

CITY OF SOUTH PORTLAND

Name of Body: Planning Board
Tentative Agenda for Meeting of: January 9, 2018
Meeting Begins: 7:00 p.m.
Meeting Location: Council Chambers, City Hall
Amended Agenda Issued:

AGENDA

Pledge of Allegiance

1. **Approval of the December 19, 2017 Planning Board minutes.**
2. **Consent Calendar**
 - 2A. **Development Performance Guarantee Releases – Armory Redevelopment at 682 Broadway, Nonconforming Lot of Record at 2 Loveitt St., Nonconforming Lot of Record at 71 Pine St., Spring Point Restaurant at 1 Spring Point Dr.**

Public Hearings

3. **Zoning Map Change – Rezoning from PO to CS – 505 and 707 Sable Oaks Drive and Portion of 165 Running Hill Road – Ocean Properties, Developer Collaborative, and Soley Oaks, LLC**

PUBLIC HEARING

Ocean Properties, Developer Collaborative, and Soley Oaks, LLC have requested a land use recommendation to rezone their properties from the Professional Office District (PO) to Suburban Commercial District (CS). The properties are located at 165 Running Hill Road and 505 and 707 Sable Oaks Drive. The property is further identified as Assessor’s Map 69 and 73, Lot 9 and 10; 14, located within the Professional Office District (PO).

Per Ordinance Section 27-115 (g), the Planning Board shall make a recommendation to the City Council regarding this request.

4. **Preliminary Major Subdivision Review – Big Babe's Traven – 60 Ocean Street – P&G Developers, LLC**

PUBLIC HEARING

P&G Developers, LLC is requesting a preliminary major subdivision review to construct a six-unit condominium development located at 60 Ocean Street. The applicant is proposing to redevelop the site with a new mixed-use development including a restaurant on the street level and five dwelling units on the upper levels. The applicant is proposing eleven parking spaces on site, with the remaining parking for the restaurant located on various streets near the site. The redevelopment project is expected to generate 35 AM peak hour trips and 32 PM peak hour trips for traffic impacts. The proposed building is expected to be approximately 48 feet tall. The property in mention is Assessor’s Map 15, Lots 102 and 103, in the Village Residential District (VR) and Village Commercial District (VC). **FINDINGS**

5. **Zoning Map Change Request – Property Rezoning – 780 Broadway – Seven Eighty Broadway, LLC and Aquarius Property Management, LLC**

PUBLIC HEARING

Seven Eighty Seven Eighty Broadway, LLC and Aquarius Property Management, LLC are requesting a zoning map change to consider proposed amendments to the Official Zoning Map of the City of South Portland dated September 8, 2010. This map is part

of Chapter 27 “Zoning” of the Code of Ordinances of the City of South Portland, Maine. The amendments are to rezone a portion of Assessor’s Tax Map 18, Lot 36, located within Residential District G, to the Limited Business District.

Per Ordinance Section 27-115 (g), the Planning Board shall make a recommendation to the City Council regarding this request.

6. Amended Subdivision Plan – Parcel Boundary Change between Lots 4 and 16 – 55 Foden Road – E. G. Foden Company

PUBLIC HEARING

E. G. Foden Company is requesting an amended subdivision approval to relocate the parcel boundary line of the Airport Industrial Park subdivision located at 55 Foden Road. The Airport Industrial Park was approved by the South Portland Planning Board on June 8, 1976 and recorded at the Cumberland County Registry of Deeds (CCRD) in Plan Book 113, Page 58. The existing parcel located at 55 Foden Road is comprised of Lots 4 and 16. Lot 4 fronts Darling Ave and Foden Road and Lot 16 fronts Foden Road and Western Ave. The request for the amendment consist of revising Lots 4 and 16 common boundary by convey the land easterly of a stream, to Lot 4. The request also includes a Condominium Plat for the existing located on Lot 16 to create a commercial condominium association consisting of the two owners of the existing businesses in the building. The parcel is further identified as Assessor’s Tax Map 67, Lot 6, located within the Central and Regional Commercial District (CCR). **FINDINGS**

6. Public Comment on Items Not on the Agenda

7. Comments from the Planning Board and Director of Planning & Development

8. 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.