

**CITY OF SOUTH PORTLAND**

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

**Planning Board**  
**Febraury 12, 2018**  
**7:00 p.m.**  
**Council Chambers, City Hall**

**AGENDA**

**Pledge of Allegiance**

1. **Approval of the January 23, 2018 Planning Board minutes.**
2. **Consent Calendar**  
NONE

**Public Hearings**

3. **Non-Conforming Lot of Record – Single-Family Residence – 44 Bonnybank Terrace – Loring Builders, LLC**  
PUBLIC HEARING  
Loring Builders, LLC is requesting a site plan approval to develop a non-conforming residential lot of record. The applicant is proposing to construct a three bedroom, 1,428 SF one-story detached single-family home with an attached garage. The parcel is 6,577 SF in size with 65 feet of street frontage. Public utilities are available in the Bonnybank Terrace ROW. The applicant is proposing a 23' tall home with a small front porch. Stormwater will be directed away from the structure to vegetated drainage swales to a catch basin connected to the MS4 in Bonnybank Terrace ROW. The property is further identified as Assessor's Map 8, Lot 23, located within the Residential A District and Stanwood Park Neighborhood.  
FINDINGS
4. **Amended Site Plan Request – Controlled Environment Agricultural Facility – 25 Duck Pond Rd. – 110 Dartmouth Street, LLC**  
PUBLIC HEARING  
110 Dartmouth Street, LLC is requesting an amended site plan approval to construct a controlled environmental agricultural facility located at 25 Duck Pond Road. The facility will include a 14,800 SF cultivation facility into four separate units. The existing site in a gravel parking area for trailer storage. The building will be constructed on a 20,400 SF gravel pad to allow a 20'-foot wide access road around the building. There will be 5,000 SF gravel pad area for soils and material storage as well a parking area for eight vehicles, several generator pads, a transformer, and job trailer. The property is further identified as Assessor's Map 55, Lot 8, located within the Non-Residential Industrial District (INR). FINDINGS
5. **Zoning Text Amendments – Amendments for Use or Occupancy of Dwelling Units for Short-term Rentals – Citywide – City of South Portland**  
PUBLIC HEARING  
The City Council has requested a land use determination from the Planning Board to consider proposed amendments to the Zoning Ordinance regarding use or occupancy of dwellings for short-term rentals.

Per City 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.

6. **Public Comment on Items Not on the Agenda**
7. **Comments from the Planning Board and Director of Planning & Development**
8. **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.