

Steve Wilkos, Chair
Mark MacLeod, Vice Chair
Fred Kelley
Leslie Olear
Michael Rubin



Ogunquit Planning Board
March 9, 2026
6:00 PM
Ogunquit Fire Department - 2nd Floor
15 School Street, Ogunquit, Maine

EFFECTIVE NOVEMBER 24, 2025 - UNTIL FURTHER NOTICE: All meetings will be held at the Ogunquit Fire Station, Large Meeting Room, 2nd Floor, 15 School Street. Members of the public may attend in person, watch on <https://ogunquitme.portal.civicclerk.com>, or participate remotely via Zoom using the link below.

Connecting by computer or mobile device:

Register in advance or at the time of the meeting:

https://ogunquitpd-org.zoom.us/webinar/register/WN_CZibVzZ7TCmknoitByBh3g#/registration

After registering, you will receive a confirmation e-mail with information to join the meeting.

Connecting by landline/telephone:

Webinar ID: 861 1558 5044

Password: 8395739

Agenda

6:00 PM **MEETING**

1. **WELCOME & CALL TO ORDER**

1.1. Roll Call

1.2. Pledge of Allegiance

2. **MISSION STATEMENT**

3. **MINUTES**

3.1. February 9 2026

4. **PUBLIC COMMENTS - BOARDS/COMMITTEES/COMMISSIONS**

The Board/Committee/Commission welcomes the public to comment and ask questions about Board/Committee/Commission matters. Questions are not always answered immediately; the Board/Committee/Commission has agreed to answer questions by the next regularly scheduled meeting whenever possible. We ask that people keep comments brief and to the point (no more than three minutes and one time per meeting, except when public comment is solicited on specific agenda items) and that your comments be respectful of the community we aspire to. We also ask that if you have a complaint or concern,

it would be most helpful if you also offer a solution or solutions. Please begin your comments by stating your name and your affiliation with Ogunquit (i.e., resident, taxpayer, voter, business owner, etc.) or state the Town you are from.

5. **UNFINISHED BUSINESS**

- 5.1. **PUBLIC HEARING: THE HEADLESS HORSEMAN / LORI ECONOMOS – 731 Main Street Unit 2 – Map 12 Block 10-A.**
- 5.2. **THE HEADLESS HORSEMAN / LORI ECONOMOS – 731 Main Street Unit 2 – Map 12 Block 10-A – GB2/RR2/SLR/RP. Site Plan Review for Change of Use from Type 3 Restaurant to Barbershop.**
Planning Board Action: Review Public Hearing input, Approve, Deny, or Table the Application.
- 5.3. **PUBLIC HEARING: GIRI ANCHORAGE PROPERTY LLC – 120 Shore Road – Map 6 Block 125.**
- 5.4. **GIRI ANCHORAGE PROPERTY LLC – 120 Shore Road – Map 6 Block 125 – LB/R. Site Plan Review for Change of Use from TA4 hotel guest rooms to massage studio suites.**
Planning Board Action: Review Public Hearing input, Approve, Deny, or Table the Application.
- 5.5. **GIRI OGUNQUIT 719 INC/ OGUNQUIT RESORT – 719 Main Street – Map 12 Block 12 – GB2/RR2. Design Review Application to renovate pool area: new deck, pergolas, fire pits, walkways, fencing, and artificial turf.**
Planning Board Action: Review for Completeness, schedule Public Hearing and/or Site Visit if the Board determines it/they would be helpful. Approve, Deny, or Table the Application.
- 5.6. **OGUNQUIT PLAYHOUSE FOUNDATION – 10 Main Street (Map 5 Blocks 43 and 44 – SG3 / RP). Design Review Application for redevelopment to create a: modern theater, outdoor patron spaces, and administrative offices. Site Visit and Public Hearing held on 11-24-2025.**
Planning Board Action: Table Application.
- 5.7. **OGUNQUIT PLAYHOUSE FOUNDATION – 10 Main Street (Map 5 Blocks 43 and 44 – SG3 / RP). Site Plan Review Application for redevelopment to create a: modern theater, outdoor patron spaces, and administrative offices.**
Planning Board Action: Review for Completeness, Review 6.6.C.3.a.20 Estimate of Traffic Generated, schedule Public Hearing, schedule Site Visit if the Board determines it would be helpful, Table the Application
- 5.8. **OGUNQUIT PLAYHOUSE FOUNDATION (Amended Application) – 48 Hartwig Ln (5/35-B), 42 Main St (5/42), 36 Main St (5/42-1), 10 Main St (5/43), Main St (5/44). Amend OZO Table 703 Footnote 15 - Dimensional Requirements. Additional notation to be added: “the maximum building height for a nonprofit performing arts theater building, excluding the Fly Tower, shall be 55’ or four stories, whichever is greater”.**
Planning Board Action: Review newly submitted amendment to application. Schedule Public Hearing for March 23, 2026.

6. **NEW BUSINESS**

- 6.1. There is no new business.

7. **CODE ENFORCEMENT OFFICER BUSINESS** TYLER MCOSKER

8. **OTHER BUSINESS**

- 8.1. * Change One Family Residential (OFR) to Residential (R) in Ogunquit Zoning Ordinance, per State statute revisions.
- * Streamline Change of Use Process.
 - * Amendment for Nonconforming structures.
 - * A-Frame signs revisions.
 - * Sheds revisions.
 - * Remove the Design Review Requirement for Accessory Dwelling Units (ADU).
 - * Storm Water Management language – Review proposed changes.

Planning Board Action: Schedule Public Hearings – March 23, 202.

9. **ADJOURN**

10. **POSTED** AGENDA POSTED 3-2-2026