

CITY OF SOUTH PORTLAND

Name of Body: Planning Board
Tentative Agenda for Meeting of: July 11, 2017
Meeting Begins: 7:00 p.m.
Meeting Location: Council Chambers, City Hall
Amended Agenda Issued:

AGENDA

Pledge of Allegiance

- 1. Approval of the June 13, 2017 Planning Board minutes.**
- 2. Consent Calendar**
No Items:
- 3. Public Hearings**
 - 3. Nonconforming Lot of Record Review – Single-Family Residence – 128 Anthoine Street – Jevgeniys Jesjunins**
PUBLIC HEARING
Jevgeniys Jesjunins is requesting a site plan approval to develop a nonconforming residential lot of record. The applicant is proposing to construct a four-bedroom 1,151 SF two-story detached single-family home located at 128 Anthoine Street. The parcel is 4,750 SF in size with 50 feet of street frontage. Public utilities are available in the Anthoine Street ROW. The site plan shows parking for three vehicles along the southern side of the proposed residence. The property is further identified as Assessor’s Map 19, Lot 192C, located within the Residential A District and the Pleasentdale Neighborhood. **FINDINGS**
 - 4. Special Exception Accessory Dwelling Unit Review – Moretti – ADU – 22 Henry St. – Gary Moretti**
PUBLIC HEARING
Mr. Gary Moretti is requesting a special exception approval to create an accessory dwelling unit within his home located at 22 Henry St. The single-family home is 2,136 SF in area and the proposed ADU is 528 SF in area. The ADU represents 25% of the principal living area. The proposed ADU location is an existing "cabin/cottage" with one bedroom, one bathroom, and single car garage. The proposal to create the ADU is to replace the single car garage area with a kitchenette and a living room. The applicant shows five parking spaces on the property. The property is further identified as Assessor’s Map 1, Lot 204, located within the Residential District A. **FINDING**
- 5. Public Comment on Items Not on the Agenda**
- 6. Comments from the Planning Board and Director of Planning & Development**
- 7. 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.