

**CITY OF SOUTH PORTLAND**

**Name of Body:** **Planning Board**  
**Tentative Agenda for Meeting of:** **October 11, 2016**  
**Meeting Begins:** **7:00 p.m.**  
**Meeting Location:** **Council Chambers, City Hall**

**Amended Agenda Issued:**

**AGENDA**

**Pledge of Allegiance**

- 1. Approval of the September 27, 2016 Planning Board minutes.**
- 2. Consent Calendar**  
No Items:
- 3. Public Hearings**  
**Special Exception Accessory Dwelling Unit – Santoro-ADU – 1651 Broadway – Ms. Hannah Santoro**  
**PUBLIC HEARING**  
Ms. Hannah Santoro is requesting a special exception approval to create an Accessory Dwelling Unit (ADU) in her home located at 1651 Broadway. The applicant proposes to convert the second-floor loft area above a two-car garage and a portion of a first-floor office. The applicant will add a full kitchen to the “loft” space and a ¾ bathroom and laundry room in the office area. Access to the proposed ADU will be from a doorway from the garage area and to a hallway, leading. The proposed ADU will be 787 square feet in size and will be attached to a 2,260 square foot principal dwelling, making it 34.8% of the principal dwelling. All living areas will have CO detectors and hardwired smoke detectors. The applicant is planning to live in the proposed ADU. The property is further identified as Assessor’s Map 52, Lot 86, located within the Residential District A.  
**FINDINGS**
- 4. Amended Site Plan – Troiano Waste Services, Inc. Facility Expansion – 10 Filmike Way – Filmike, LLC**  
**PUBLIC HEARING**  
Filmike, LLC is requesting an amended site plan approval to make modifications to their waste hauling facility located at 10 Filmike Way. The applicant received a Planning Board approval in March of 2015 to construct an expansion to the principal building with a 6,000 SF truck maintenance addition, a Compressed Natural Gas (CNG) fueling station, and an expansion of the solid waste handling area of the facility. The applicant is proposing to amend the approval by modifying their proposal to eliminate the building addition, reduce the expansion of the solid waste area, and change the CNG to a 12,000 gallon above-ground diesel fuel tank. The applicant's proposal still includes a driveway entrance from

Commerical Street. The applicant has modified their Natural Resource Protection Act (NRPA) Permit and will be filing a Solid Waste Permit Amendment with the Maine Department of Environmental Protection (MDEP). The stormwater will be captured and directed to a "Filtterra" water quaility treatment unit. The property is further identified as Assessor's Map 80A, Lot 1C, 1D, and 1E, located within the Conditional Non-Residential Industrial Municipal Solid Waste Transfer District (INR-MSW-1). 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.