

**CITY OF SOUTH PORTLAND**

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

**Planning Board**  
**November 21, 2017**  
**7:00 p.m.**  
**Council Chambers, City Hall**

**AGENDA**

**Pledge of Allegiance**

1. **Approval of the October 24, 2017 Planning Board minutes.**
2. **Consent Calendar**
  - **None**

**Public Hearings**

3. **Amended Site Plan Review — Addition of a Sound Wall — 74 Running Hill Road — Cameron General Contractors and RLC Portland Retirement Community, LLC**  
PUBLIC HEARING  
Cameron General Contractors and RLC Portland Retirement Community, LLC are requesting an amended site plan approval to construct a sound wall at the Sable Lodge retirement community at 74 Running Hill Road. The amendment consists of the installation of a noise barrier along the common easterly property line of the site with the Maine Turnpike Authority to minimize the level of traffic noise at the facility. The barrier is proposed to be approximately 500 feet in length and will be 12 feet high. The parcel is further identified as Assessor's Tax Map 73, Lot 1B, located within the Suburban Commercial District (CS) zoning district.  
FINDINGS
4. **Special Exception Request — Auction House and Associated Facilities — 312 Gannett Drive — Eastern Auction Partners, LLC**  
PUBLIC HEARING  
Eastern Auction Partners, LLC is requesting a special exception use approval to create an auction house/warehouse operation in a new building located at 312 Gannett Drive. The building is Unit #8 of the Windward Circle Business Park. The applicant is a fine art auction house that operates primarily online with a few onsite live auctions events. The parcel is further identified as Assessor's Map 85, Lot 14 within the Light Industrial (IL) District.  
FINDINGS
5. **Special Exception Request—Accessory Dwelling Unit—142 Massachusetts Avenue—Julien Jalbert**  
PUBLIC HEARING  
Julien Jalbert is requesting special exception approval for an accessory dwelling unit (ADU) that would be part of a single-family home at 142 Massachusetts Avenue that he is purchasing from Jessica and Wayne Nason. The ADU would be 419 sf in size, or 19.5% of the area of the home. The parcel is further identified as Assessor's Tax Map 78, Lot 87 within the Residential A zoning district.  
FINDINGS
6. **Site Plan Review — Retail Building — 55 Maine Mall Road — KTJ307, LLC**  
PUBLIC HEARING  
KTJ 307, LLC is requesting a site plan approval to construct new Retail Store located at 55 Maine Mall Road. The applicant is proposing to construct a 12,950 SF building with 69

parking spaces on the site. The property is further identified as Assessor's Map 47, Lot 1, located within the Central and Regional Commercial (CCR) District.

**FINDINGS**

**7. Zoning Text Amendment-- Addition of Marijuana Uses to the Four Most Recently Created Zoning Districts**

**PUBLIC HEARING**

The Planning Board will make a recommendation to the City Council on proposed amendments to the Zoning Ordinance regarding adult marijuana establishments and controlled environment agriculture in the recently created West End Residential, West End Neighborhood Center, Western Avenue Commercial Corridor and Meetinghouse Hill Community Commercial zoning districts.

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

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

**10. 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.