

OLD ORCHARD BEACH PLANNING BOARD  
Public Hearings & Regular Meeting  
February 14, 2019 6:30 PM  
Town Council Chambers

CALL MEETING TO ORDER

PLEDGE TO THE FLAG

ROLL CALL

ELECT CHAIR AND VICE CHAIR

Approval of Minutes: 12/6/18, 12/13/18, 01/03/19, 01/10/19

Public Hearings

ITEM 1

Proposal: Minor Subdivision: 2 Duplex Dwelling with a total of 4 residential units  
Owner: Donald Bouchard  
Location: 189 Saco Avenue, MBL: 208-3-12; Zoning: GB1

ITEM 2

Proposal: Conditional Use: Shoreland Zoning Nonconforming Structure 30% Expansion  
Owner: Cynthia Lyons  
Location: 21 Winona Avenue, MBL: 321-6-3; Zoning R3 & RA Shoreland Zone

Regular Business

ITEM 3

Proposal: Minor Subdivision: 2 Duplex Dwelling with a total of 4 residential units  
Action: Ruling on Preliminary Plan, Ruling on Final Plan  
Owner: Donald Bouchard  
Location: 189 Saco Avenue, MBL: 208-3-12; Zoning: GB1

ITEM 4

Proposal: Conditional Use: Shoreland Zoning Nonconforming Structure 30% Expansion  
Action: Final Ruling  
Owner: Cynthia Lyons  
Location: 21 Winona Avenue, MBL: 321-6-3; Zoning R3 & RA Shoreland Zone

ITEM 5

Proposal: Conditional Use: Accessory Dwelling Unit  
Action: Determination of Completeness, Schedule Site Walk, Schedule Public Hearing  
Owner: Lisa Kidd  
Location: 10 Garden Street, MBL: 403-2-5; Zoning: R5

ITEM 6

Proposal: Site Plan: Second Floor Addition to Existing Structure – Retail/Stockroom Purposes  
Action: Determination of Completeness, Schedule Site Walk, Schedule Public Hearing  
Owner: Harold Harrisburg  
Location: 9 East Grand Avenue, MBL: 306-2-6; Zoning: DD1

ITEM 7

Proposal: Conditional Use: Accessory Dwelling Unit  
Action: Determination of Completeness, Schedule Site Walk, Schedule Public Hearing  
Owner: The Village at Pond View Woods, LLC  
Location: 206 Portland Ave, MBL: 103-1-432; Zoning: RD

ITEM 8

Proposal: Minor Subdivision: 2 Duplex (4 residential units)  
Action: Pre-Application/Sketch Plan Review; Schedule Site Walk  
Owner: Earle Enterprises, LLC  
Location: 4 Smithwheel Rd, MBL: 210-2-16; Zoning: R4

ITEM 9

Proposal: Major Subdivision: 5 Unit Condominium Building  
Action: Pre-Application/Sketch Plan Review; Schedule Site Walk  
Owner: SJ Peacock Builders  
Location: 21 Union Ave, MBL: 315-15-3; Zoning: NC-2

ITEM 10

Proposal: Ordinance Amendment: Allow Multi-Family Dwellings on Sidewalk Level  
Action: Discussion  
Owner: D.E.C. Investments L.L.C.  
Location: NC-3 District

ITEM 11

Proposal: Ordinance Amendment: Accessory Dwelling Unit (78-1272)  
Action: Discuss Draft Amendments

Certificate of Appropriateness

ITEM 12

Proposal: 20 x 50 Expansion of Existing Hotel (Flagship Motel)  
Action: Certificate of Appropriateness Ruling  
Applicant: Peter Guidi  
Location: 50 West Grand Avenue, MBL: 307-7-6 & 310-7-8; Zoning: DD2

ITEM 13

Proposal: Modify Exterior Attached Lighting Fixtures (Dollar General)  
Action: Certificate of Appropriateness Ruling  
Applicant: Zaremba Group, LLC  
Location: 19 Heath St, MBL: 309-9-33; Zoning: DD2

ITEM 14

Proposal: Install Solar Panels on Chamber of Commerce Building  
Action: Certificate of Appropriateness Ruling  
Applicant: Revision Energy  
Location: 11 1<sup>st</sup> Street, MBL: 206-32-2; Zoning: DD1

Other Business

Good and Welfare

ADJOURNMENT