

OLD ORCHARD BEACH PLANNING BOARD
Public Hearing & Regular Meeting
September 14, 2023 6:30 PM
Town Hall Council Chambers

CALL MEETING TO ORDER
PLEDGE TO THE FLAG
ROLL CALL

Public Hearings

PH 1

Proposal: Major Subdivision: 21 single-family house lots; 3 open space lots; 4 condo lots with a total of 25 condo units

Owner: Mark Bureau

Location: 139 Portland Ave, MBL: 104-2-3 & 23-31(portion of Red Oak Subdivision); Zoning: Rural/ RP

PH 2

Proposal: Contract Zoning Application: Establish a Contract Zone, named Contract Zone-5, in accordance with Town of Old Orchard Beach Code of Ordinances Chapter 78, Article IX (Contract Zoning) for 63-91 E Emerson Cummings Blvd, MBL: 207-1-2. The purpose of the Contract Zone is to allow the development of a 61-unit single-family condominium project

Applicant: Seacoast Land Acquisitions, LLC c/o Jason Labonte

Location: 63-91 E. Emerson Cummings Blvd, MBL: 207-1-2; Zoning: PMUD

Minutes: 2/9/23; 3/9/23

Regular Business

ITEM 1

Proposal: Ordinance Amendments: Housing Opportunity Ordinance Affordable Unit Density and Dwelling Unit Density Draft 2 (Ch. 78, Art. VI & VII); Housing Opportunity Ordinance Accessory Dwelling Unit Draft 2 (Ch. 78, Art I, Art VI & VIII)

Action: Discussion; Schedule Public Hearing

Applicant: Town of Old Orchard Beach

ITEM 2

Proposal: Major Subdivision: 21 single-family house lots; 3 open space lots; 4 condo lots with a total of 25 condo units

Action: Preliminary Plan Review and Determination of Completeness

Owner: Mark Bureau

Location: 139 Portland Ave, MBL: 104-2-3 & 23-31(portion of Red Oak Subdivision); Zoning: Rural/ RP

ITEM 3

Proposal: Contract Zoning Application: Establish a Contract Zone, named Contract Zone-5, in accordance with Town of Old Orchard Beach Code of Ordinances Chapter 78, Article IX (Contract Zoning) for 63-91 E Emerson Cummings Blvd, MBL: 207-1-2. The purpose of the Contract Zone is to allow the development of a 61-unit single-family condominium project

Action: Discussion; Council Recommendation

Applicant: Seacoast Land Acquisitions, LLC c/o Jason Labonte

Location: 63-91 E. Emerson Cummings Blvd, MBL: 207-1-2; Zoning: PMUD

ITEM 4

Proposal: Conditional Use/Home Occupation: 120 sq. ft. building for art gallery/shop

Action: Determination of Completeness; Schedule Site Walk; Schedule Public Hearing

Applicant: Lorrie Lutz

Location: 15 Ross Rd, MBL: 102-3-6; Zoning: RD

ITEM 5

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion garage and porches

Action: Determination of Completeness; Schedule Site Walk; Schedule Public Hearing

Applicant: Mark and Anne Duval

Location: 16 Sandpiper Rd, MBL: 324-11-15; Zoning: R3, RA & HAT

ITEM 6

Proposal: Site Plan: Remove 6 unit apartment building and build new 3 unit apartment building
Action: Pre-application Review
Applicant: Portland Avenue Associates
Location: 38 Wavelet St, MBL: 301-5-2; Zoning: BRD, LC

ITEM 7

Proposal: Site Plan: 4 dwelling unit residential building
Action: One-year extension of approval
Applicant: Coastal Real Estate Holdings LLC
Location: 58 Portland Ave., MBL: 205-1-30; Zoning: GB1

ITEM 8

Proposal: Subdivision Amendment: Extend Long Cove Dr., Create 4 residential lots
Action: Preliminary Plan Determination of Completeness; Schedule Public Hearing
Applicant: Atlantic Resource Consultants. Owner: Dominator Golf LLC
Location: Long Cove Drive, Adjacent to holes 5 & 6; MBL: 105A-1-200; Zoning: PMUD

ITEM 9

Proposal: Subdivision Amendment: Two additional infill lots with a shared driveway access from Ross Rd
Action: Preliminary Plan Determination of Completeness; Schedule Public Hearing
Applicant: Atlantic Resource Consultants. Owner: Dominator Golf LLC
Location: Ross Rd, MBL: 105A-1-200; Zoning: PMUD

ITEM 10

Proposal: Subdivision Amendment: Amend monumentation requirements for right-of-ways
Action: Discussion; Final Vote
Applicant: Acme Development
Location: Village at Pond View Woods: Casey Ln, Paige Ave, Bouchard Ct; Zoning: RD

Other Business

Good and Welfare

ADJOURNMENT