

OLD ORCHARD BEACH PLANNING BOARD  
Public Hearing & Regular Meeting  
October 12, 2023 6:30 PM  
Town Hall Council Chambers

CALL MEETING TO ORDER  
PLEDGE TO THE FLAG  
ROLL CALL

Public Hearings

PH 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)

Applicant: Town of Old Orchard Beach

PH 2

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

Applicant: Lorrie Lutz

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

PH 3

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

Applicant: Mark and Anne Duval

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

PH 4

Proposal: Subdivision Amendment: Extend Long Cove Dr., Create 4 residential lots

Applicant: Atlantic Resource Consultants. Owner: Dominator Golf LLC

Location: Long Cove Drive, Adjacent to holes 5 & 6; MBL: 105A-1-200; Zoning: PMUD

PH 5

Proposal: Subdivision Amendment: Two additional infill lots with a shared driveway access from Ross Rd

Applicant: Atlantic Resource Consultants. Owner: Dominator Golf LLC

Location: Ross Rd, MBL:105A-1-200; Zoning: PMUD

Minutes: 4/13/23; 5/11/23

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: Council Recommendation

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

Action: Final Ruling

Applicant: Lorrie Lutz

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

ITEM 4

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

Action: Final Ruling

Applicant: Mark and Anne Duval

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

ITEM 5

Proposal: Subdivision Amendment: Extend Long Cove Dr., Create 4 residential lots

Action: Preliminary Plan Determination of Completeness

Applicant: Atlantic Resource Consultants. Owner: Dominator Golf LLC

Location: Long Cove Drive, Adjacent to holes 5 & 6; MBL: 105A-1-200; Zoning: PMUD

ITEM 6

Proposal: Subdivision Amendment: Two additional infill lots with a shared driveway access from Ross Rd

Action: Preliminary Plan Determination of Completeness

Applicant: Atlantic Resource Consultants. Owner: Dominator Golf LLC

Location: Ross Rd, MBL: 105A-1-200; Zoning: PMUD

ITEM 7

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling

Action: Determination of Completeness; Schedule Public Hearing

Applicant: Doyle Enterprises

Location: 9 Randall Ave, MBL: 324-13-1; R3, Zoning: R3, RA & HAT

ITEM 8

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling

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

Applicant: David and Vicki Keene

Location: 14 Colby Ave, MBL: 321-3-1, Zoning: R3, RA & HAT

ITEM 9

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling

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

Applicant: Peter Anania, Jr

Location: 44 Colby Ave, MBL: 320-2-9, Zoning: R3, RA & HAT

Other Business

Good and Welfare

ADJOURNMENT