

OLD ORCHARD BEACH PLANNING BOARD  
Public Hearing & Regular Meeting  
October 13, 2022 6:30 PM  
Town Hall Council Chambers

CALL MEETING TO ORDER  
PLEDGE TO THE FLAG  
ROLL CALL

Public Hearings

PH 1

Proposal: Ordinance Amendments: Amend Adult Use Marijuana Conditional Use Ordinance Ch. 78, Art. VII, Sec. 78-1279 (5) b, (5) h, and re-letter (5)  
Applicant: Town of Old Orchard Beach

Minutes: 8/11/22; 9/8/22

Regular Business

ITEM 1

Proposal: Ordinance Amendments: Amend Adult Use Marijuana Conditional Use Ordinance Ch. 78, Art. VII, Sec. 78-1279 (5) b, (5) h, and re-letter (5)  
Action: Council Recommendation  
Applicant: Town of Old Orchard Beach

ITEM 2

Proposal: Contract Zone  
Action: Contract Zone Update from Applicant  
Applicant: Land Matters, LLC  
Location: 60 Saco Ave., MBL: 206-10-1; Zoning: GB2

ITEM 3

Proposal: Minor Subdivision: Add a single unit which creates a 3<sup>rd</sup> unit for subdivision purposes  
Action: Preliminary Plan Review; Determination of Completeness; Schedule Public Hearing  
Applicant: Windsor Construction LLC  
Location: 41 Smithwheel Rd; MBL: 210-1-23; Zoning: R4

ITEM 4

Proposal: Site Plan: 4 dwelling unit residential building  
Action: Determination of Completeness; Schedule Public Hearing  
Applicant: Coastal Real Estate Holdings LLC  
Location: 58 Portland Ave., MBL: 205-1-30; Zoning: GB1

ITEM 5

Proposal: Subdivision Amendment: Two additional infill lots with a shared driveway access from Ross Rd  
Action: Determination of Completeness; Schedule Public Hearing  
Applicant: Dominator Golf LLC  
Location: Ross Rd, MBL: 105A-1-200; Zoning: PMUD

ITEM 6

Proposal: Conditional Use Shoreland Zoning: Removal, Relocation, 30% expansion of two nonconforming structures  
Action: Determination of Completeness; Schedule Site Walk; Schedule Public Hearing  
Applicant: David and Kristin Fournier  
Location: 16 Walnut St., MBL: 104-3-1; Zoning: BRD, RA (Shoreland)

Other Business

Good and Welfare

ADJOURNMENT