14, 2016 meeting. Mr. MacLeod voted as the acting 1st alternate for that meeting).

E. PUBLIC INPUT – For any matter NOT already on this Agenda.

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

Wendy Levine (85 Obeds Lane) asked about the proposed helicopter moratorium. She is one of the three people who initiated the citizens' petition for a 6 month moratorium banning helicopter pads. She asked the Chair where this moratorium should be properly addressed: before the Select Board or the Planning Board? She was told by the Select Board that it needed to come to the Planning Board.

Mr. Heyland responded that the Select Board is the only authority which can enact a moratorium. If it ends up needing language drafting and/or the creation of a new ordinance then it would come to the Planning Board.

Mr. Wilkos summarized that the moratorium is handled by the Select Board. If there is any change which needs to be made to the Zoning Ordinance then it will come to the Planning Board.

F. UNFINISHED BUSINESS –

- 1. FINDINGS OF FACT FOR: ANGELINA’S RESTAURANT / DAVID GIARUSSO – 655 Main Street – Map 13 Block 49/50 – GBD2. Site Plan Review Amendment (original Planning Board Approval Granted on November 9, 2015). Request to amend parking lot plan to indicate revisions to as-built conditions and parking delineation for restaurant accessory parking.**

Ms. Freedman Moved to Approve the Findings of Fact for ANGELINA’S RESTAURANT / DAVID GIARUSSO – 655 Main Street – Map 13 Block 49/50 – GBD2.

FREEDMAN/HAYES 5:00 (Mr. Simpson did not vote on this motion due to his absence from the November 14, 2016 meeting. Mr. MacLeod voted as the acting 1st alternate for that meeting).

- 2. HOOKS CHILL AND GRILL / RACHEL ANASTAS – 696 Main Street – Map 10 Block 5 – GBD1/SLC. Site Plan Review for a post December 31, 1930 structure. Application for foundation with basement for storage, relocation of food preparation room, updating dish-room and kitchen. Installation of a new hood system and fire suppression system, and new roof.**

The Board reviewed the Site Plan Review Approval Requirements as outlined in Article 6.7 of the Ogunquit Zoning Ordinance and found all standards to have been met.

Mr. Wilkos noted that a Public Hearing had been held and he asked the abutter (Dan Grigus) if he was satisfied.

Mr. Grigus confirmed that he was.

Mr. MacLeod Moved to Approve the Application for HOOKS CHILL AND GRILL / RACHEL ANASTAS – 696 Main Street – Map 10 Block 5 – GBD1/SLC.
MACLEOD/BEVINS

Mr. Wilkos asked if there was any discussion. There was none and he called for a vote on Mr. MacLeod’s motion;

Mr. MacLeod Moved to Approve the Application for HOOKS CHILL AND GRILL / RACHEL ANASTAS – 696 Main Street – Map 10 Block 5 – GBD1/SLC.

MACLEOD/BEVINS 5:00 (Mr. Simpson did not vote on this motion due to his absence from the November 14, 2016 meeting. Mr. MacLeod voted as the acting 1st alternate for that meeting).

G. NEW BUSINESS – None

H. CODE ENFORCEMENT OFFICER BUSINESS –

Mr. Heyland informed the Board that he had no Code Enforcement Business.

I. OTHER BUSINESS –

Mr. Wilkos noted that there would only be a single meeting in December and it would take place on December 12, 2016.

J. ADJOURNMENT -

**Mr. Simpson Moved to Adjourn at 6:25 p.m.
SIMPSON/BEVINS 5:0**

Respectfully Submitted

Maryann Stacy

Maryann Stacy

Recording Secretary

Approved on December 12, 2016