

CITY OF SOUTH PORTLAND

Name of Body: **Planning Board**
Tentative Agenda for Meeting of: **September 27, 2016**
Meeting Begins: **7:30 p.m.**
Meeting Location: **Council Chambers, City Hall**
Amended Agenda Issued:

AGENDA

Pledge of Allegiance

- 1. Approval of the September 13, 2016 Planning Board minutes.**
- 2. Consent Calendar**
No Items

Public Hearings

- 3. Site Plan Review – Drive-thru Restaurant and Retail Development – 818 Main Street – CRT CII, LLC-**
CRT CII, LLC is requesting a site plan and special exception review to redevelop the former Wok Inn restaurant site into drive-thru restaurant and retail space located at 818 Main Street. The applicant proposes to redevelop the Wok Inn restaurant into drive-thru restaurant and retail space located at 818 Main Street. The proposal is to construct a two-tenant building with a 2,322 SF restaurant space to accommodate a new Dunkin' Donuts and an 1,735 SF retail space. The existence is primarily pave with impervious surface and is parking. New landscaping on travel ways will extend to travel ways to a drive-thru queue around the back to the building. The site will also redefine the driveway to align with New York Avenue and the signalized intersection of Main Street. MaineDOT will issue a Traffic Movement Permit (TMP) for the trip generation of 316 AM Peak Hour trips and 108 PM Peak Hour trips. The property is further identified as Assessor’s Map 79A, Lot 2B, in the Limited Business District (LB). FINDINGS

- 4. Final Major Subdivision and Site Review – Riverbrook Properties – 20 Lydia Lane – Riverbrook Properties, LLC**
PUBLIC HEARING
Riverbrook Properties, LLC is requesting a final major subdivision and site plan review to construct to construct a 118-unit multifamily apartment complex located at 20 Lydia Lane. The property is approximately 6.4 acres in size. Four units will be designed for handicapped accessibility and the complex’s parking areas and sidewalks will connect to the mailboxes, trash facility, and open space. Each unit will have a deck and/or patio on one side of the building. The property is further identified as Assessor’s Map 44A, Lot 304, located within the Conditional Residential and Commerical District G-3.
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.