

OLD ORCHARD BEACH PLANNING BOARD  
Public Hearing Notice and Regular Meeting  
October 9, 2025 6:30 PM  
Town Hall Council Chambers

Call Meeting to Order  
Pledge to the Flag  
Roll Call

Public Hearing

PH 1

Proposal: Conditional Use/Shoreland Zoning: Nonconforming structure tear down, rebuild, 30% expansion  
Applicant: Jim Bernard  
Location: 36 Winona Ave, MBL: 320-7-8

Minutes: 7/10/25, 8/14/25

Regular Business

ITEM 1

Proposal: Conditional Use/Shoreland Zoning: Nonconforming structure tear down, rebuild, 30% expansion  
Action: Final Ruling  
Applicant: Jim Bernard  
Location: 36 Winona Ave, MBL: 320-7-8; Zoning: R3, RA, HAT

ITEM 2

Proposal: Site Plan: Construct 4 story building with 11 dwelling units, 1 professional office, and ground floor parking  
Action: Determination of Completeness; Schedule Site Walk; Schedule Public Hearing  
Applicant: Trillium Engineering Group  
Location: 95 West Grand Ave, MBL: 313-3-4; Zoning: DD2

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