

CITY OF SOUTH PORTLAND

Name of Body:	Planning Board
Tentative Agenda for Meeting of:	May 9, 2017
Meeting Begins:	7:00 p.m.
Meeting Location:	Council Chambers, City Hall
Amended Agenda Issued:	Monday May 8, 2017 8:25 AM

AGENDA

Pledge of Allegiance

- 1. Approval of the April 11, 2017 Planning Board minutes.**
- 2. Consent Calendar**
 - 2A. Site Plan Review – Proposed Hotel Development – 50 Maine Mall Rd – New Gen Ventures, LLC- FINDINGS**
- 3. Public Hearings**
 - 3. Non-Conforming Lot of Record Development Request – Single-family Residence – 5 Schooner Road (formerly 736 Sawyer Street) – Catherine Menyhart and Curt Jensch**

PUBLIC HEARING

Catherine Menyhart and Curt Jensch are requesting a review and approval to develop single-family residence on a non-conforming lot of record located at 5 Schooner Road (formerly 736 Sawyer Street). The applicants are proposing to construct a single-family residence on a non-conforming lot of record located at 5 Schooner Road (formerly known as 736 Sawyer Street). The parcel is 4,539 SF and located in the Ocean Street neighborhood. The Ocean Street neighborhood has a minimum lot size of 8,000 SF. The parcel was recorded in 1925 and found in the South Portland Estates subdivision plan. The applicants are proposing to construct a 866 SF footprint of a single-family house with a workshop area. The design shows two curb cuts: one from Sawyer Street and one from Schooner Road as the primary driveway access. Both driveway areas will use porous paving block for a surface. The property is further identified is Assessor’s Map 21, Lot 7, located within the Residential A District and in neighborhood Ocean Street. FINDINGS
- 4. Site Plan Review – Office and Workshop – 190 Sawyer Street – Danforth S. Desna**

PUBLIC HEARING

Danforth Desna is requesting a site plan approval to construct professional office building with an assessor’s medical device workshop, located at 190 Sawyer Street. The applicant is proposing a 2,043 SF structure in which 1,102 SF will be used as office space and 941 SF as a workshop area and storage. The structure is designed to have a similar façade to the single-family home in the area. The site will include four parking spaces for employees in which one will be ADA complaint. The site has an existing 12-foot wide curb cut that will be used by the development. The office will be open Monday through Friday, 8:00 AM to 5:00 PM, and will usually have one full time and one part-time employee present. Customers will arrive by appointment to visit the business. Stormwater treatment will be handled by a rain garden with an under drain

connection to the City's MS4. The applicant is proposing a four-foot tall shrub buffer to protect the abutting property from the parking area. The property is further identified in mention is Assessor's Map 9, Lot 320, located within the Residential G District.

FINDINGS

5. 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 the Planning Board to 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.

6. Zoning Text Amendment – Proposed Zoning Ordinance Amendments for Retail Marijuana Establishments and Medical Marijuana Caregiver Cultivation Facilities

PUBLIC HEARING

This item will be postponed until June 13, 2017 in order to have the benefit of City Council guidance from their workshop scheduled for May 22nd.

7. Public Comment on Items Not on the Agenda

8. Comments from the Planning Board and Planning Director

9. 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.

Amended Agenda Issued:

Monday May 8, 2017 8:25 AM

1. Approval of the April 4th and April 11th, 2017 Planning Board minutes.