

OLD ORCHARD BEACH PLANNING BOARD  
December 7, 2017 (Site Walks, On-Site)  
December 7, 2017 6:00 PM (Workshop, Council Chambers)

SITE WALKS (12/7/17)

Site Walk (4:30 PM, on-site)

Proposal: Conditional Use: Private Way Application  
Owner: Casey Gray  
Location: 54 Portland Ave., MBL: 205-1-37

Site Walk (5:00 PM, on-site)

Proposal: Conditional Use (Shoreland Zoning): Reconstruction and Expansion of a nonconforming structure  
Owner: Deborah A. McGonagle  
Location: 15 Tioga Ave, MBL: 321-23-3

Site Walk (5:15 PM, on-site)

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

Site Walk (5:30 PM, on-site)

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

CALL WORKSHOP TO ORDER

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

Public Hearings (To be held on 12/14/17, 7:00 PM)\*

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: Conditional Use: 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  
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## 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: Conditional Use: 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
2. Sawgrass mylar
3. Discussion: Retail Marijuana
4. Red brick house update

## 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.