

OLD ORCHARD BEACH PLANNING BOARD  
SITE WALK & WORKSHOP – 6:00 p.m.  
July 7, 2011 Council Chambers – Town Hall

**ITEM 1**

Site Walk: Demolish and reconstruct an existing clubhouse. Wild Acres, LLC, 179 Saco Ave, MBL 315-3-1, in the GB-1/R2/CO Zones.

CALL TO ORDER; APPROVAL OF MINUTES – 04-04-11, 05-04-11, 05-12-11, 06-02-11, 06-09-11.

**ITEM 1**

Proposal: Plenary Site Plan Review. Demolish and reconstruct an existing clubhouse.

Action: Discussion RE: Public Hearing and Final Action.

Owner: Wild Acres, LLC (Lewis Chamberlain, Attar Engineering, Inc.

Location: 179 Saco Avenue, MBL 315-3-1, in the GB-1/R2/CO Zones.

**ITEM 2**

Proposal: Conditional Use/Site Plan Review/Major Subdivision. Demolish 53 overnight cabins and replace with 53 seasonal dwelling units. Agent is BH2M, Bill Thompson.

Action: Conditional Use Approval, Preliminary Plan Approval, and Final Plan Determination of Completeness.

Owner: Bernie Saulnier (William Thompson, Agent)

Location: 180 Saco Avenue, MBL 208-1-1, in the GB-1 & R4 Zones.

**ITEM 3**

Proposal: Conditional Use/Waiver of number of parking spaces. Convert current shop/warehouse to hotel units.

Action: Review of Findings of Fact

Owner: La Boca Corp, King Weinstein

Location: 30 Washington Ave., MBL 20308-1-1, NC-3 Zone.

**ITEM 4**

Proposal: Amendments to zoning ordinances. Chapter 78, Article I, Section 78-1, Article II, Section 78-34, 78-38, 78-68, 78-70, 78-94, 78-95, Article III, Section 78-142, Article IV, Section 78-212, 78-213, Article V, Section 78-246, 78-276, 78-302, 78-353, 78-354, 78-355, 78-376, 78-396, 78-397, 78-426, 78-427, 78-428, 78-429, Article VI, Section 78-686, Article VII, Section 78-1268, Article VIII, Section 78-1625, 78-1627, 78-1629, 78-1631.

Action: Recommendation for forwarding to the Town Council.

**ITEM 5**

Proposal: Conditional Use: Determination of Completeness; Set Public Hearing Date. The addition of 20 feet to the existing radio antennae at The Town of Old Orchard Beach Fire Department at 136 Saco Avenue, MBL 207-3-8 in the GB-1 zone.

Action: Determine application complete and set public hearing date.

Owner: Town of Old Orchard Beach.

Location: 136 Saco Avenue, MBL 207-3-8, in the R1/GB2 Zones.

**ITEM 6**

Proposal: Construct a 32' x 40' building containing two rental units and associated parking (new construction)

Action: Plenary Site Plan Review Determination of Completeness; Set Public Hearing and Site Walk Dates.  
Review Design Review Certificate.

Owner: Cascade Corp (Attar Engineering, Inc., Agent)

Location: 12 Foote St., MBL 205-19-11 (Seabreeze Motel), DD2 Zone

**ITEM 7**

Proposal: Request to review performance guarantee calculation methodology.

Action: Discussion and review.

Owner: DGA Enterprises

Location: Hidn Pines Campground, 8 Cascade Road, MBL 104-1-30, in the RD.

GOOD & WELFARE

ADJOURNMENT

WINTHROP WINCH, CHAIRMAN