

OLD ORCHARD BEACH PLANNING BOARD
Regular Meeting and Public Hearing
September 12, 2024 6:30 PM
Town Hall Council Chambers

Call Meeting to Order
Pledge to the Flag
Roll Call

Public Hearing

Proposal: Major Subdivision & Site Plan: 61-unit single family condominium development (“The Forest”)
Applicant: Atlantic Resource Consultants
Location: 63-91 E. Emerson Cummings Blvd., MBL: 207-1-2; Zoning: Contract Zone, PMUD

Minutes: 8/8/24

Regular Business

ITEM 2

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

ITEM 3

Proposal: Subdivision & Site Plan: 61-unit single family condominium development (“The Forest”)
Action: Subdivision and Site Plan Ruling
Applicant: Atlantic Resource Consultants
Location: 63-91 E. Emerson Cummings Blvd., MBL: 207-1-2; Zoning: Contract Zone, PMUD

ITEM 4

Proposal: Subdivision Amendment: Two additional infill lots with a shared driveway access from Ross Rd
Action: Final Review and Ruling
Applicant: Atlantic Resource Consultants. Owner: Dominator Golf LLC
Location: Ross Rd, MBL:105A-1-200; Zoning: PMUD

ITEM 5

Proposal: Site Plan: 11 unit residential and 1 office unit building with ground floor parking
Action: Sketch Plan Review; Schedule Site Walk
Applicant: Trillium Engineering Group; Owner: Durp LLC
Location: 95 West Grand Ave., MBL: 313-3-4; Zoning: DD2

ITEM 6

Proposal: Contract Zone for removal of 25-unit hotel and new construction of 28-unit affordable housing project
Action: Introduce Proposal
Applicant: Anthony and Christa Guthrie
Location: 205 Saco Ave., MBL: 211-9-9; Zoning: GB1

ITEM 7

Proposal: Contract Zone for 10 two-story, 16-unit buildings, and nine duplexes, for a total of 178 residential units.
Action: Introduce Proposal
Applicant: Goosefare Crossing LLC
Location: Multiple properties off Smithwheel Rd; Zoning: R4 and ID

Other Business

Good and Welfare

Adjournment