

OLD ORCHARD BEACH PLANNING BOARD WORKSHOP
December 4, 2014, 6:00 PM
Town Council Chambers

CALL TO ORDER (6:00 PM)

Public Hearings (To be held on 11 December 2014, 7:00 PM)

ITEM 1

Proposal: To provide a recommendation to Town Council concerning the proposed Medical Marijuana Ordinance Amendments: Chapter 78 – ZONING, Article I – IN GENERAL, Section 78-1 – DEFINITIONS; Chapter 78 – ZONING, Article VI – DISTRICTS, Division 8 – GENERAL BUSINESS DISTRICT 1 (GB-1), Section 78-803 – CONDITIONAL USES; Chapter 78 – ZONING, Article VI – DISTRICTS, Division 16 – HISTORIC OVERLAY DISTRICT (HO), Section 78-1135 – PROHIBITED USES; Chapter 78 – ZONING, Article VII – CONDITIONAL USES, Division 2 – CONDITIONS, Section 78-1277 – MEDICAL MARIJUANA; Chapter 18 – BUSINESSES, Article XI – RESERVED, Sections 18-601 – 18-606 – Reserved; Appendix A – SCHEDULE OF LICENSE, PERMIT AND APPLICATION FEES – LICENSE ORDINANCE CATEGORIES

Action: Review Proposed Amendments, Schedule Public Hearing and Ordinance Recommendation to be Held on 11 December 2014

Applicant: Town of Old Orchard Beach

Location: General Business 1 Zoning District

Regular Meeting

APPROVAL OF MINUTES – 11/6/14, 11/13/14

ITEM 2

Proposal: To provide a recommendation to Town Council concerning the proposed Medical Marijuana Ordinance Amendments: Chapter 78 – ZONING, Article I – IN GENERAL, Section 78-1 – DEFINITIONS; Chapter 78 – ZONING, Article VI – DISTRICTS, Division 8 – GENERAL BUSINESS DISTRICT 1 (GB-1), Section 78-803 – CONDITIONAL USES; Chapter 78 – ZONING, Article VI – DISTRICTS, Division 16 – HISTORIC OVERLAY DISTRICT (HO), Section 78-1135 – PROHIBITED USES; Chapter 78 – ZONING, Article VII – CONDITIONAL USES, Division 2 – CONDITIONS, Section 78-1277 – MEDICAL MARIJUANA; Chapter 18 – BUSINESSES, Article XI – RESERVED, Sections 18-601 – 18-606 – Reserved; Appendix A – SCHEDULE OF LICENSE, PERMIT AND APPLICATION FEES – LICENSE ORDINANCE CATEGORIES

Action: Provide recommendation to Council concerning the proposed Chapter 78 ordinance amendments

Applicant: Town of Old Orchard Beach

Location: General Business 1 Zoning District

ITEM 3

Proposal: Site Plan Review: Construct 50 x 100 Retail Building

Action: Review new submissions; Discussion; Schedule Public Hearing; Schedule Final Review

Owner: Ike Naim

Location: 36 Old Orchard St., MBL: 205-3-8

ITEM 4

Proposal: Site Plan Review: Construct 50 x 100 Retail Building

Action: Review new submissions; Discussion; Schedule Public Hearing; Schedule Final Review

Owner: Ike Naim

Location: 29 Old Orchard St., MBL: 206-31-5

ITEM 5

Proposal: Subdivision and Conditional Use: Establish 26 free-standing condominiums (The Turn Subdivision)
Action: Review new submissions; Discussion; Schedule Site Walk; Schedule Public Hearing; Schedule Final Review
Owner: Dominator Golf LLC
Location: Wild Dunes Way, Adjacent to Dunegrass Section C, MBL: 105A-1-200

ITEM 6

Proposal: Sawgrass Subdivision Amendment: Approved 40 unit condo project modified into a 22 unit single family house lot project
Action: Applicant presentation; Discussion, Schedule Site Walk; Schedule Public Hearing; Schedule Final Review
Owner: Sawgrass LLC
Location: Wild Dunes Way (Dunegrass Sections J & L) Map 105A, Lot 1

ITEM 7

Proposal: Conditional Use: Appeals from Restrictions on Nonconforming Uses to allow an Accessory Dwelling Unit
Action: Owner presentation; Discussion; Schedule Site Walk; Schedule Public Hearing; Schedule Final Review
Owner: Thomas Smith III
Location: 183 Temple Ave., MBL: 211-2-22

DESIGN REVIEW CERTIFICATES

ITEM 8

Proposal: Remove existing motel and replace with new motel on same footprint
Action: Decision on Certificate of Appropriateness recommendation
Owner: Samco Inc.
Location: 2 Harrisburg St., MBL: 306-4-6, DD-2

ITEM 9

Proposal: Remove existing building and construct three-story mixed use building
Action: Decision on Certificate of Appropriateness recommendation
Owner: Judd Sher
Location: 55 East Grand Ave., MBL: 305-5-4, DD-2

ITEM 10

Proposal: Remove existing building and construct three-story apartment building
Action: Decision on Certificate of Appropriateness recommendation
Owner: Atlantic Ocean Suites II LLC
Location: Dube St., MBL: 305-1-3, DD-2

Other Business

Good & Welfare

ADJOURNMENT