

OLD ORCHARD BEACH PLANNING BOARD

Site Walks and Workshop

November 6, 2014

On-Site and Town Council Chambers

• **SITE WALKS**

On-Site, 4:00 PM

Proposal: Subdivision: 27 lot cluster subdivision for single-family homes  
Owner: Diversacorp LLC  
Location: 202 Portland Ave., MBL: 103-1-45

On-Site, 5:00 PM

Proposal: Site Plan Review: Construct 50 x 100 Retail Building  
Owner: Ike Naim  
Location: 36 Old Orchard St., MBL: 205-3-8

On-Site, 5:20 PM

Proposal: Site Plan Review: Construct 50 x 100 Retail Building  
Owner: Ike Naim  
Location: 29 Old Orchard St., MBL: 206-31-5

• **WORKSHOP**

CALL TO ORDER (6:00 PM)

Public Hearings (To be held on 13 November 2014, 7:00 PM)

ITEM 1

Proposal: Subdivision: Cluster Subdivision for Single-Family Homes  
Owner: Diversacorp LLC  
Location: 202 Portland Ave., MBL: 103-1-45

ITEM 2

Proposal: Site Plan Review: Construct 50 x 100 Retail Building  
Owner: Ike Naim  
Location: 36 Old Orchard St., MBL: 205-3-8

ITEM 3

Proposal: Site Plan Review: Construct 50 x 100 Retail Building  
Owner: Ike Naim  
Location: 29 Old Orchard St., MBL: 206-31-5

Regular Meeting

APPROVAL OF MINUTES – 9/4/14, 9/11/14, 10/3/14, 10/9/14

ITEM 4

Proposal: Subdivision: Cluster Subdivision for Single-Family Homes  
Action: Continued Discussion, Next Steps  
Owner: Diversacorp LLC  
Location: 202 Portland Ave., MBL: 103-1-45

ITEM 5

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

ITEM 6

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

Action: Site Walk Report, Discussion, Schedule Final Review

Owner: Ike Naim

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

ITEM 7

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

Action: Site Walk Report, Discussion, Schedule Final Review

Owner: Ike Naim

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

ITEM 8

Proposal: Subdivision and Conditional Use: Establish 26 free-standing condominiums

Action: Discussion

Owner: Discussion, Next Steps

Location: Wild Dunes Way, Adjacent to Dunegrass Section C, MBL: 105A-1-200

ITEM 9

Proposal: Subdivision Amendment: Ownership Change; Removal of Sidewalk on one Side of Road; Removal of 800 Feet of Road; Reducing Lot Count from 28 to 27; Removal of Second Road Access (Waiver Required); Reduction of Street Lighting from 2 to 1 per lot; Construct Two Lot Private Way

Action: Consideration of Amendment, Schedule Final Review

Owner: BBI Properties LLC

Location: Castle Estates Subdivision, Cascade Road, MBL: 103-4-4&7, 105-4-7

ITEM 10

Proposal: Private Way: Construct a Private Way to Access Two Residential Lots

Action: Discussion, Schedule Site Walk and Public Hearing

Owner: BBI Properties LLC

Location: Castle Estates Subdivision, Cascade Road, MBL: 105-4-7-28&29

ITEM 11

Proposal: Establish a 3<sup>rd</sup> Dwelling Unit, Lodging Unit or Accessory Dwelling Unit, Appeals From Restrictions on Nonconforming Uses

Action: Discussion, Provide Recommendation

Owner: Thomas Smith III

Location: 183 Temple Ave., MBL: 211-2-22

## DESIGN REVIEW CERTIFICATES

### ITEM 12

Proposal: Replace windows and siding at Old Orchard Beach Town Hall  
Action: Review application; Certificate of Appropriateness Decision  
Owner: Town of Old Orchard Beach  
Location: 1 Portland Ave., MBL: 205-2-1

### ITEM 13

Proposal: Construct 50 x 100 Building on a Vacant Lot  
Action: Review application; Certificate of Appropriateness Decision  
Owner: Ike Naim  
Location: 36 Old Orchard Street, MBL: 205-3-8

### ITEM 14

Proposal: Construct 50 x 100 Building on a Vacant Lot  
Action: Review application; Certificate of Appropriateness Decision  
Owner: Ike Naim  
Location: 29 Old Orchard Street, MBL: 206-31-5

### ITEM 15

Proposal: Façade improvements (windows, siding, trim)  
Action: Review application; Certificate of Appropriateness Decision  
Owner: Lucky Five LLC  
Location: 4 West Grand Ave., MBL: 307-3-3

### ITEM 16

Proposal: Demolish existing motel and replace with new motel on same footprint  
Action: Review application; recommendations; Certificate of Appropriateness Recommendation  
Owner: Samco Inc.  
Location: 2 Harrisburg St., MBL: 306-4-6

### Other Business

### Good & Welfare

ADJOURNMENT