

**CITY OF SOUTH PORTLAND**

**Name of Body:** Planning Board  
**Tentative Agenda for Meeting of:** October 24, 2017  
**Meeting Begins:** 7:00 p.m.  
**Meeting Location:** Council Chambers, City Hall  
**Amended Agenda Issued:**

**AGENDA**

**Pledge of Allegiance**

1. **Approval of the October 10, 2017 Planning Board minutes.**
2. **Consent Calendar**
  - A. **Performance Guarantee Releases – Release of Development Performance Guarantees – FW Webb at 150 Postal Way; Meetinghouse Lofts at 391 Pine Street; Ridgeland Gardens at 101 Ridgeland Ave**

**Public Hearings**

3. **Development of a Non-Conforming Lot of Record – Single Family Home – 10 Cumberland Rd – Alexander Anastasoff**

**PUBLIC HEARING**

Mr. Alexander Anastasoff is requesting a site plan approval to develop a non-conforming residential lot of record located at 10 Cumberland Rd. This nonconforming lot of record is known as Lot 58 of the Plan of Cumberland Manor and is 5,000 square feet in size. The applicant proposes to construct a 1,668 square foot two (2) story single family home with a covered front porch and an attached garage on this parcel. The site plan provides for two off-street parking spaces; one in the garage and one on a paved driveway. Public utilities are available in the Cumberland Road ROW. The property is further identified as Assessor’s Map 34, Lot 204, located within the Residential District (A) and the Standwood Park Neighborhood.

**FINDINGS**

4. **Site Plan Review – 2112 Building Development – 2112 Broadway – 2112 Broadway Associates, LLC**

**PUBLIC HEARING**

2112 Broadway Associates, LLC is requesting a site plan approval to construct a proposed 14,000 square foot multi-use building with industrial capabilities on the first floor and offices on the second floor located at 2112 Broadway. The proposed project includes the development of an energy efficient two-story building including parking and stormwater facilities next to an existing building onsite. The additional parking areas will be increased to meet the multi-tenanted uses that onsite. Landscaping plans and the stormwater management system will also be upgraded within the site to address site impacts. The property is further identified as Assessor’s Map 65, Lot 16B, located within the Commercial District (C). **FINNDINGS**

5. **Zoning Text Amendments and Zoning Map Changes – Proposed Zoning Ordinance Amendments for Retail Marijuana Establishments and Medical Marijuana Caregiver Cultivation Facilities – Citywide – City Of South Portland**

**PUBLIC HEARING**

The City of South Portland Council has requested Planning Board to consider proposed amendments to Chapter 27 Zoning Ordinance regarding retail marijuana establishments.

Per City Ordinance Section 27-115(g), the Planning Board will, after the close of the public hearing, make a recommendation to the City Council regarding the proposed amendments.

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

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

**8. 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.