

**OGUNQUIT PLANNING BOARD**  
**PUBLIC HEARINGS and REGULAR BUSINESS MEETING**  
**JANUARY 9, 2023 at 6:00 P.M.**  
**AMENDED AGENDA**

This meeting will be held in the Dunaway Center Main Auditorium. Members of the public may attend in person **OR** participate remotely via zoom.

HOW TO PARTICIPATE IN THE PLANNING BOARD MEETING VIA ZOOM

Connecting by computer or mobile device: Register in advance: Register in advance or at the time of the meeting:  
[https://ogunquitpd-org.zoom.us/webinar/register/WN\\_CZibVzZ7TCmknoitByBh3g](https://ogunquitpd-org.zoom.us/webinar/register/WN_CZibVzZ7TCmknoitByBh3g)

After registering, you will receive a confirmation email containing information about joining the meeting.

This meeting will be broadcast live on WOGT (Channel 1302), live streamed on the Town website [www.townofogunquit.org](http://www.townofogunquit.org) and it will be recorded for future viewing on WOGT and on the Town's web site: [www.townhallstreams.com/towns/ogunquit\\_maine](http://www.townhallstreams.com/towns/ogunquit_maine)

- A. **ROLL CALL** – 6:00 p.m.
- B. **PLEDGE OF ALLEGIANCE** -
- C. **MISSION STATEMENT** –
- D. **MINUTES** – December 19, 2022 Special Meeting.
- E. **PUBLIC INPUT** – The Planning Board welcomes input for any matter not on this agenda.
- F. **UNFINISHED BUSINESS** –
1. PUBLIC HEARING: ~~39 BOURNE LANE LLC – 39 BOURNES LANE – MAP 5 BLOCK 39-39-1.~~  
***THIS APPLICATION TABLE TO JANUARY 23, 2023 AT THE APPLICANT'S REQUEST***
- 1.A ~~39 BOURNE LANE LLC – 39 Bournes Lane – Map 5 Block 39-39-1 – SLR/R/RP. Application to Amend Town of Ogunquit Zoning Ordinance and Official Town Zoning Map. Application to:~~  
\* Create new Shoreland Limited Residential Zone – Josiah River (SLR2);  
\* Incorporate 12,500 sf minimum lot size per dwelling;  
\* Incorporate a 30% lot coverage;  
\* New District to run from York Town Line to Shore Road, excluding intersecting and  
– Commercial Districts.  
***THIS APPLICATION TABLE TO JANUARY 23, 2023 AT THE APPLICANT'S REQUEST***
2. PUBLIC HEARING: 724 MAIN STREET LLC – 724 MAIN STREET – MAP 11 BLOCK 6.
- 2.A Amendment to Previously Accepted Application to Amend OZO:  
724 MAIN STREET, LLC – 724 Main Street – Map 11 Block 6 – GBD1. Application to Amend Town Zoning Ordinance and Town of Ogunquit Zoning Map to allow for the creation of a +Contract Zone per Town of Ogunquit Special Town Meeting Referendum Election Article 2 which the voters passed on November 8, 2022. Accepted on November 28, 2022 for referral to Select Board.  
*Board Action: Vote to send to the Select Board with recommendation regarding inclusion on the June 2023 Town Meeting Warrant.*

**G. NEW BUSINESS –**

1. RIGHT COAST REALTY, LLC – 261 Shore Road – Map 5 Block 15 – LBD. Site Plan and Design Review for a pre-1930 structure. Application for expansion of Type 2 Restaurant kitchen; and expansion and renovation of 2<sup>nd</sup> floor residential apartment.  
*Board Action: Determination of application completeness, schedule Public Hearing, schedule Site Visit if the Board determines it will be helpful, Table.*

**H. CODE ENFORCEMENT OFFICER BUSINESS –**

**I. OTHER BUSINESS –**

**J. ADJOURNMENT -**