

OLD ORCHARD BEACH PLANNING BOARD
Workshop, Council Chambers
September 7, 2017 6:00 PM

CALL WORKSHOP TO ORDER

Approval of Minutes: 8/3/17; 8/10/17

Regular Business*

ITEM 1

Proposal: Site Plan Review: Expansion of existing nonresidential (retail) building
Action: Discussion; Final Ruling
Owner: Harold H. Harrisburg, Phylis I Harrisburg and Harrisburg Group Gen Partnership
Location: 9 East Grand Ave., MBL: 306-2-6

ITEM 2

Proposal: Major Subdivision: 20 lot cluster subdivision for single-family residential use (Eastern Trail Estates)
Action: Discussion; Waiver Ruling; Preliminary Plan Ruling
Owner: Ross Road LLC
Location: Ross Rd, MBL: 107-1-4, 14 & 16

ITEM 3

Proposal: Site Plan Review: Expansion of existing corps and admin building, parking lot construction, building demo, landscaping, site work
Action: Discussion; Final Ruling
Owner: The Salvation Army
Location: 6th St, Union Ave, Church St, Oakland Ave, 15th St; MBL: 311-6-1,12, 8; MBL: 311-4-1,2,3,4,5

ITEM 4

Proposal: Zoning Map Amendment: Change Zoning District from Residential 1 to Downtown District 2 for two lots located at 6-8 St. John St. and 10 St. John St.
Action: Discuss Map Amendment; Schedule Public Hearing
Owner: Neal Weinstein
Location: 6-8 St. John St. (MBL: 206-24-32) and 10 St. John St. (MBL:206-24-31)

ITEM 5

Proposal: Conditional Use (Shoreland Zoning): Reconstruction of a nonconforming structure
Action: Determination of Completeness; Schedule Site Walk and Public Hearing
Owner: Kevin H & Marie Hedberg
Location: 10 Tioga Ave, MBL: 321-25-3

ITEM 6

Proposal: Subdivision Amendment: Amend Cherry Hills Estates drainage easement adjacent to lot B24
Action: Discussion, Ruling
Applicant: Cary Seamans
Location: Cherry Hills Estates, Cherry Hills Rd., MBL: 105A-1-B24

ITEM 7

Proposal: Subdivision Amendment: Amend The Turn Findings of Fact
Action: Discussion; Ruling
Owner: Dominator Golf, LLC
Location: The Turn Subdivision, Woods Lane & Mickelson Way, MBL: 105A-1-800 & 200

ITEM 8

Proposal: Designation of Amusement Overlay District on a parcel located at 25 West Grand Ave
Action: Review submissions; Ruling
Applicant: Palace Playland. Owner: Ocean Parking Inc
Location: 25 West Grand Ave, MBL: 307-1-2

ITEM 9

Proposal: Conditional Use: Private Way Application
Action: Determination of Completeness; Schedule Site Walk and Public Hearing
Owner: Southern Maine Modular, Inc
Location: Adjacent to Portland Ave., MBL: 205-1-37

ITEM 10

Proposal: Mobile Food Vendor Ordinances
Action: Discussion
Applicant: Town of OOB

Other Business

1. Discussion: Food Trucks/Food Stands
2. Discussion: Nonconforming use of land (78-177) and use of structure (78-179) amendments
3. Sign Psychic Readings FOF

Good & Welfare

ADJOURNMENT

*Note: Workshop Agenda Public Hearings and Regular Business items are for discussion purposes only. Formal decisions on these items are not made until the Regular Meeting.