

OLD ORCHARD BEACH PLANNING BOARD
Regular Meeting and Public Hearing
June 13, 2024 6:30 PM
Town Hall Council Chambers

Call Meeting to Order
Pledge to the Flag
Roll Call

Public Hearings

ITEM 1

Proposal: Site Plan: Remove 6-unit apartment building and build new 3 unit apartment building
Applicant: Portland Avenue Associates
Location: 38 Wavelet St, MBL: 301-5-2; Zoning: BRD, LC

Minutes: 7/13/23, 8/10/23, 9/14/23, 4/11/24

Regular Business

ITEM 2

Proposal: Site Plan: Remove 6-unit apartment building and build new 3 unit apartment building
Action: Final Ruling
Applicant: Portland Avenue Associates
Location: 38 Wavelet St, MBL: 301-5-2; Zoning: BRD, LC

ITEM 3

Proposal: Subdivision Amendment: Extend Long Cove Dr., Create 3 residential lots
Action: Final Ruling
Applicant: Atlantic Resource Consultants. Owner: Dominator Golf LLC
Location: Long Cove Drive, Adjacent to holes 5 & 6; MBL: 105A-1-200; Zoning: PMUD

ITEM 4

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling
Action: Determination of Completeness; Schedule Public Hearing; Schedule Site Walk
Applicant: Northeast Civil Solutions
Location: 18 Tioga Ave, MBL: 321-26-3; Zoning: R3, RA & HAT

ITEM 5

Proposal: Conditional Use/Shoreland Nonconformity: Remove, rebuild, 30% expansion single-family dwelling
Action: Determination of Completeness; Schedule Public Hearing; Schedule Site Walk
Applicant: Invid Architecture
Location: 127 West Grand, MBL: 319-12-4; Zoning: R3, RA & HAT

ITEM 6

Proposal: Contract Zoning Application: Establish a Contract Zone, named Contract Zone-6, to allow development of a 18-unit single-family condominium project
Action: Discussion; Schedule Public Hearing; Schedule Site Walk
Applicant: Saland Development Inc
Location: 4 New Colony Dr., MBL: 103-1-59; Zoning: RD

ITEM 7

Proposal: Subdivision Amendment: 27 single-family house lots, 1 lot with 45 townhouse units, 2 open space lots
Action: Preliminary Plan Review; Determination of Completeness; Schedule Public Hearing
Applicant: Atlantic Resources Consultants. Owner: D & E, LLC
Location: Dunegrass Sections D & E, Inverness Dr, Pebble Beach Ave, MBL: 105A-1-D, 105A-1-E, 105A-1-200; Zoning: PMUD

ITEM 8

Proposal: Major Subdivision & Site Plan: 61-unit single family condominium development ("The Forest")
Action: Preliminary Plan Review; Determination of Completeness; Schedule Public Hearing
Applicant: Atlantic Resource Consultants
Location: 63-91 E. Emerson Cummings Blvd., MBL: 207-1-2; Zoning: Contract Zone, PMUD

ITEM 9

Proposal: Site Plan: 6-unit condominium building (in proposed amended Contract Zone)
Action: Determination of Completeness; Schedule Public Hearing; Schedule Site Walk
Applicant: MAKKA Builders LLC
Location: 60 Saco Ave., MBL: 206-10-1; Zoning: GB2, proposed amended Contract Zone

Other Business

Sign Red Oak Findings of Fact

Good and Welfare

Adjournment