

CITY OF SOUTH PORTLAND

Name of Body: Planning Board
Tentative Agenda for Meeting of: December 13, 2016
Meeting Begins: 7:00 p.m.
Meeting Location: Council Chambers, City Hall
Amended Agenda Issued:

AGENDA

Pledge of Allegiance

1. **Approval of the November 15, 2016 Planning Board minutes.**
2. **Consent Calendar**
 - A. **Release of Development Performance Guarantees – MAC Jet (GAF), 775 Westbrook Street; STRIVE, 28 Foden Road**
 - B. **Subdivision Reclassification – Congregate Housing Individual Ownership Facility – 14 E Street – Specialized Housing, Inc (S SP 2016 House Associates, LLC-**

Public Hearings

3. **Zoning Text Amenndent Request – Brenchmarking – – City of South Portland**
PUBLIC HEARING
The City of South Portland's Planning & Development is requesting an land use recommendations to the City Council to amend Chapter 27 Zoning. to consider proposed amendments to the Zoning Ordinance related to energy and water use benchmarking.
4. **Zoning Text Amendment – Zoning Text Amendment to the Village Residential District (VR) – 14 E Street – Specialized Housing, Inc. (SHI) SP 2016 House Associates, LLC**
PUBLIC HEARING
Special Housing, Inc. (SHI) SP 2016 House Associates, LLC is requesting a land use recommendation from the Planning Board to the City Council to amend Chapter 27 Zoning to consider proposed amendments to Section 27-579 of the Zoning Ordinance relating to adding the language, "congregate housing individual unit ownership facility," to the end of the provision. SHI SP 2016 House Associates, LLC is the owner of 14 E Street, in which they are proposing to redevelop the single-family lot into a ten-unit private apartment "congregate housing individual unit ownership facility."

The Planning Board will make a recommendation to the City Council regarding the proposed amendment.
5. **Zoning Text Amendment – Amendment to Chapter 27 Zoning Ordinace Enacting a Moratorium on Land-use Permitting and Development of Retail Marijuana Establishments and Marijuana Social Clubs. – City of South Portland**
PUBLIC HEARING
South Portland City Council is requesting a Planning Board land recommendation regarding a proposed amendment to the Zoning Ordinance enacting a moratorium on

land-use permitting and development of retail marijuana establishments and marijuana social clubs. Pursuant to 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 amendment. The City Council will then act on the proposed amendment.

6. Amended Site Plan Review – CaxMax Auto SuperStore – 415 Maine Mall Road – CarMax Auto Superstore Inc.

PUBLIC HEARING

CarMax Auto Superstore Inc. is requesting an amendment to a previously approved site plan and special exception approval to construct a 6,876 SF CarMax automobile sales facility located at 415 Maine Mall Road. The applicant did not move forward with the construction of the project but pre-load the site in preparation of the development. The applicant reconsidered the size of the building and reduced the footprint from 18,561 SF to 6,876 SF. The site was the former sites of the Maine Mall Cinema, Pizza Hut, IHOP restaurant, and other commercial uses. The previous existing buildings have been demolished. The applicant is proposing to treat the stormwater generated from the improved site with the same Best Management Practices (BMPs) from the March and May 2015 approvals. These BMPs will include curbing and catchbasins, sub-surface detention facilities, and sand filters for water quality treatment. The property is further identified in mention is Assessor’s Map 74, Lot 9, located within the Central and Regional Commercial District (CCR). FINDINGS

7. Public Comment on Items Not on the Agenda

8.. Comments from the Planning Board and Planning Director

9.. Election of the Planning Board Chair

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.