

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



**Ogunquit Planning Board**  
**March 23, 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\\_CZibVzZ7TCmkn0itByBh3g#/registration](https://ogunquitpd-org.zoom.us/webinar/register/WN_CZibVzZ7TCmkn0itByBh3g#/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.      March 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. **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.**

*Planning Board Action: Approve, Deny, or Table the Application*

- 5.2. **PUBLIC HEARING: 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.**

- 5.3. **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 input from Public Hearing, Approve, Deny, or Table the Application.*

- 5.4. **PUBLIC HEARING: 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”.**

- 5.5. **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 Public Hearing input. Motion to move to the Select Board with recommendation regarding inclusion on the June 2026 Town Meeting Warrant.*

**6. NEW BUSINESS**

- 6.1. There is no New Business.

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

**8. OTHER BUSINESS**

- 8.1. **SIX PUBLIC HEARINGS: Proposed amendments to the Town of Ogunquit Zoning Ordinance.**

8.1 Streamline Change of Use Process.

8.2 Amendment re Nonconforming structures.

8.3 A-Frame signs revisions.

8.4 Sheds revisions.

8.5 Remove the Design Review Requirement for Accessory Dwelling Units (ADU).

8.6 Storm Water Management language – Review proposed changes.

*Planning Board Action: Review input from Public Hearings. Motions to move to the Select Board with recommendations regarding inclusion on the June 2026 Town Meeting Warrant.*

**9. ADJOURN**

**10. POSTED**

10.1. Agenda Posted: March 16, 2026 Ogunquit Post Office, Ogunquit Town Hall, Town of Ogunquit Website.