

CITY OF SOUTH PORTLAND

Name of Body: Planning Board
Tentative Agenda for Meeting of: June 13, 2017
Meeting Begins: 7:00 p.m.
Meeting Location: Council Chambers, City Hall
Amended Agenda Issued:

AGENDA

Pledge of Allegiance

1. **Approval of the May 23, 2017 Planning Board minutes.**
2. **Consent Calendar**
 - A. **Performance Guarantee Releases – Conifer Woods, Maine State Office Building – 240 BARNSTABLE RD and 151 JETPORT BV-**

Public Hearings

3. **Zoning Text Amendment and Zoning Map Change – Rezoning from Residential District A to Conditional Residential Use G-5. – 131 Sunset Avenue – South Portland Housing Development Corporation**

***** Postponed from the meeting May 23, 2017 *****

PUBLIC HEARING

South Portland Housing Development Corporation is requesting a Zoning Text Amendment and Zoning Map change to rezone their property located at 131 Sunset Avenue from Residential District A to a Conditional Residential Use G-5. The applicant has purchased the property from a previous owner who obtained a Subdivision and Site Plan approval for a five-unit cluster development. The property was also used during the construction of Phase I of the Thornton Heights improvement project conducted by the City. The applicant's proposal is to establish a multi-family housing project. The applicant is proposing to create a 28- unit housing project in which 20% will be affordable at 80% of the AMI. A proposed condition of the new zoning district will grant a "Conservation Easement Area" to the City of South Portland. The property is further identified as Assessor's Map 62, Lot 9, located within the Residential District A.

4. **Floodplain Management Approval and Site Plan Review – Patio Addition – 271 Front Street – Centerboard Yacht Club**

PUBLIC HEARING

Centerboard Yacht Club is requesting a Floodplain Management and Site Plan approval from the Planning Board to construct a patio connected to the existing yacht club building located at 271 Front Street. The proposed project includes the development of a patio along the shoreline side and the east side of the building. The proposed patio structure will be 1,218 SF in size. The location of the patio will include a portion of the existing gravel driveway, increasing the overall site's impervious conditions by 650 SF. Per Section 27-1322 C.1., a Planning Board approval is required due to the increase of the existing structure by more than 200 SF (the patio) and impervious surface of more than 500 SF. The proposed patio will include a small retaining wall to elevate the patio to the existing finished floor elevation. The proposed patio surface will consist of prefabricated wood deck panels in six or eight-foot squares. The site will be graded to keep an 18-inch reveal of the stonewall and the yacht club is proposing to landscape around the wall at a future date. The property is further identified as Assessor's Map 8, Lot 100, located within the Shipyard District (S) and Shoreland Overlay Districts.

5. Modified Site Plan for a Stationary Vending Unit – Mobile Vending Unit Area – 45 Huntress Ave – Fore River Brewing Company

PUBLIC HEARING

Fore River Brewing Company is requesting a modified site plan for a stationary vending unit approval to host mobile food vendors in association with their tasting room located at 45 Huntress Avenue. The applicant is a manufacturer and distributor of beer to local markets, including South Portland. Mobile food vendors will be contracted for specific events throughout the year. The tasting room seating is located in the front of the brewing building and is sectioned off from the parking area with ropes. The mobile food vendor space will be 25' x 25' in area and northwest of the tasting room area. The food vendor will only be accessed through the roped-off section of the tasting room. The stationary vending unit approval must address the relevant site plan impacts created by hosted mobile food vendors on private property. Pursuant to Section 14-104 (d), the applicant has hosted mobile food vendors on three occasions this calendar year. The applicant states they will obtain all necessary licenses found in Chapter 14 required to host mobile vending units. The applicant's proposal addresses any anticipated impacts generated by the additional use. The property is further identified as Assessor's Map 32, Lot 143, located within the Commercial District (C).

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.