

OLD ORCHARD BEACH PLANNING BOARD

Public Hearings & Regular Meeting

December 11, 2014, 7:00 PM

Town Council Chambers

CALL TO ORDER (7:00 PM)

**Public Hearings**

**ITEM 1**

Proposal: To provide a recommendation to Town Council concerning the proposed Medical Marijuana Ordinance Amendments: Chapter 78 – ZONING, Article I – IN GENERAL, Section 78-1 – DEFINITIONS; Chapter 78 – ZONING, Article VI – DISTRICTS, Division 8 – GENERAL BUSINESS DISTRICT 1 (GB-1), Section 78-803 – CONDITIONAL USES; Chapter 78 – ZONING, Article VI – DISTRICTS, Division 16 – HISTORIC OVERLAY DISTRICT (HO), Section 78-1135 – PROHIBITED USES; Chapter 78 – ZONING, Article VII – CONDITIONAL USES, Division 2 – CONDITIONS, Section 78-1277 – MEDICAL MARIJUANA; Chapter 18 – BUSINESSES, Article XI – RESERVED, Sections 18-601 – 18-606 – Reserved; Appendix A – SCHEDULE OF LICENSE, PERMIT AND APPLICATION FEES – LICENSE ORDINANCE CATEGORIES

Action: Review Proposed Amendments, Schedule Public Hearing and Ordinance Recommendation to be Held on 11 December 2014

Applicant: Town of Old Orchard Beach

Location: General Business 1 Zoning District

**Regular Meeting**

APPROVAL OF MINUTES – 11/6/14, 11/13/14

**ITEM 2**

Proposal: To provide a recommendation to Town Council concerning the proposed Medical Marijuana Ordinance Amendments: Chapter 78 – ZONING, Article I – IN GENERAL, Section 78-1 – DEFINITIONS; Chapter 78 – ZONING, Article VI – DISTRICTS, Division 8 – GENERAL BUSINESS DISTRICT 1 (GB-1), Section 78-803 – CONDITIONAL USES; Chapter 78 – ZONING, Article VI – DISTRICTS, Division 16 – HISTORIC OVERLAY DISTRICT (HO), Section 78-1135 – PROHIBITED USES; Chapter 78 – ZONING, Article VII – CONDITIONAL USES, Division 2 – CONDITIONS, Section 78-1277 – MEDICAL MARIJUANA; Chapter 18 – BUSINESSES, Article XI – RESERVED, Sections 18-601 – 18-606 – Reserved; Appendix A – SCHEDULE OF LICENSE, PERMIT AND APPLICATION FEES – LICENSE ORDINANCE CATEGORIES

Action: Provide recommendation to Council concerning the proposed Chapter 78 ordinance amendments

Applicant: Town of Old Orchard Beach

Location: General Business 1 Zoning District

**ITEM 3**

Proposal: Site Plan Review: Construct 50 x 100 Retail Building

Action: Review new submissions; Discussion; Schedule Public Hearing; Schedule Final Review

Owner: Ike Naim

Location: 36 Old Orchard St., MBL: 205-3-8

**ITEM 4**

Proposal: Site Plan Review: Construct 50 x 100 Retail Building

Action: Review new submissions; Discussion; Schedule Public Hearing; Schedule Final Review

Owner: Ike Naim

Location: 29 Old Orchard St., MBL: 206-31-5

ITEM 5

Proposal: Subdivision and Conditional Use: Establish 26 free-standing condominiums (The Turn Subdivision)  
Action: Review new submissions; Discussion; Schedule Site Walk; Schedule Public Hearing; Schedule Final Review  
Owner: Dominator Golf LLC  
Location: Wild Dunes Way, Adjacent to Dunegrass Section C, MBL: 105A-1-200

ITEM 6

Proposal: Sawgrass Subdivision Amendment: Approved 40 unit condo project modified into a 22 unit single family house lot project  
Action: Applicant presentation; Discussion, Schedule Site Walk; Schedule Public Hearing; Schedule Final Review  
Owner: Sawgrass LLC  
Location: Wild Dunes Way (Dunegrass Sections J & L) Map 105A, Lot 1

ITEM 7

Proposal: Conditional Use: Appeals from Restrictions on Nonconforming Uses to allow an Accessory Dwelling Unit  
Action: Owner presentation; Discussion; Schedule Site Walk; Schedule Public Hearing; Schedule Final Review  
Owner: Thomas Smith III  
Location: 183 Temple Ave., MBL: 211-2-22

DESIGN REVIEW CERTIFICATES

ITEM 8

Proposal: Remove existing motel and replace with new motel on same footprint  
Action: Decision on Certificate of Appropriateness recommendation  
Owner: Samco Inc.  
Location: 2 Harrisburg St., MBL: 306-4-6, DD-2

ITEM 9

Proposal: Remove existing building and construct three-story mixed use building  
Action: Decision on Certificate of Appropriateness recommendation  
Owner: Judd Sher  
Location: 55 East Grand Ave., MBL: 305-5-4, DD-2

ITEM 10

Proposal: Remove existing building and construct three-story apartment building  
Action: Decision on Certificate of Appropriateness recommendation  
Owner: Atlantic Ocean Suites II LLC  
Location: Dube St., MBL: 305-1-3, DD-2

Other Business

Good & Welfare

ADJOURNMENT