

OLD ORCHARD BEACH PLANNING BOARD
Public Hearing & Regular Meeting
July 23, 2020 6:30 PM
Town Hall Council Chambers
(Note: 7/9/20 meeting cancelled and rescheduled for the date above)

COVID-19 NOTE

The public hearings will be held at Town Hall; although, if you wish to comment on a proposal we recommend you provide comments in writing (email, letter, etc.). Your comments will be read at the public hearing and included in the public record.

If you provide comments in writing, please drop-off or send your comments before 12:00 PM, July 23, 2020 to Town Planner Jeffrey Hinderliter via mail or email:

- Email: jhinderliter@oobmaine.com
- Mail: Attn: Planner Jeffrey Hinderliter, Town of Old Orchard Beach, 1 Portland Ave, Old Orchard Beach, ME 04064

You can watch the meeting on Spectrum 1301, or go on-line to www.oobmaine.com and click on “Meeting Videos”

CALL MEETING TO ORDER
PLEDGE TO THE FLAG
ROLL CALL

Approval of Minutes: 2/13/20, 5/7/20, 5/14/20, 6/4/20

Public Hearings

PH 1
Proposal: Zoning Ordinance Amendment: Amendment to Old Orchard Beach Code of Ordinances Chapter 78, Article VII, Division 2 - Conditions, Section 78-1278 – Solar Energy Systems

Applicant: Town of Old Orchard Beach

PH 2
Proposal: Subdivision: 34-Lot Cluster Subdivision
Owner: Mezoian Development, LLC
Location: Ross Rd (105-2-7); Zoning: RD and ID

PH 3
Proposal: Conditional Use: Installation of small cell antenna on utility pole
Owner: Central Maine Power; Agent: New Singular Wireless PCS, LLC
Location: Within public right-of-way near 227 Temple Ave (211-2-1); Zoning: GB1

Regular Business

ITEM 1
Proposal: Zoning Ordinance Amendment: Amendment to Old Orchard Beach Code of Ordinances Chapter 78, Article VII, Division 2 - Conditions, Section 78-1278 – Solar Energy Systems

Action: Discussion; Council Recommendation

Applicant: Town of Old Orchard Beach

ITEM 2
Proposal: Zoning Map Amendment: Change portion of the Industrial Zoning District to the Rural Zoning District for the property located at Ross Rd (MBL: 105-2-7).

Action: Discussion; Schedule Public Hearing or Council Recommendation

Owner: James & Susan D Ford Trustees/Mezoian Development, LLC

Location: Ross Rd (105-2-7); Current Zoning: RD and ID

ITEM 3
Proposal: Subdivision: 34-Lot Cluster Subdivision (Sumter Landing)
Action: Determination of Completeness; Preliminary Plan Ruling

Owner: Mezoian Development, LLC
Location: Ross Rd (105-2-7); Zoning: RD and ID

ITEM 4

Proposal: Conditional Use: Installation of small cell antenna on utility pole
Action: Discussion; Final Review/Ruling
Owner: Central Maine Power; Agent: New Singular Wireless PCS, LLC
Location: Within public right-of-way near 227 Temple Ave (211-2-1); Zoning: GB1

ITEM 5

Proposal: Subdivision and Site Plan: 55-unit age restricted multi-family building
Action: Update; Request to remove from agenda
Applicant: Terradyn Consultants, LLC
Location: 36 Portland Ave (205-1-29); Zoning: GB1, R1, HO

ITEM 6

Proposal: Major Subdivision and Conditional Use: Single-, Two- and Multi-Family development, 80 units
Action: Conceptual Plan Review
Owner: Rocky Ledge Capital
Location: 63 – 91 E. Emerson Cummings Blvd (MBL: 207-1-2)

Other Business

Good and Welfare

ADJOURNMENT