

OLD ORCHARD BEACH PLANNING BOARD SITE WALKS & WORKSHOP

June 1, 2017 5:15 and 5:45 PM (Site Walk, On-Site)

June 1, 2017 6:00 PM (Workshop, Town Council Chambers)

Site Walk (5:15 PM, On-Site)

Proposal: Major Subdivision: 20 lot cluster subdivision for single-family residential use (Eastern Trail Estates)
Owner: Ross Road. LLC
Location: Ross Rd, MBL: 107-1-4, 14 & 16

Site Walk (5:45 PM, On-Site)

Proposal: Conditional Use: Establish a Café (Bakery) within an existing building
Owner: 4 Kidds LLC
Location: 64 Saco Ave., MBL: 206-10-7

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

Approval of Minutes: 4/6/17, 4/13/17, 5/4/17, 5/11/17

Public Hearings (To be held on 6/8/17, 7:00 PM)*

ITEM 1

Proposal: Conditional Use: Establish a Café (Bakery) within an existing building
Owner: 4 Kidds LLC
Location: 64 Saco Ave., MBL: 206-10-7

ITEM 2

Proposal: Zoning Map Amendment: Change Zoning District from Industrial District to Rural District for lot identified as MBL 105-2-16
Owner: David Deshaies
Location: Ross Rd., MBL: 105-2-16

Regular Business*

ITEM 3

Proposal: Conditional Use: Establish a Café (Bakery) within an existing building
Action: Discussion; Final Ruling
Owner: 4 Kidds LLC
Location: 64 Saco Ave., MBL: 206-10-7

ITEM 4

Proposal: Zoning Map Amendment: Change Zoning District from Industrial District to Rural District for lot identified as MBL 105-2-16
Action: Discussion; Recommendation to Council
Owner: David Deshaies
Location: Ross Rd., MBL: 105-2-16

ITEM 5

Proposal: Ordinance Amendment: Amendment to Chapter 78 – Zoning, Article III – Conformance and Nonconformance, Division 2 – Nonconformities, Section 78-180- Appeals from restrictions on nonconforming uses.
Action: Discussion; Schedule Public Hearing

ITEM 6

Proposal: Approved 31-lot Cluster Subdivision for Single-Family Homes
Action: Condition compliance discussion and action concerning red brick home
Owner: The Village at Pond View Woods LLC
Location: 206 Portland Ave., MBL: 103-1-432

Certificate of Appropriateness

ITEM 1

Proposal: Parking lot buffer
Action: Certificate of Appropriateness Ruling
Owner: Daphne & Dennis Rioux
Location: 4 Cleaves St., MBL: 305-5-6, DD2

ITEM 2

Proposal: Amend Slyders proposal to allow 4'x4' building with 2 signs
Action: Certificate of Appropriateness Ruling
Owner: Old Orchard Beach Associates. Applicant: Archie Miller
Location: 16 Old Orchard St., MBL: 205-5-5, DD1

Other Business

1. Discussion: Expiration for subdivision, site plan and conditional use ordinance amendments
2. Guidance document for post construction stormwater plan
3. Sign Dirigo Woods Amendment Mylar
4. Future workshop other business items

Good & Welfare

ADJOURNMENT

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