

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

Call Meeting to Order
Pledge to the Flag
Roll Call

Minutes: 7/10/25, 10/9/25

Regular Business

ITEM 1

Proposal: Site Plan: Construct 4 story building with 11 dwelling units, 1 professional office, and ground floor parking
Action: Extension Request
Applicant: Trillium Engineering Group
Location: 95 West Grand Ave, MBL: 313-3-4; DD2

ITEM 2

Proposal: Site Plan: Residential 4-unit building
Action: Determination of Completeness; Schedule Public Hearing
Applicant: Neil Weinstein
Location: 6-8 St John St, MBL: 206-24-32; DD2

ITEM 3

Proposal: Contract Zone: 16-detached unit single family residential contract zone
Action: Discuss Revised Contract Zone
Applicant: Saland Development Inc
Location: 4 New Colony Dr, MBL: 103-1-59; RD

ITEM 4

Proposal: Conditional Use/Shoreland Zoning: Nonconforming structure tear down, rebuild, 30% expansion
Action: Discuss Proposal
Applicant: Glenn Fairchild
Location: 216 East Grand Ave, MBL: 201-2-3; RBD, RA, HAT

ITEM 5

Proposal: Conditional Use: Amendment to Adult Use Marijuana Store Conditional Use approval
Action: Rule on Amendment
Applicant: Theory Wellness of Maine 4, LLC
Location: 11 Ocean Park Rd., MBL: 210-10-2; Zoning: GB1

ITEM 6

Proposal: Ordinance Amendments: J1 visa holders housing density and site ordinance changes
Action: Schedule Public Hearing
Applicant: Town of Old Orchard Beach

Other Business

Good and Welfare

ADJOURNMENT