

OLD ORCHARD BEACH PLANNING BOARD  
Public Hearing & Regular Meeting  
March 12, 2020 6:30 PM  
Town Council Chambers

CALL MEETING TO ORDER

PLEDGE TO THE FLAG

ROLL CALL

Approval of Minutes: 2/6/20, 2/13/20

Public Hearings

PH 1

Proposal: Conditional Use: Private Utility Facility (ground mounted solar array)  
Owner: Paradise Acquisition LLC  
Location: 60 Portland Ave (205-1-32), parcel area abutting Paradise Park Campground

PH 2

Proposal: Conditional Use: Accessory Dwelling Unit  
Owner: Cheryl and Wayne McKee  
Location: 2 Banks Brook Rd (103-4-24); Zoning: RD

PH 3

Proposal: Conditional Use: Installation of small cell antenna on utility pole  
Owner: Central Maine Power; Agent: New Singular Wireless PCS, LLC  
Location: Adjacent to 78 East Grand Ave, Walnut St. side (304-7-1); Zoning: BRD and LC Shoreland

PH 4

Proposal: Conditional Use: Installation of small cell antenna on utility pole  
Owner: Central Maine Power; Agent: New Singular Wireless PCS, LLC  
Location: Right-of-Way adjacent to 116 West Grand Ave (313-1-1); Zoning: BRD

Regular Business

ITEM 1

Proposal: Zoning Ordinance Amendment: Solar Energy Systems  
Action: Review Draft Ordinance and Comment  
Applicant: Town of Old Orchard Beach

ITEM 2

Proposal: Conditional Use: Private Utility Facility (ground mounted solar array)  
Action: Discussion; Final Ruling  
Owner: Paradise Acquisition LLC  
Location: 60 Portland Ave (205-1-32); Zoning: R1 and GB1

ITEM 3

Proposal: Conditional Use: Accessory Dwelling Unit  
Action: Discussion; Final Ruling  
Owner: Cheryl and Wayne McKee  
Location: 2 Banks Brook Rd (103-4-24); Zoning: RD

ITEM 4

Proposal: Conditional Use: Home Daycare  
Action: Determination of Completeness; Schedule Site Walk and Public Hearing  
Owner: Timothy and Dorothy Rogers  
Location: 4 Cardinal Ln (103-1-15); Zoning: RD

ITEM 5

Proposal: Subdivision: 34-Lot Cluster Subdivision  
Action: Determination of Completeness; Schedule Site Walk and Public Hearing  
Owner: Mezoian Development, LLC

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

ITEM 6

Proposal: Conditional Use: Installation of small cell antenna on utility pole

Action: Discussion; Final Ruling

Owner: Central Maine Power; Agent: New Singular Wireless PCS, LLC

Location: Adjacent to 78 East Grand Ave, Walnut St. side (304-7-1); Zoning: BRD and LC Shoreland

ITEM 7

Proposal: Conditional Use: Installation of small cell antenna on utility pole

Action: Discussion; Final Ruling

Owner: Central Maine Power; Agent: New Singular Wireless PCS, LLC

Location: Right-of-Way adjacent to 116 West Grand Ave (313-1-1); Zoning: BRD

ITEM 8

Proposal: Conditional Use: Installation of small cell antenna on utility pole

Action: Determination of Completeness; Schedule Site Walk and Public Hearing

Owner: Central Maine Power; Agent: New Singular Wireless PCS, LLC

Location: ROW adjacent to 2 Bradbury St (205-19-14); Zoning: DD2

ITEM 9

Proposal: Conditional Use: Installation of small cell antenna on utility pole

Action: Determination of Completeness; Schedule Site Walk and Public Hearing

Owner: Central Maine Power; Agent: New Singular Wireless PCS, LLC

Location: Adjacent to 23 Ryefield Dr, within Old Orchard Village (107-3-2); Zoning: R4

ITEM 10

Proposal: Conditional Use: Installation of small cell antenna on utility pole

Action: Determination of Completeness; Schedule Site Walk and Public Hearing

Owner: Central Maine Power; Agent: New Singular Wireless PCS, LLC

Location: ROW adjacent to 72 Randall Ave (322-10-7), Zoning: R3

Other Business

Sign Findings of Fact

Good and Welfare

ADJOURNMENT