

CITY OF SOUTH PORTLAND

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

Planning Board
August 22, 2017
7:00 p.m.
Council Chambers, City Hall

RESULTS

Members Present

Kevin Carr, Chairperson
Linda Boudreau
Adrian Dowling
Leslie Dillon
Katherine Gatti
Mary DeRose

Staff Present

Tex Haeuser, Planning & Develop. Director

Absent

Steve Puleo, Community Planner
William Laidley

Pledge of Allegiance

Chairperson Carr opened the meeting at 7:00 p.m. and welcomed all in attendance. He reviewed the meeting’s 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 August 8, 2017, Planning Board minutes

A. Dowling motioned to approve the August 8, 2017, Planning Board minutes. L. Boudreau seconded; (6-0) (W. Laidley absent).

Item #2. Consent Calendar

No items

Item #3. PUBLIC HEARING – Zoning Text Amendment and Zone Map Change — Meetinghouse Hill Community Commercial District (MHCC) — 352, 362, 366, 372, 374, 376, and 378 Cottage Road — City of South Portland

The City of South Portland is requesting a Land Use Recommendation to the City Council to rezone the properties located 352, 362, 366, 372, 374, 376, and 378 Cottage Road. The proposal is to create a new zoning district to be known as the “Meetinghouse Hill Community Commercial (MHCC) District.” The zoning district change is found in the City’s Comprehensive Plan, pages 6-11 and 6-16. The property owner of 372 Cottage Road has recently purchased the property in part to relocate her retail coffee shop from Portland and initiated the request with four abutting properties. The City Council held a workshop on July 24, 2017, and extended the area to the corner of Cottage Road and Pillsbury Street. The City Council has requested that the Planning Board hold a public hearing on the rezoning. The parcels are

