

CITY OF SOUTH PORTLAND

Name of Body:	Planning Board
Tentative Agenda for Meeting of:	December 12, 2017
Meeting Begins:	7:00 p.m.
Meeting Location:	Council Chambers, City Hall
Amended Agenda Issued:	

AGENDA

Pledge of Allegiance

- 1. Approval of the November 21, 2017 Planning Board minutes.**
- 2. Consent Calendar**
 - A. Performance Guarantee Releases – CN Brown at 334 Cottage Rd; Revision Energy at 929 Highland Ave.**

Public Hearings

- 3. Site Plan Reivew – Coffee Shop – 372 Cottage Road – Omi's Coffee Shop**
PUBLIC HEARING
813, LLC is requesting a site plan approval to create a 16-seat coffee shop located at 372 Cottage Road. The applicant is proposing to perform interior renovations to convey the former real estate office and relocate Omi's Coffee Shop from its current Brackett Street location. The applicant is restriping the existing parking to provide five parking spaces and a bicycle rack. The applicant is expected to generate the majority of customers from the local area. The property is further identified Assessor's Map 10, Lot 209A, located within the Meetinghouse Hill Community Commerical (MHCC) District. **FINDINGS**
- 4. Special Exception Accessory Dwelling Unit – Frazier & Farrington-ADU – 75 Ridgland Avenue – Lynn (Farrington) Frazier and Charles Frazier**
PUBLIC HEARING
Lynn (Farrington) Frazier and Charles Frazier are requesting a Special Exception approval for an Accessory Dwelling Unit (ADU) to be created in their home located at 75 Ridgland Ave. The single family home is 2,698 SF in the area and the proposed ADU is 524 SF in area. The third floor of the home will be converted into a one (1) bedroom ADU. There are four (4) vehicle parking spaces available on site. The property is further identified in mention is Assessor's Map 32, Lot 181, located within the Residential District A. **FINDINGS**
- 5. Non-Conforming Lot of Record – Single-Family Residence – 205 Pine Street – Star Homes, Inc.**
PUBLIC HEARING
Star Homes, Inc. is requesting a site plan approval to develop a nonconforming residential lot of record. The applicant is proposing to construct a three bedroom, two-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 26.25 foot tall home. The stormwater runoff associated with the development will be directed to vegetated drainage swale to field inlet connected to the City's Separated Stormwater

System. The property is further identified in mention is Assessor’s Map 9, Lot 84, located within the Residential A District and Ferry Village Neighborhood. FINDINGS

6. Preliminary Subdivision Approval – West End Apartments – 586 Westbrook Street – Avesta Housing
PUBLIC HEARING

Avesta Housing is requesting a Preliminary Subdivision approval to develop a five story, mixed-income, mixed-use project located at 586 Westbrook Street. The ground floor will include a 4,000 square foot retail space, a small office space for Opportunity Alliance’s “Resource Hub”, and community space for Avesta’s residents. The upper four floors will consist of a range of unit types including 22 Studios, 16 One-Beds, 16 Two-Beds, and 10 Three-Bedroom apartments for a total of 64 units. The property is further identified in mention is Assessor’s Map 50, Lot 74 and 74B, located within the West End Neighborhood Center District. FINDINGS

- 7. Public Comment on Items Not on the Agenda**
- 8. Comments from the Planning Board and Planning Director**
- 9. Election of the Planning Board Chair**
- 10. Adjournment**

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.