

OLD ORCHARD BEACH PLANNING BOARD
April 6, 2017 5:30 PM (Site Walk, On-Site)
April 6, 2017 6:00 PM (Workshop, Town Council Chambers)

Site Walk (5:30 PM, On-Site)

Proposal: Site Plan Review: Expansion of existing nonresidential (retail) building
Owner: Harold H. Harrisburg, Phylis I Harrisburg and Harrisburg Group Gen Partnership
Location: 9 East Grand Ave., MBL: 306-2-6

CALL WORKSHOP TO ORDER (6:00 PM, Town Council Chambers)

Approval of Minutes: 3/2/17, 3/9/17

Public Hearing (To be held on 4/13/17, 7:00 PM)

ITEM 1

Proposal: Site Plan Review: Expansion of existing nonresidential (retail) building
Owner: Harold H. Harrisburg, Phylis I Harrisburg and Harrisburg Group Gen Partnership
Location: 9 East Grand Ave., MBL: 306-2-6

Regular Business*

ITEM 2

Proposal: Site Plan: Dunkin Donuts- Construct 2080 sq. ft. building and associated parking
Action: Ruling on commencement of construction 1 year extension (no plan changes)
Applicant: JFJ Holdings, LLC
Location: 14 Ocean Park Rd, MBL: 210-1-6

ITEM 3

Proposal: Major Subdivision and Site Plan Review Amendment: 9-unit residential development
Action: Discussion; Ruling on Amendment
Owner: Tom Gillis
Location: 1-3 Cascade Rd., MBL: 205-16-1

ITEM 4

Proposal: Site Plan Review: Expansion of existing nonresidential (retail) building
Action: Discussion; Schedule Final Review/Ruling
Owner: Harold H. Harrisburg, Phylis I Harrisburg and Harrisburg Group Gen Partnership
Location: 9 East Grand Ave., MBL: 306-2-6

ITEM 5

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 Hotel (currently 5 year-round use for a total of 12)
Action: Final Ruling
Owner: SRA Varieties Inc., D.B.A. Paul's II
Location: 141 Saco Ave., MBL: 311-1-10

ITEM 6

Proposal: Site Plan Review: Expansion of existing corps and admin building, parking lot construction, relocation of Church Street, park construction, building demo, landscaping, site work
Action: Sketch Plan Review
Owner: The Salvation Army
Location: 6th St, Union Ave, Church St, Oakland Ave, 15th St; MBL: 311-6-1,12, 8; MBL: 311-4-1,2,3,4,5

ITEM 7

Proposal: Subdivision Amendment: Revise Pacer Avenue Subdivision to add 1 Estate Lot
Action: Discussion; Ruling on Amendment
Owner: Ronald A. Patoine
Location: Trotter Lane, MBL: 105-4-34

ITEM 8

Proposal: Subdivision Final Plan Amendment: Amend Final Plan to reflect as-built conditions (parking, landscaping)
Action: Discussion; Ruling on Amendment
Owner: Summer Winds Homeowners Assoc.
Location: 180 Saco Ave, MBL: 208-1-1

ITEM 9

Proposal: Conditional Use, Subdivision Amendment; Site Plan Amendment: 6 unit condominium expansion (Summerwinds II)
Action: Revised Preliminary Plan Review and Ruling; Schedule Final Review/Ruling
Owner: 180 Saco Avenue Development LLC
Location: 180 Saco Ave., MBL: 208-1-1

Other Business

1. MS4 Presentation by Wright-Pierce
2. Discussion: Appeals from Restrictions on Nonconforming Uses (78-180)
3. Discussion: Planning Board approval expiration for subdivision, site plan and conditional use

Good & Welfare

ADJOURNMENT

*Note: Workshop Agenda Regular Business items are for discussion purposes only. Formal decisions on these items are not made until the Regular Meeting.