

OLD ORCHARD BEACH PLANNING BOARD

May 4, 2017 6:00 PM

Town Council Chambers

CALL WORKSHOP TO ORDER 6:00 PM

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

Regular Business\*

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 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 2

Proposal: Conditional Use: Establish a Café (Bakery) within an existing building

Action: Determination of Completeness; Schedule Site Walk and Public Hearing

Owner: 4 Kidds LLC

Location: 64 Saco Ave., MBL: 206-10-7

ITEM 3

Proposal: Major Subdivision: 21 lot cluster subdivision for single-family residential use (Eastern Trail Estates)

Action: Preliminary Plan Review; Schedule Site Walk and Public Hearing

Owner: Kevin Beaulieu & Steven Beaulieu

Location: Ross Rd, MBL: 107-1-4, 14 & 16

ITEM 4

Proposal: Zoning Map Amendment: Change Zoning District from Industrial District to Rural District for lot identified as MBL 105-2-16

Action: Discuss Map Amendment; Schedule Public Hearing

Owner: David Deshaies

Location: 91 Ross Rd., MBL: 105-2-16

ITEM 5

Proposal: Major Subdivision Amendment: Changes to lighting and landscaping and phasing of the project (Dirigo Woods Subdivision)

Action: Discussion; Ruling on Amendment

Owner: Andrew and James Parece

Location: Dirigo Drive, MBL: 105-2-9

Certificate of Appropriateness

ITEM 1

Proposal: Placement of A/C Unit and associated mechanicals (alteration of deck within view of public street)

Action: Certificate of Appropriateness Ruling

Owner: Sameer Hasan

Location: 39 West Grand Ave., MBL: 310-6-1 (Unit 36), DD1

ITEM 2

Proposal: Replacement of siding on the Brunswick

Action: Certificate of Appropriateness Ruling

Owner: Tom Lacasse

Location: 39 West Grand Ave., MBL: 310-6-1, DD1

Other Business

1. Sign Seaglass Terrace Mylar
2. Discussion and recommendations: Appeals from Restrictions on Nonconforming Uses (78-180)
3. Discussion and recommendations: 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.