

# Old Orchard Beach Planning Board Site Walk and Workshop Thursday, June 2, 2011

*Site Walk at 5:45pm*

**SITE WALK: Major Subdivision, Site Plan & Conditional Use:** Proposal to demolish 53 overnight cabins and replace with 53 seasonal dwelling units at 180 Saco Avenue, MBL 208-1-1, in the GB-1 & R4 Zones. Agent is BH2M, Bill Thompson.

**SITE WALK: Conditional Use and Waiver of number of Parking Spaces:** Proposal to convert current shop/warehouse to hotel units at 30 Washington Ave, MBL 308-1-1 in the NC-3 Zone. Owner LaBoca Corp.

*Workshop at 6:15pm in Town Hall Council Chambers*

**ITEM 1: Discussion: Conditional Use: Findings of Fact** Appeal from restrictions on non-conforming uses: Requesting permission to increase the number of rental rooms from 6 to 9 within the existing structure at 47 East Grand Avenue, MBL 305-4-4 in the BRD District. Owner is William & Lesa Watson.

**ITEM 2: Discussion: Preliminary Plan: Major Subdivision, Site Plan & Conditional Use:** Proposal to demolish 53 overnight cabins and replace with 53 seasonal dwelling units at 180 Saco Avenue, MBL 208-1-1, in the GB-1 & R4 Zones. Agent is BH2M, Bill Thompson.

**ITEM 3: Discussion: Conditional Use and Waiver of number of Parking Spaces:** Proposal to convert current shop/warehouse to hotel units at 30 Washington Ave, MBL 308-1-1 in the NC-3 Zone. Owner LaBoca Corp.

**ITEM 4: Discussion: Amendments to the following sections of the zoning ordinance:** Chapter 78, Article I, Section 78-1, Article II, Section 78-34, 78-38, 78-68, 78-70, 78-94, 78-95, Article III, Section 78-142, Article IV, Section 78-212, 78-213, Article V, Section 78-246, 78-276, 78-302, 78-353, 78-354, 78-355, 78-376, 78-396, 78-397, 78-426, 78-427, 78-428, 78-429, Article VI, Section 78-686, Article VII, Section 78-1268, Article VIII, Section 78-1625, 78-1627, 78-1629, 78-1631.

**ITEM 5: Discussion: Plenary Site Plan Review Determination of Completeness:** Reconstruction of the clubhouse formally known as the Old Spruce Lodge within the footprint of the existing structure, Wild Acres Resort, 179 Saco Avenue, MBL 208-3-2/315-3-1, in the Campground Overlay district. Agent: Lewis Chamberlain, Attar Engineering, Inc.

**ITEM 6: Conditional Use: Determination of Completeness; Set Public Hearing Date:** The addition of 20 feet to the existing radio antennae at The Town of Old Orchard Beach Fire Department at 136 Saco Avenue, MBL 207-3-8 in the GB-1 zone.

**GOOD & WELFARE**

**ADJOURNMENT**

Chair, Win Winch