



**CITY OF SOUTH PORTLAND**

<b>Name of Body:</b>	<b>Planning Board</b>
<b>Tentative Agenda for Meeting of:</b>	<b>May 23, 2017</b>
<b>Meeting Begins:</b>	<b>7:00 p.m.</b>
<b>Meeting Location:</b>	<b>Council Chambers, City Hall</b>
<b>Amended Agenda Issued:</b>	

**AGENDA**

**Pledge of Allegiance**

1. **Approval of the May 9, 2017 Planning Board minutes.**
2. **Consent Calendar**
  - A. **Amended Final Major Subdivision and Site Plan Review – Riverbrook Properties – 20 Lydia Lane – Riverbrook Properties, LLC- FINDINGS**

**Public Hearings**

3. **Site Plan Review – Highland Ave. Solar Electric Facility – 929 Highland Ave. – ReVision Energy**  
PUBLIC HEARING  
ReVision Sunfill, LLC, a division of ReVision Energy, is requesting a site plan approval to construct a large-scale ground mounted solar energy system located on the City owned capped landfill site at 929 Highland Ave. The applicant is proposing to construct a 1,000.32 kW solar electric array per the City's Article XVIII Solar Energy System provisions. The applicant and the City have entered into a Solar Agreement to design, construct, install, operate, and maintain the new facility. The property is further identified as Assessor's Map 56, Lot 6, located within the Non-Residential Industrial District (INR). FINDINGS

4. **Zoning Text Amendment and Zoning Map Change – Rezoning Residential District A to Conditional Residential Use G-5. – 131 Sunset Avenue – South Portland Housing Development Corp.**  
PUBLIC HEARING  
South Portland Housing Development Corporation is requesting a Zoning Text Amendment and Zoning Map change to rezone their property located at 131 Sunset Avenue from Residential District A to a Conditional Residential Use G-5. The applicant has purchased the property from a previous owner who obtained a Subdivision and Site Plan approval for a five-unit cluster development. The applicant will be proposing up to 28 unit multi-family development project with 20% affordable units. The property is further identified as Assessor's Map 62, Lot 9, located within the Residential District A.

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