

OLD ORCHARD BEACH PLANNING BOARD
Regular Meeting and Public Hearing
July 11, 2024 6:30 PM
Town Hall Council Chambers

Call Meeting to Order
Pledge to the Flag
Roll Call

Public Hearings

ITEM 1

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling
Applicant: Northeast Civil Solutions
Location: 18 Tioga Ave, MBL: 321-26-3; Zoning: R3, RA & HAT

ITEM 2

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling
Applicant: Invid Architecture
Location: 127 West Grand, MBL: 319-12-4; Zoning: R3, RA & HAT

ITEM 3

Proposal: Contract Zoning Application: Establish a Contract Zone, named Contract Zone-6, to allow development of a 18-unit single-family condominium project
Applicant: Saland Development Inc
Location: 4 New Colony Dr., MBL: 103-1-59; Zoning: RD

Minutes: 1/12/23, 3/14/24, 5/9/24

Regular Business

ITEM 4

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling
Action: Final Ruling
Applicant: Northeast Civil Solutions
Location: 18 Tioga Ave, MBL: 321-26-3; Zoning: R3, RA & HAT

ITEM 5

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling
Action: Final Ruling
Applicant: Invid Architecture
Location: 127 West Grand, MBL: 319-12-4; Zoning: R3, RA & HAT

ITEM 6

Proposal: Contract Zoning Application: Establish a Contract Zone, named Contract Zone-6, to allow development of a 18-unit single-family condominium project
Action: Council Recommendation
Applicant: Saland Development Inc
Location: 4 New Colony Dr., MBL: 103-1-59; Zoning: RD

ITEM 7

Proposal: Subdivision Amendment (Sandy Hollow Subdivision): Adjust shared lot line between two abutting lots
Action: Review and Ruling
Applicant: James and Terry Nagle
Location: 90 and 92 Ross Rd, MBL: 105-4-12 and 51; Zoning: RD

ITEM 8

Proposal: Site Plan: 6-unit condominium building (in proposed amended Contract Zone)
Action: Determination of Completeness; Schedule Public Hearing; Schedule Site Walk
Applicant: MAK Builders LLC
Location: 60 Saco Ave., MBL: 206-10-1; Zoning: GB2, proposed amended Contract Zone

Other Business

Good and Welfare

Adjournment