

## CITY OF SOUTH PORTLAND

**Name of Body:**  
**Results for Meeting of:**  
**Meeting Begins:**  
**Meeting Location:**

**Planning Board**  
**January 23, 2018**  
**7:00 p.m.**  
**Council Chambers, City Hall**

### RESULTS

#### Members Present

Kevin Carr, Chairperson  
Leslie Dillon  
Linda Boudreau  
Katherine Gatti  
Mary DeRose  
William Laidley

#### Staff Present

Tex Haeuser, Planning & Develop. Director  
Steve Puleo, Community Planner

#### Absent

District 2 vacant

#### Pledge of Allegiance

Chairperson Carr opened the meeting at 7:00 p.m. and welcomed all in attendance. He reviewed the meeting agenda and reminded the audience and Board of policies regarding a Planning Board Meeting and Public Hearings. He read into the record Planning Board Regulation #5, standard condition of approval: This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. No project, plan or development previously approved by the Planning Board may be altered or modified without securing prior approval of the Planning Board in the form of an amended approval; provided however, that, if at any time it becomes necessary or desirable to make modifications to the project, plan or development, the Planning Director may approve modifications determined by the Planning Director to be de minimis in that they (i) do not amount to a waiver or substantial alteration of any condition or requirement set by the Planning Board; (ii) do not affect any approval standard; (iii) meet all applicable ordinances and laws; (iv) are reviewed and approved by all appropriate City staff and consultants; and (v) do not involve any changes to lot lines. De minimis changes include only the modifications listed in Section 24-27 of the Subdivision Ordinance and Section 27-140 of the Zoning Ordinance.

#### Item #1. Approval of the January 9, 2018, Planning Board minutes

**L. Boudreau motioned to approve the January 9, 2018, Planning Board minutes. W. Laidley seconded; (6-0) (District 2 vacant).**

#### Item #2. Consent Calendar

No items

#### Item #3. PUBLIC HEARING – Request to Discontinue a City Street – Discontinuance of Bowdoin Avenue between Park Avenue to Pleasant Avenue – 0 Bowdoin Avenue – One Duval Properties, Inc.

One Duval Properties, Inc. is requesting a land use recommendation from the Planning Board regarding the discontinuance of a City Street. The applicant is requesting that the City discontinue Bowdoin Avenue from Park Avenue to Pleasant Avenue. The applicant owns numerous properties in the area as well as two properties fronting the City street. Discontinuance of the street would allow the applicant to develop a larger contiguous property. Per the City land use ordinance, a recommendation will be made to City Council. The Planning Board will review and comment on the planning and land use implications of the request.

Public hearing notices were mailed on January 12, 2018, to the 68 owners of property within 500 feet of the proposed project and the applicant and were sent via email Conservation Commission, Planning Board, and City Council.

**L. Boudreau motioned to delay any decision on this property until the February 28, 2018, Planning Board meeting. W. Laidley seconded; (5-1) (L. Dillon opposed, District 2 vacant).**

Item #4. PUBLIC HEARING – Recommendation for a Tax Acquired Property – Sale of a Tax Acquired Property – 150 Sawyer Street – City of South Portland

The City of South Portland is requesting a land use determination from the Planning Board on the disposition of a tax acquired property located at 150 Sawyer Street. This item was brought to a City Council Workshop on November 13, 2017. The Council has referred this item to the Planning Board, per Section 2-171 (2)(a), in which the Planning Board shall review an annual list of tax acquired properties provided by the Director of Finance and shall provide a written recommendation to the City Council indicating whether said property should be retained by the City. The property is further identified as Assessor’s Map 6, Lot 139, located within the Residential G District. The Planning Board will review and comment on the planning and land use implications of the request.

Public hearing notices were mailed on January 12, 2018, to the 117 property owners within 500 feet of the subject property and the applicant and were sent via email to the Conservation Commission, Planning Board, and City Council.

**K. Gatti motioned to recommend to the City Council to offer the property known as Assessor’s Tax Map 6, Lot 139, located at 150 Sawyer Street, for public sale. L. Dillon seconded; (6-0) (District 2 vacant).**

Item #5. Public Comment on Items Not on the Agenda

No comment

Item #6. Comments from the Planning Board and Planning Director

**T. Hauser** said they are adding another staff person with a February 2<sup>nd</sup> application deadline. He thanked Board members for their support.

**W. Laidley** asked if there has been further discussion about their retreat.

**T. Hauser** said they would like to wait for the District 2 seat to be filled, but to keep reminding him.

Item #7. Adjournment

**8:00 p.m. L. Boudreau motioned to adjourn. K. Gatti seconded; (6-0) (District 2 vacant).**

Respectfully submitted,  
Dana Bettez 1/24/2018

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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.