

OLD ORCHARD BEACH PLANNING BOARD
Public Hearing and Regular Meeting
December 14, 2017 7:00 PM
Town Council Chambers

CALL MEETING TO ORDER

Public Hearings

ITEM 1

Proposal: Food Business Amendments to Chapter 78 (Zoning): 78-1 (Definitions); 78-717 (Downtown District 1, Permitted Uses, Primary Uses); 78-747 (Downtown District 2, Permitted Uses); 78-748 (Downtown District 2, Prohibited Uses); 78-1083 (Amusement Overlay District, Complimentary Uses); 78-1223 (Campground Overlay District, Accessory Uses); 78-1382 (Buildings and Structures, Temporary Structures, Exemption)

Applicant: Town of Old Orchard Beach

ITEM 2

Proposal: Private Way Application

Owner: Casey Gray

Location: 54 Portland Ave., MBL: 205-1-37

ITEM 3

Proposal: Conditional Use (Shoreland Zoning): Reconstruction and Expansion of a nonconforming structure

Owner: Deborah A. McGonagle

Location: 15 Tioga Ave, MBL: 321-23-3

ITEM 4

Proposal: Conditional Use: Accessory Dwelling Unit

Owner: Peter M. Gammo and Judith Balzano

Location: 91 Union Ave, MBL: 314-15-3

ITEM 5

Proposal: Conditional Use/Appeals from restrictions on nonconforming uses: Convert business into ground floor residential unit

Owner: James C. Timmins

Location: 22 Washington Ave, MBL: 308-2-1

Approval of Minutes: 11/2/17, 11/9/17

Regular Business

ITEM 6

Proposal: Food Business Amendments to Chapter 78 (Zoning): 78-1 (Definitions); 78-717 (Downtown District 1, Permitted Uses, Primary Uses); 78-747 (Downtown District 2, Permitted Uses); 78-748 (Downtown District 2, Prohibited Uses); 78-1083 (Amusement Overlay District, Complimentary Uses); 78-1223 (Campground Overlay District, Accessory Uses); 78-1382 (Buildings and Structures, Temporary Structures, Exemption)

Action: Discussion; Council Recommendation

Applicant: Town of Old Orchard Beach

ITEM 7

Proposal: Private Way Application

Action: Discussion; Ruling

Owner: Casey Gray

Location: 54 Portland Ave., MBL: 205-1-37

ITEM 8

Proposal: Conditional Use (Shoreland Zoning): Reconstruction and Expansion of a nonconforming structure

Action: Discussion; Ruling

Owner: Deborah A. McGonagle

Location: 15 Tioga Ave, MBL: 321-23-3

ITEM 9

Proposal: Conditional Use: Accessory Dwelling Unit
Action: Discussion; Ruling
Owner: Peter M. Gammo and Judith Balzano
Location: 91 Union Ave, MBL: 314-15-3

ITEM 10

Proposal: Conditional Use/Appeals from restrictions on nonconforming uses: Convert business into ground floor residential unit
Action: Discussion; Ruling
Owner: James C. Timmins
Location: 22 Washington Ave, MBL: 308-2-1

ITEM 11

Proposal: Subdivision Amendment: Amend Sandy Meadows Plan: revise lot lines to lots 5-8, 18, 21, 22; revised building locations; revised parking
Action: Discussion; Ruling
Owner: Lacosta Development, LLC
Location: Lacosta Dr., Sandy Meadows, MBL: 105A-1-A

ITEM 12

Proposal: Site Plan Review: Additions and new construction including enclosed stairway, elevator, lobby, elevated deck/walkway
Action: Determination of Completeness; Schedule Site Walk and Public Hearing
Owner: Lafayette Old Orchard, LLC
Location: 87 West Grand Ave, MBL: 313-5-1, 4, 5

Other Business

1. Settler's Ridge update; Sign mylar

Good and Welfare

ADJOURNMENT