OLD ORCHARD BEACH PLANNING BOARD
Public Hearing Notice and Regular Meeting
November 12, 2026 6:30 PM
Town Hall Council Chambers

Call Meeting to Order
Pledge to the Flag
Roll Call

Public Hearing
Proposal: Conditional Use/Shoreland Zoning: Nonconforming structure 30% expansion
Applicant: Chelsea Lipham, architect
Location: 13 Hampton Ave, MBL: 319-2-4; R3, RA Zones

Minutes: 10/8/2026

Regular Business
ITEM 1
Proposal: Conditional Use/Shoreland Zoning: Nonconforming structure 30% expansion
Action: Public Hearing; Final Ruling
Applicant: Chelsea Lipham, architect
Location: 13 Hampton Ave, MBL: 319-2-4; R3, RA Zones

ITEM 2
Proposal: Conditional Use/Shoreland Zoning: Nonconforming structure tear down, rebuild, 30% expansion, change of use
Action: Determination of Completeness; Schedule Public Hearing
Applicant: Glenn Fairchild
Location: 216 East Grand Ave, MBL: 201-2-3; RBD, RA, HAT

ITEM 3
Proposal: Contract Zone for commercial parking lot
Action: Introduce Proposal
Applicant: Zafar Properties VI, LLC
Location: First Street, MBL: 312-4-1; Zoning: BRD

ITEM 4
Proposal: Ordinance Amendments: Sec. 78-1279 Adult use marijuana to allow for delivery and off-premise sales
Action: Schedule Public Hearing
Applicant: Exit 710, LLC

Other Business
Amendment to Planning Board Procedures: Add time limit for public comment to 6.0 Public Hearings

Good and Welfare

ADJOURNMENT