

CITY OF SOUTH PORTLAND

Name of Body: Planning Board
Tentative Agenda for Meeting of: March 14, 2018
Meeting Begins: 7:00 p.m.
Meeting Location: Council Chambers, City Hall
Amended Agenda Issued:

AGENDA

Pledge of Allegiance

1. **Approval of the February 28, 2018 Planning Board minutes.**
2. **Consent Calendar**
 - A. **Performance Guarantee Releases – Highland Avenue Storage Building – 1325 Highland Avenue, Carmax – 415 Maine Mall Rd, and Sable Lodge – 74 Running Hill Rd**

Public Hearings

3. **Special Exception Accessory Dwelling Unit – ADU-Larson/Carbone – 944 Highland Ave. – Alexis Larson and Kerrie Carbone**
PUBLIC HEARING
Alexis Larson and Kerrie Carbone are requesting a special exception approval for an Accessory Dwelling Unit (ADU) to be located in their home located at 944 Highland Avenue. Pursuant to Section 27-513 (g), the applicants own a 4,045 SF single-family home in which a 784 SF ADU will be created within the existing second floor space. The ADU will be 19% of the principal living area. The applicant shows four parking spaces: two spaces in the garage and two spaces in the driveway. The property is further identified as Assessor’s Map 38, Lot 3, located within the Residential AA District. **FINDINGS**
4. **Special Exception Accessory Dwelling Unit – ADU-Davis – 204 Stanford Street – Gillian Davis**
PUBLIC HEARING
Ms. Gillian Davis is requesting a special exception approval for an Accessory Dwelling Unit (ADU) addition to her home located at 204 Stanford Street. Pursuant to Section 27-553 (h), the applicant’s single-family principal living area is 1,286 SF, in which a 308 SF ADU will be constructed within a new addition. The ADU will be 24% of the principal living area. The applicant shows four parking spaces within the driveway, south of the home. The applicant proposes to construct the ADU and breezeway additions on concrete sonotubes, reducing the imperivous impacts. The site's building coverage will increase from 13% to 18%. The property is further identified as Assessor’s Map 5, Lot 48, located within the Residential G District. **FINDINGS**

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.