

**CITY OF SOUTH PORTLAND**

**Name of Body:** Planning Board  
**Tentative Agenda for Meeting of:** November 15, 2016  
**Meeting Begins:** 7:00 p.m.  
**Meeting Location:** Lecture Hall, South Portland High School, 637 Highland Avenue

**Amended Agenda Issued:**

**AGENDA**

**Pledge of Allegiance**

- 1. Approval of the October 11, 2016, Planning Board minutes**
- 2. Consent Calendar**
  - A. Amended Site Plan – Armory Redevelopment – 682 Broadway – South Portland Property Holdings, LLC**

South Portland Property Holdings, LLC is requesting an amended site plan approval for five changes to their approved project: 1) Additional roof bracing to be installed to support the parapet of the former Drill Hall; 2) The south elevation was revised to incorporate more of the existing brick façade; 3) A small hanging sign is proposed over the side entrance door on the east elevation; 4) A second monument sign is proposed to be located at the intersection of Broadway and Armory Street; 5) To correct a note on sheet C.3 stating "Existing steps and concrete plaza to remain" to allow the applicant to repair and replace the steps and plaza. The property is further identified as Assessor's Tax Map 19, Lot 158, within the Conditional Armory Zone (CAZ). FINDINGS

**Public Hearings**

- 3. Zoning Text Amendment Request – City of South Portland**

**PUBLIC HEARING**  
City of South Portland is requesting a land-use decision from the Planning Board to City Council to consider proposed amendments to the Zoning Ordinance regarding nonconforming residential lots of record, space and bulk standards in the AA and A residential zoning districts, and changes to the Official Zoning Map. These changes may affect the ability to develop lots for single family homes in the AA and A residential zoning districts.
- 4. Special Exception Request – Island Dog Brewing Tasting Room – 125 John Roberts Road – Mr. James Denz**

**PUBLIC HEARING**  
Mr. James Denz is requesting a special exception review to create a brewery tasting room and retail shop called Island Dog Brewing Company located at 125 John Roberts Road. The applicant is proposing to create a 4,185 SF brewery on

the back side of the building in which he is proposing to dedicate approximately one-third of the space for a tasting room and retail store. A Food Establishment and Alcohol License will be obtained from the City Council to use the space as a tavern. The applicant is not intending to have a kitchen in the facility for meal preparation. The property is further identified as Assessor's 75, Lot 11, located in the Light Industrial District (IL). FINDINGS

**5. Special Exception Accessory Dwelling Unit – Schlegel-ADU – 31 Arlington Road – Ms. Andelena Schlegel**

**PUBLIC HEARING**

Ms. Andelena Schlegel is requesting a Special Exception approval to create an Accessory Dwelling Unit (ADU) in her home located at 31 Arlington Road. The applicant proposes to convert the second-floor addition by constructing a full kitchen in the space that exists. The ADU will be accessed from the driveway to a deck on the rear of the home. The ADU can also be accessed via a stairway from the basement to the first floor to the second floor. The proposed ADU will be attached to a 1,953 square foot principal dwelling and will be 656 square feet in size, making the ADU 33.5% of the principal dwelling. All living areas will have CO detectors and hardwired smoke detectors. The property is further identified as Assessor's Map 12A, Lot 41, in Residential District A. FINDINGS

**6. Amended Subdivision Review – Second Amended Subdivision – Clark Pond Parkway – 333 Clark's Pond Parkway**

**PUBLIC HEARING**

333 Clark's Pond, LLC is requesting an amended second subdivision to allow the purchase of a portion of remaining Lot 2 of the Clark's Pond Subdivision located at 333 Clark's Pond Parkway. The proposal is to create a third lot within the Clark's Pond Shops shopping plaza. This property is located in the Central and Regional Commercial (CCR) zoning district, allowing property lines to bisect common walls serving two or more buildings, in effect providing a zero-foot setback. The new property boundary will be the common wall with the Eastpoint Christian Church. The applicant's proposal would include the purchase of the former Marshall's retail facility and the existing shops within the westerly portion of the building. The proposal does not include any site disturbance. The property is further identified as Assessor's Map 66, Lot 12, located within the Central and Regional Commercial District (CCR). FINDINGS

**7. Public Comment on Items Not on the Agenda**

**8. Comments from the Planning Board and Director of Planning & Development**

**9. 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.