

OLD ORCHARD BEACH PLANNING BOARD  
Public Hearing & Regular Meeting  
May 13, 2021 6:30 PM  
Town Hall Council Chambers

COVID-19 NOTE

The public hearing 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 3:00 PM, May 12, 2021 to Town Planner Michael Foster via mail or email:

- Email: [mfoster@oobmaine.com](mailto:mfoster@oobmaine.com)
- Mail: Attn: Planner Michael Foster, 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](http://www.oobmaine.com) and click on “Meeting Videos”

CALL MEETING TO ORDER  
PLEDGE TO THE FLAG  
ROLL CALL

Public Hearing

Proposal: Ordinance Amendments (Adult Use Marijuana): Ch. 78, Art. VI, Secs. 78-717, 747, 803, 903 (Zoning Districts); Ch. 78, Art. VII, Sec. 1279 (Conditional Use Ordinance)  
Applicant: Town of Old Orchard Beach

Regular Business

ITEM 1

Proposal: Ordinance Amendments (Adult Use Marijuana): Ch. 78, Art. VI, Secs. 78-717, 747, 803, 903 (Zoning Districts); Ch. 78, Art. VII, Sec. 1279 (Conditional Use Ordinance)  
Action: Review; Council Recommendation  
Applicant: Town of Old Orchard Beach

ITEM 2

Proposal: Minor Subdivision and Site Plan: 4-lot subdivision for single-family use  
Action: Preliminary Plan Determination of Completeness; Schedule Site Walk; Schedule Public Hearing  
Applicant: Estates at Bay View, LLC  
Location: 211 East Grand Ave., MBL: 202-2-2; Zoning: Proposed Contract Zone and Shoreland RA

ITEM 3

Proposal: Major Subdivision: 20-lot cluster subdivision for single-family dwellings  
Action: Preliminary Plan Determination of Completeness; Schedule Site Walk; Schedule Public Hearing  
Owner: Timothy Swenson & Cary Seamans  
Location: Wild Dunes Way, Section C of Dunegrass (MBL: 105A-1-C); Zoning: PMUD

ITEM 4

Proposal: Ordinance Amendments (NC3): Amend Ch. 78, Art. VI. Sec. 78-870 (b) (setbacks)  
Action: Review Draft Ordinances; Schedule Public Hearing  
Applicant: Benjamin Dechristoforo

ITEM 5

Proposal: Major Subdivision and Site Plan Review Sketch Plan: 26-lot residential subdivision and 10 single-resident houses to be built as part of a condo association  
Action: Preliminary Plan Determination of Completeness; Schedule Site Walk; Public Hearing  
Owner: Mark and Claire Bureau, Mark Bureau  
Location: Red Oak Drive (Phase II); 139 Portland Ave; Zoning: RD

ITEM 6

Proposal: Conditional Use: Child Care Facility  
Action: Determination of Completeness; Schedule Site Walk; Schedule Public Hearing  
Applicant: Phoebe Cram

Location: 188 Portland Ave; MBL: 103-1-1; Zoning: RD

ITEM 7

Proposal: Major Subdivision: 26 Townhouse Condo Units

Action: Sketch Plan

Applicant: Gorrill Palmer

Location: 2 – 4 Little River Rd., MBL: 201-3-2 & 6; Zoning: RBD & Shoreland RA

Other Business

Good and Welfare

ADJOURNMENT