

Name of Body:  
Tentative Agenda for Meeting of:  
Meeting Begins:  
Meeting Location:  
Amended Agenda Issued:

Planning Board  
August 8, 2017  
7:00 p.m.  
Council Chambers, City Hall

## AGENDA

### Pledge of Allegiance

1. **Approval of the July 11, 2017, Planning Board minutes and workshop minutes.**
2. **Consent Calendar**
  - A. **Performance Guarantee Releases – Highland Ave. Cemetery Telecommunications Tower – 881 Highland Ave.; Armory Redevelopment – 682 Broadway; and, Nonconforming Lots of Record – 18 and 22 Osborne Ave.**

### Public Hearings

3. **Special Exception Accessory Dwelling Unit Review – Moretti – ADU – 22 Henry Street – Gary Moretti**  
PUBLIC HEARING  
Mr. Gary Moretti has requested a special exception approval to create an accessory dwelling unit (ADU) within his home located at 22 Henry Street. The single-family home is 2,136 SF in area and the proposed ADU is 528 SF in area, representing 25% of the principal living area. The proposed ADU location is in an existing "cabin/cottage" with one bedroom, one bathroom, a living room and kitchenette. The applicant shows four parking spaces on the property. The property is further identified as Assessor's Map 1, Lot 204, located within the Residential District A.
4. **Non-Conforming Lot of Record Development Request – Single-Family Residence – 291 Pine Street – Carl Eppich**  
PUBLIC HEARING  
Carl Eppich and Emily Wright are requesting a review and approval to develop a single-family residence on a nonconforming lot of record located at 291 Pine Street. The applicants are proposing to construct a single-family residence on a 5,120 SF nonconforming lot of record located in the Meetinghouse Hill neighborhood. The Meetinghouse Hill neighborhood has a minimum lot size of 6,000 SF. A portion of Lot #4 was recorded in 1895 as part of the Plan of Mariner Estate subdivision and the deed of Lot #4 was recorded in the Cumberland County Registry of Deeds (CCRD) in 1922. The applicants are proposing to construct a 1,052 SF footprint of a single-family house with a one-car garage. The property is further identified as Assessor's Map 10, Lot 120B, located within the Residential A District and Meetinghouse Hill neighborhood.  
FINDINGS
5. **Non-Conforming Lot of Record Request – Single-Family Residence – 10 Coolidge Avenue – Cost Mangement, Inc**  
**\*\*\*APPLICANT REQUESTED POSTPONEMENT\*\*\***  
**TO NEXT REGULARLY SCHEDULED**  
**PLANNING BOARD MEETING OF SEPTMBER 12, 2017**  
PUBLIC HEARING  
Cost Management, Inc. is requesting a site plan approval to develop a nonconforming residential lot of record. The applicant is proposing to construct a three-bedroom 936 SF two-story detached single-family home located at 10 Coolidge Avenue. The parcel is

3,770 SF in size with 41.8 feet of street frontage. Public utilities are available in the Loveitt Street ROW. The site plan shows parking for two vehicles along the northwest side of the proposed residence. The property is further identified as Assessor's Map 11, Lot 224B, located within the Residential A District and Meetinghouse Hill neighborhood.  
FINDINGS

**6. Non-Conforming Lot of Record – Single-Family Residence – 71 Pine Street – Loring Builders, LLC**  
PUBLIC HEARING

Loring Builders, LLC is requesting a site plan approval to develop a nonconforming residential lot of record. The applicant is proposing to construct a three bedroom 1,014 SF one-story detached single-family home. The parcel is 5,000 SF in size with 50 feet of street frontage. Public utilities are available in the Pine Street ROW. The applicant is proposing a 24' 6' tall home with a small front porch. The property is further identified as Assessor's Map 8, Lot 23, located within the Residential G District and Ferry Village neighborhood. FINDINGS

**7. Amended Site Plan Review Request – Restaurant and ATM Improvements – 50 Market Street – Millcreek Shopping Center Limited Partnership**  
PUBLIC HEARING

Millcreek Shopping Center Limited Partnership is requesting an amended site plan approval to construct a modification to the existing ATM and restaurant drive-thru located at 50 Market Street. The proposal consists of removing the overhead ATM canopy associated with Bank of America and the reconfiguration of vehicular circulation lanes. The applicant will provide an additional 11 parking spaces, including two handicapped parking spaces. The stormwater will be affected by the reconfiguration of the travel lanes and will change the current permitted discharge amounts and rates. The property is further identified as Assessor's Map 19, Lot 300, located within the Limited Business (LB) District. FINDINGS

**8. Zoning Text Amendments – Inclusionary Zoning and a Housing Trust Fund – City of South Portland**  
PUBLIC HEARING

The City of South Portland Planning Staff is requesting that the Planning Board consider proposed amendments to the Zoning Ordinance regarding text amendments for an Inclusionary Zoning ordinance and a Housing Trust Fund.

Per Ordinance Section 27-115 (g), the Planning Board will, after the close of the public hearing, make a recommendation to the City Council regarding the proposed amendments.

**9. Public Comment on Items Not on the Agenda**

**10. Comments from the Planning Board and Director of Planning & Development**

**11. Adjournment**

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**Please Note:** No new agenda items will be begun after 11:00 p.m. If during the course of a Planning Board meeting it becomes apparent that the Board will not reach certain agenda items, the Board may, prior to its 11:00 p.m. cut-off, offer to the proponents of such items the opportunity to have their items tabled immediately to the beginning of the next regularly scheduled meeting. Agenda items remaining after the 11:00 p.m. cut-off time will automatically be tabled to the next regularly scheduled meeting.