

OLD ORCHARD BEACH PLANNING BOARD
Public Hearing Notice and Regular Meeting
September 11, 2025 6:30 PM
Town Hall Council Chambers

Call Meeting to Order
Pledge to the Flag
Roll Call

Public Hearing

PH 1

Proposal: Contract Zone: 10 two-story, 16-unit buildings and 9 duplexes, for a total of 178 residential units
Applicant: Goosefare Crossing LLC
Location: Multiple properties of Smithwheel Rd; Zoning R4 and ID

PH 2

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling
Applicant: Walter L. Wilson
Location: 11 Randall Ave, MBL: 324-13-3; Zoning: R3, RA, HAT

Minutes: 5/8/25

Regular Business

ITEM 1

Proposal: Contract Zone: 10 two-story, 16-unit buildings, and nine duplexes, for a total of 178 residential units.
Action: Discussion; Council Recommendation
Applicant: Goosefare Crossing LLC
Location: Multiple properties off Smithwheel Rd; Zoning: R4, ID

ITEM 2

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling
Action: Final Ruling
Applicant: Douglas Moon
Location: 6 West Tioga Ave, MBL: 320-13-2; Zoning: R3, RA, HAT

ITEM 3

Proposal: Conditional Use/Shoreland Zoning: Nonconforming structure tear down, rebuild, 30% expansion
Action: Final Ruling
Applicant: Walter L. Wilson
Location: 11 Randall Ave, MBL: 324-13-3; Zoning: R3, RA, HAT

ITEM 4

Proposal: Conditional Use/Shoreland Zoning: Nonconforming structure tear down, rebuild, 30% expansion
Action: Determination of Completeness; Schedule Public Hearing and Site Walk
Applicant: Jim Bernard
Location: 36 Winona Ave, MBL: 320-7-8; Zoning: R3, RA, HAT

Certificate of Appropriateness Ruling

- Install 34" x 34' take-out window for food service; 26 Old Orchard St., MBL: 205-4-3; Zoning DD-1; Applicant: Moshe Agam

Other Business

Good and Welfare

ADJOURNMENT