

OLD ORCHARD BEACH PLANNING BOARD  
Public Hearing & Regular Meeting  
March 10, 2022 6:30 PM  
Town Hall Council Chambers

CALL MEETING TO ORDER  
PLEDGE TO THE FLAG  
ROLL CALL

Minutes: 2/3/22; 2/10/22

Regular Business

ITEM 1

Proposal: Site Plan and Major Subdivision: 24-unit townhouse condo units and 1 single-family condo unit  
Action: Review Updates; Final Ruling  
Applicant: Gorrill Palmer  
Location: 2, 4, 8, 10 Little River Rd., MBL: 201-3-2, 4, 5 6; Zoning: RBD & Shoreland RA

ITEM 2

Proposal: Contract Zoning Application: Establish a Contract Zone, named Contract Zone-4, in accordance with Town of Old Orchard Beach Code of Ordinances Chapter 78, Article IX (Contract Zoning) for the property located at 60 Saco Ave., MBL: 206-10-1. The purpose of the Contract Zone is to allow the establishment of a 8-unit residential condominium building.  
Action: Discussion; Council Recommendation  
Applicant: Land Matters, LLC  
Location: 60 Saco Ave., MBL: 206-10-1; Zoning: GB2

ITEM 3

Proposal: Site Plan Amendment Congregate Care Facility: Amend building and parking layout, infrastructure location and design, reduce by 2 units (72 now proposed)  
Action: Discussion; Schedule Public Hearing (if desired); Rule on Amendment  
Applicant: CHA Builders, LLC  
Location: Orange Pippin Dr. and Granny Smith Court, MBL: 107-3-1-01; Zoning: PMUD

ITEM 4

Proposal: Subdivision Amendment: Amend Dunegrass Sections D and E: combine both sections and revise boundaries; revise infrastructure layout and design; change overall design from 88 condos to 55 single-family  
Action: Sketch Plan Review  
Applicant: Dominator Golf LLC, Carey Seamans, Timothy Swenson  
Location: Wild Dunes Way, Dunegrass Sections D and E, MBL: 105A-1-D, 105A-1-E; Zoning: PMUD

ITEM 5

Proposal: Subdivision Amendment: 350' extension of Long Cove Drive from 52 Wild Dunes Way/Blueberry Lane (Section J/L) for the addition of 6 lots on Long Cove Drive, two additional infill lots with a shared driveway access from Ross Rd  
Action: Sketch Plan Review  
Applicant: Dominator Golf LLC  
Location: Long Cove Dr. & Ross Rd, MBL: 105A-1-M & 105A-1-200; Zoning: PMUD

Other Business

Good and Welfare

ADJOURNMENT