

OLD ORCHARD BEACH PLANNING BOARD

Workshop Notice  
June 2, 2016 6:00 PM  
Town Council Chambers

CALL TO ORDER (6:00 PM)

**Workshop Discussion**

APPROVAL OF MINUTES: 4/7/16, 4/14/16

**ITEM 1**

Proposal: Conditional Use Amendment of Approved Plan/Appeals from Restrictions on Nonconforming Uses (Overnight Cabins): Change use of 7 units from seasonal to year-round (currently 5 year-round use for a total of 12)  
Action: Discuss proposal; Board action  
Owner: SRA Varieties Inc., D.B.A. Paul's II  
Location: 141 Saco Ave., MBL: 311-1-10, GB2 District

**ITEM 2**

Proposal: Zoning District Amendment: Expand the Campground Overlay District over three parcels zoned R1 and GB1 (Paradise Park)  
Action: Discussion; Schedule Public Hearing  
Owner: Paradise Acquisitions LLC  
Location: 60 Portland Ave, MBL: 205-1-32; 58 Portland Ave, MBL: 205-1-30 (portion of); 50 Adelaide Rd, MBL: 106-2-2 (portion of)

**ITEM 3**

Proposal: Major Subdivision and Site Plan: 40 unit condominium project  
Action: Preliminary Plan Review: Schedule Site Walk and Public Hearing  
Applicant: Church Street LLC  
Location: 164 Saco Ave., MBL: 208-1-9, GB1 & R4

**ITEM 4**

Proposal: Subdivision Amendment: Creation of connecting road between Juniper and Kapok, lot line change  
Action: Pre-application Review; Schedule Site Walk and Public Hearing (if necessary)  
Owner: HP Developers LLC  
Location: Juniper and Kapok Streets (Homewood Park), MBL: 402-2-4,5,6,7. R5

**Design Review Certificates**

**ITEM 1**

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**

**ITEM 1**

Ordinance discussion

**Good & Welfare**

ADJOURNMENT