

OLD ORCHARD BEACH PLANNING BOARD

Workshop Notice

July 7, 2016 6:00 PM

Town Council Chambers

Call to Order at 6:05 pm	Call to Order
<p>Roll Call: Chair Mark Koenigs, Vice Chair Linda Mailhot, Ryan Kelly, Eber Weinstein, Win Winch, Mike Fortunato. Absent: Laura Bolduc. Staff: Town Planner, Jeffrey Hinderliter, Town Assistant Planner, Megan McLaughlin.</p>	
<p>CALL TO ORDER (6:09 PM)</p> <p>Workshop Discussion</p>	
<p>APPROVAL OF MINUTES: 6/2/16, 6/9/16</p>	
<p>ITEM 1</p> <p>Proposal: Zoning District Amendment: Expand the Campground Overlay District over three parcels zoned R1 and GB1 (Paradise Park)</p> <p>Owner: Paradise Acquisitions LLC</p> <p>Location: 60 Portland Ave, MBL: 205-1-32; 58 Portland Ave, MBL: 205-1-30 (portion of); 50 Adelaide Rd, MBL: 106-2-2 (portion of)</p> <p><i>Paradise Park:</i></p> <ul style="list-style-type: none"> - 2 New Maps: An aerial map and one showing a larger area with MBLs. - Abutter notices included a map on the back, 75 of these were sent out – primary concerns include noise and smoke associated with a campground. - Roads excluded from 100 FT buffer. 	
<p>ITEM 2</p> <p>Proposal: Major Subdivision and Site Plan: 40 unit condominium project</p> <p>Owner: Church Street LLC</p> <p>Location: 164 Saco Ave., MBL: 208-1-9, GB1 & R4</p> <p><i>Church Street:</i></p> <ul style="list-style-type: none"> - Could schedule final review, need determination of completeness with conditions. Suspect one more meeting to ensure Planning Board is comfortable scheduling final review. - Email sent to the Planning Board with noise standard information. - Newest submission addresses staff and Planning Board comments as well as DEP requirements. 	
<p>Regular Business</p> <p>ITEM 3</p> <p>Proposal: Conditional Use Amendment of Approved Plan/Appeals from Restrictions on</p>	

<p>Nonconforming Uses (Overnight Cabins): Change use of 7 units from seasonal to year-round (currently 5 year-round use for a total of 12)</p> <p>Action: Discussion; Board action Owner: SRA Varieties Inc., D.B.A. Paul’s II Location: 141 Saco Ave., MBL: 311-1-10, GB2</p> <p><i>Red Rocket:</i></p> <ul style="list-style-type: none"> - Planning Board will not allow for a late submission, it needs to be submitted on time for the August agenda. - Question: How many times can the Planning Board table an item before it can no longer be tabled and they have to wait to come back again? 	
<p>ITEM 4</p> <p>Proposal: Zoning District Amendment: Expand the Campground Overlay District over three parcels zoned R1 and GB1 (Paradise Park)</p> <p>Action: Discussion; Recommendation for Council Owner: Paradise Acquisitions LLC Location: 60 Portland Ave, MBL: 205-1-32; 58 Portland Ave, MBL: 205-1-30 (portion of); 50 Adelaide Rd, MBL: 106-2-2 (portion of)</p>	
<p>ITEM 5</p> <p>Proposal: Major Subdivision and Site Plan: 40 unit condominium project Action: Preliminary Plan review and decision; Schedule Final Review Owner: Church Street LLC Location: 164 Saco Ave., MBL: 208-1-9, GB1 & R4</p>	
<p>ITEM 6</p> <p>Proposal: Subdivision Amendment: Creation of connecting road between Juniper and Kapok, lot line change Action: Amendment decision Owner: HP Developers LLC Location: Juniper and Kapok Streets (Homewood Park), MBL: 402-2-4,5,6,7, R5</p> <p>Homewood Park:</p> <ul style="list-style-type: none"> - Table until the August meeting. There are some issues with grading at intersections. Applicant will need to come back with a new plan and a new design. 	
<p>ITEM 7</p> <p>Proposal: Conditional Use: Accessory Dwelling Unit Action: Determination of Complete Application; Schedule Site Walk, Public Hearing and Final Ruling Owner: Frederick O’Neal</p>	

<p>Location: 15 Willow Ave., MBL: 204-3-48, R1</p> <p><i>Willow Ave:</i></p> <ul style="list-style-type: none"> - Planning Board can determine the application is complete and schedule a site walk. 	
<p>ITEM 8</p> <p>Proposal: Conditional Use, Subdivision Amendment; Site Plan Amendment: 6 unit condominium expansion (Summerwinds II)</p> <p>Action: Preliminary Plan Review; Schedule Site Walk and Public Hearing</p> <p>Owner: Saulnier Development</p> <p>Location: 180 Saco Ave., MBL: 208-1-1, GB1 & R4</p> <p><i>Summer Winds II:</i></p> <ul style="list-style-type: none"> - Floodplain: Letter of map change – FEMA. This will require a separate application to develop in the flood plain. - Schedule public hearing and site walk. 	
<p>ADJOURNMENT</p>	
<p>MARK KOENIGS, CHAIRMAN</p>	
<p>Meeting adjourned at 7:00 pm</p>	<p>Adjournment</p>

I, Valdine Camire, Administrative Assistant to the Planning Board of the Town of Old Orchard Beach, do hereby certify that the foregoing document consisting of Three (3) pages is a true copy of the original minutes of the Planning Board Meeting of July 7, 2016.

Valdine Camire