

OLD ORCHARD BEACH PLANNING BOARD  
Public Hearing and Regular Meeting  
12 November, 2015 - 7:00 PM  
Town Council Chambers

CALL TO ORDER (7:00 PM)

**Public Hearing**

**ITEM 1**

Proposal: Site Plan: Construct 4,000 sq. ft. equipment building  
Owner: Town of Old Orchard Beach  
Location: 24 Manor St. (Waste Water Treatment Facility), MBL: 108-1-3, R3

**Regular Meeting**

APPROVAL OF MINUTES (Available during December)

**ITEM 2**

Proposal: Site Plan: Construct 4,000 sq. ft. equipment building  
Action: Applicant Update; Final Review  
Owner: Town of Old Orchard Beach  
Location: 24 Manor St. (Waste Water Treatment Facility), MBL: 108-1-3, R3

**ITEM 3**

Proposal: Sawgrass Subdivision Amendment: Approved 40 unit condo project modified into a 22 unit single family house lot project  
Action: Applicant Update; Final Review  
Owner: Sawgrass LLC  
Location: Wild Dunes Way (Dunegrass Sections J & L- Sawgrass); MBL: 105A, Lot 1, PMUD

**ITEM 4**

Proposal: Conditional Use/Relocation of Non-Conforming Structures: Remove two detached residential units and replace with one residential duplex.  
Action: Consideration of Amended Proposal  
Owner: Estate of Stanley Weinstein Et Al  
Location: 2 Puffin St., MBL: 303-7-2, BRD and Limited Commercial Districts

**ITEM 5**

Proposal: Conditional Use (Home Occupation): Establish bakery within existing accessory structure  
Action: Ruling  
Owner: Ruling on Application: Table/Withdrawal  
Location: 165 Portland Ave., MBL: 103-6-4, RD

**ITEM 6**

Proposal: To provide a recommendation to Town Council concerning the proposal to allow Cafes as a Conditional Use within the General Business District 2 (GB 2). Amendments: Chapter 78 – ZONING, Article VI – DISTRICTS, Division 9 – GENERAL BUSINESS DISTRICT 2 (GB-2), Section 78-833. – CONDITIONAL USES.  
Action: Review Proposed Amendments, Schedule Public Hearing and Ordinance Recommendation to be Held on 10 December 2015  
Applicant: Toni Maestre  
Location: General Business 2 Zoning District

**ITEM 7**

Proposal: Conditional Use (Home Occupation): Establish off-site delivery catering business existing accessory structure  
Action: Discussion; Determination of Completeness; Schedule Site Walk and Public Hearing  
Owner: Kathi Russman  
Location: 163 Portland Ave., MBL: 103-6-604, RD

ITEM 8

Proposal: Major Subdivision: 8 Lot Residential Subdivision  
Action: Preliminary Subdivision Review; Schedule Site Walk and Public Hearing  
Owner: Dominator Golf LLC  
Location: Various locations along Wild Dunes Way (Dunegrass), MBL: 107-2-1, PMUD

**Design Review Certificates**

ITEM 9

Proposal: Parking lot buffer plan  
Action: Certificate of Appropriateness Decision  
Owner: Good Shepard Parish  
Location: 6 Saco Ave., MBL: 206-30-1, DD-2

Other Business

1. Cherry Hills Pump Station Update
2. Orchard Estates Update

Good & Welfare

ADJOURNMENT

Other Business

Good & Welfare

ADJOURNMENT