

CITY OF SOUTH PORTLAND

Name of Body:	Planning Board
Tentative Agenda for Meeting of:	January 10, 2017
Meeting Begins:	7:00 p.m.
Meeting Location:	Council Chambers, City Hall
Amended Agenda Issued:	

AGENDA

Pledge of Allegiance

- 1. Approval of the December 13, 2016 Planning Board minutes.**

- 2. Consent Calendar**
 - A. Release of Development Performance Guarantees – Casco Bay Steel Building Expansion: 1 Wallace Road - Home Depot Culvert Replacement 300 Clark's Pond Parkway**

 - B. Time Extension – Regal Pines – 763 Main Street – JDR Trust II FINDINGS**

Public Hearings

- 3. Zoning Text Amendment Request – Version C – – 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 revised 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 Accessory Dwelling Unit Request – Veroneau-ADU – 15
Whitworth Rd – Patrick & Cynthia Veroneau
PUBLIC HEARING**

Patrick and Cynthia Veroneau are requesting a Special Exception approval for a proposed Accessory Dwelling Unit (ADU) to be created in their home located at 15 Whitworth Road. The single-family home is 2,684 SF in size and the proposed ADU is 566 SF in size and will be located in their converted garage. The site can accommodate four vehicle parking spaces. The property is further identified as Assessor's Map 23, Lot 71, located within the Residential District (AA). FINDINGS

- 5. Zoning Text Amendment – Amending Chapter 27, Zoning Ordinance for the
creation of Solar Energy Systems Ordinance – City of South Portland
PUBLIC HEARING**

The City of South Portland is requesting the Planning Board to provide to the City Council a Land Use Recommendation of proposed amendments to the Chapter 27 Zoning relating to solar energy systems. Due to the proposed landfill solar project and the trend in general toward more solar energy facilities, the City needs to update the

Zoning Ordinance to indicate where various types of solar energy systems may be used.

6. Amended Subdivision Review – Fourth Amendment Subdivision - Boundary Line Change – 15 & 23 Colchester Drive – Filomena R. & Micheal S. Troiano
PUBLIC HEARING

Filomena R. & Michael S. Troiano are requesting a fourth amendment to the Grandview 5 Subdivision development located at 15 & 23 Colchester Drive. The applicants are proposing to relocate the side yard property boundary line of Lots 9 and 10. The proposal will convey a triangle shaped piece of land 3,636 SF in size from Lot 9 to Lot 10. The purpose is to provide more consistent property boundaries between the two lots. The applicants received an approval on December 8, 2015, but the signed mylar was not recorded and approval lapsed. This request is the same proposal, but the applicant will need to be reheard by the Planning Board for a re-approval and to have a new mylar signed for recording purposes. The property is further identified as Assessor’s Map 57, Lots 509 and 510, located within the Residential District AA.

7. Site Plan Request – 2401 Broadway - Multi-Tenant Commerical Development – 2401 Broadway – Plumber, LLC
PUBLIC HEARING

Plumber Property, LLC is requesting a site plan review to develop a multi-tenant commercial/warehouse storage facility located at 2401 Broadway. The applicant is proposing to construct three buildings with a total of 60,000 SF in size. The applicant is proposing to construct two multi-tenant structures, 25,380 SF and 28,500 SF, for warehousing and a 6,000 Sf commercial lease space. The development also will include a 6,000 SF structure for truck and construction equipment sales. The site will be serviced by 26-foot wide access drive from Broadway. The applicant is proposing to provide 113 parking spaces. The proposed traffic generation is estimated at 51 AM Peak Hour and 52 PM Peak Hour vehicle trip-ends. The property is further identified as Assessor’s Map 76, Lots 11 and 13, located within the General Commerical (CG).
FINDINGS

8. Public Comment on Items Not on the Agenda

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

10. 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.