

OLD ORCHARD BEACH PLANNING BOARD  
WORKSHOP & SITE WALK  
April 3, 2014  
Town Council Chambers & On-Site

**No action will be taken on Workshop items until the 4/10/14 regular meeting.**

**SITE WALK (On-Site)**

Proposal: Site Plan Amendment & Conditional Use: Construct a 48 x 48 storage building  
Owner: Town of Old Orchard Beach  
Location: EE Cummings Blvd. & Ballpark Way (Police Department), MBL: 207-3-6; (5:30 PM on-site)

Proposal: Conditional Use (Home Occupation): Seamstress/Tailoring Services  
Owner: Linda Pollard  
Location: 18 Milliken Mills Rd., MBL: 101-2-5; (5:45 PM on-site)

Proposal: Conditional Use (Accessory Dwelling): Establish 1 Accessory Dwelling Unit  
Owner: Elegant Homes  
Location: Portland Ave. (Elegant Homes Subdivision), MBL: 101-2-7; (6:00 PM on-site)

**WORKSHOP**

CALL TO ORDER (6:15 PM)

**Public Hearings (To be held on 10 April 2014, 7:00 PM)**

**ITEM 1**

Proposal: Conditional Use: Construct a Skateboard complex  
Owner: Town of Old Orchard Beach  
Location: 14 E. Emerson Cummings Blvd (Ballpark); MBL: 207-3-6

**ITEM 2**

Proposal: Site Plan Amendment & Conditional Use: Construct a 48 x 48 storage building  
Owner: Town of Old Orchard Beach  
Location: EE Cummings Blvd. & Ballpark Way (Police Department), MBL: 207-3-6

**ITEM 3**

Proposal: Conditional Use (Home Occupation): Seamstress/Tailoring Services  
Owner: Linda Pollard  
Location: 18 Milliken Mills Rd., MBL: 101-2-5

**ITEM 4**

Proposal: Conditional Use (Accessory Dwelling): Establish 1 Accessory Dwelling Unit  
Owner: Elegant Homes  
Location: Portland Ave. (Elegant Homes Subdivision), MBL: 101-2-7

**ITEM 5**

Amend the Town of Old Orchard Beach Code of Ordinances, Chapter 78 (Zoning), Article VI (Districts), Division 8 (General Business District 1), Sec. 78-803 (Conditional Uses) to allow Tattoo Parlors as a Conditional Use within the General Business District 1 (GB-1) and to amend Chapter 78 (Zoning), Article I (In General), Sec. 78-1 (Definitions), to add a definition "Tattoo Parlor."

## **Regular Meeting**

APPROVAL OF MINUTES –2/6/14, 3/6/14, 3/13/14

### **ITEM 6**

Proposal: Conditional Use: Construct a Skateboard complex  
Action: Final Review; Decision  
Owner: Town of Old Orchard Beach  
Location: 14 E. Emerson Cummings Blvd (Ballpark); MBL: 207-3-6

### **ITEM 7**

Proposal: Site Plan Amendment & Conditional Use: Construct a 48 x 48 storage building  
Action: Final Review; Decision  
Owner: Town of Old Orchard Beach  
Location: EE Cummings Blvd. & Ballpark Way (Police Department), MBL: 207-3-6

### **ITEM 8**

Proposal: Conditional Use (Home Occupation): Seamstress/Tailoring Services  
Action: Final Review; Decision  
Owner: Linda Pollard  
Location: 18 Milliken Mills Rd., MBL: 101-2-5

### **ITEM 9**

Proposal: Conditional Use (Accessory Dwelling): Establish 1 Accessory Dwelling Unit  
Action: Final Review; Decision  
Owner: Elegant Homes  
Location: Portland Ave. (Elegant Homes Subdivision), MBL: 101-2-7

### **ITEM 10**

Provide Recommendation To Council:

Amend the Town of Old Orchard Beach Code of Ordinances, Chapter 78 (Zoning), Article VI (Districts), Division 8 (General Business District 1), Sec. 78-803 (Conditional Uses) to allow Tattoo Parlors as a Conditional Use within the General Business District 1 (GB-1) and to amend Chapter 78 (Zoning), Article I (In General), Sec. 78-1 (Definitions), to add a definition “Tattoo Parlor.”

### **ITEM 11**

Proposal: Site Plan: Removal of existing building and construction of a three story retail and residential 10,976 sq. ft. building  
Action: Determination of completeness; Schedule site walk and public hearing  
Owner: The Harrisburg Group  
Location: 11 East Grand, MBL: 306-3-3

### **ITEM 12**

Proposal: Subdivision Amendment: Amend Sandy Meadows Subdivision (Formerly known as LaCosta Key) to allow garages to certain dwelling units identified on plans  
Action: Consideration of proposal and rule on amendment  
Owner: LaCosta Development LLC  
Location: Sandy Meadows Subdivision (Wild Dunes Way), MBL: 105A-1-A

## **Other Business**

### **ITEM 13**

Status update and discussion of next steps regarding the disposition of the conditions of approval for Summerwinds Development

**ITEM 14**

Administrative approvals and discussions regarding in-process land use applications

**Good & Welfare**

ADJOURNMENT

Chair, Carl D'Agostino