

Old Orchard Beach Planning Board Meeting & Public Hearings
Thursday, February 12, 2009 at 7:00pm in Council Chambers at Town Hall

REGULAR ITEMS

APPROVAL OF MINUTES: 12/4/08 workshop; 12/18/08 meeting, 1/15/09 workshop.

ITEM 1: Public Hearing: Amendment to a previously approved subdivision: Proposal to amend Regis Acres Subdivision (approved 11/8/2007). Located at Ross Rd. and Portland Ave. MBL 103-6-6 in the RD district. Applicant is Ronald Regis.

ITEM 2: Final Review: Minor Subdivision/Private Way Application: Proposal to divide 11 Patoine Place into a 3-lot subdivision and develop a private way to access a single lot in the subdivision. MBL 105-1-13 in the Rural District. Owner and Applicant are Tracy and Dean Plante, Agent is BH2M.

ITEM 3: Final Review: Conditional Use - Appeal from restriction on a nonconforming use: A three unit apartment building at 60 Fern Avenue has been vacant for 7 years, and does not conform to the current density requirement in the zoning district. The Applicant requests to resume this legally non-conforming use as a Conditional Use per Ordinance Sec. 78-180. MBL 312-7-1 in the R-2 zone, Applicants are John & Elizabeth Desimone.

PROPOSED ORDINANCE REVISIONS

ITEM 4: Public Hearing: Campground ordinance revisions: Proposal to revise several sections in Chapter 18 and Chapter 78 relating to campgrounds in order to bring the Ordinance into compliance with current campground standards and Maine state regulations.

ITEM 5: Vote on recommendation to Town Council for Ordinance revisions in ITEM 4.

ITEM 6: Public Hearing: Site plan and subdivision revision: Proposal to require Digital PDF files and Datum submissions for all plenary site plan and subdivision applications.

ITEM 7: Vote on recommendation to Town Council for Ordinance revision in ITEM 6.

ITEM 8: Public Hearing: Revise exempt status for select nonconforming structures: (1) Proposal to allow the exemption of accessibility ramps from nonconforming status; (2) proposal to allow the reconstruction of a nonconforming structure within the previously existing building footprint; (3) proposal to allow amnesty for structures with nonconforming locations constructed with a building permit prior to February 3, 1998.

ITEM 9: Vote on recommendation to Town Council for Ordinance revisions in ITEM 8.

ITEM 10: Public Hearing: Re-establish setback requirements for small sheds and membrane-covered structures: (1) Proposal to establish a 5ft setback requirement for sheds 120sf or less; (2) proposal to define and establish setback requirements for membrane-covered structures.

ITEM 11: Vote on recommendation to Town Council for Ordinance revisions in ITEM 10.

ITEM 12: Public Hearing: Site plan review exemption for minor construction projects: proposal to make commercial/multi-family construction 240sf or less with no impact on parking requirements exempt from administrative site plan review.

ITEM 13: Vote on recommendation to Town Council for Ordinance revision in ITEM 12.

GOOD & WELFARE

ADJOURNMENT

Chair, Win Winch