

CITY OF SOUTH PORTLAND

Name of Body:
Tentative Agenda for Meeting of:
Meeting Begins:
Meeting Location:
Amended Agenda Issued:

Planning Board
September 26, 2017
7:00 p.m.
Council Chambers, City Hall

AGENDA

Pledge of Allegiance

1. **Approval of the September 12, 2017 Planning Board minutes.**
2. **Consent Calendar**
 - A. **Performance Guarantee Release – Main Street Retail Center – 385 Main Street – G & J Properties, LLC-**

Public Hearings

3. **Amended Site Plan Review — Medical Office Building — 192 Western Avenue – Dr. Daniel J. Armstrong of KADA Properties, LLC**

PUBLIC HEARING

Dr. Daniel Armstrong of KADA Properties, LLC is requesting an amended site plan review to construct an addition onto his existing medical office building located at 192 Western Ave. The applicant proposes to construct an addition onto his existing medical office building located at 192 Western Avenue. The proposed addition will be 4,560 SF in size with additional parking and stormwater facilities. The proposed improvements include a two-way driveway around the building, the addition of a dumpster facility, an underground stormwater detention system, an above ground FILTERRA stormwater treatment unit, and a walkway connecting to the Western Avenue sidewalk. The applicant's proposal will create a total of 50 parking spaces, including five handicapped spaces to serve the existing building and the addition. The parcel is further identified as Assessor's Tax Map 67, Lots 12 & 12B, located within the Suburban Commercial District (CS).

FINDINGS

4. **Zoning Text Amendment and Zone Map Change – MeetingHouse Hill Community Commercial District (MHCC) – 352, 362, 366, 372, 374, 376, and 378 Cottage Road – City of South Portland**

PUBLIC HEARING

The City of South Portland is requesting a second Land Use Recommendation to rezone the properties located at 352, 362, 366, 372, 374, 376, and 378 Cottage Road. The City Council held a workshop on July 24, 2017, and decided to refer to proposed rezoning the Planning Board for a public hearing. The Planning Board held a public hearing on August 22, 2017 and provided a positive Land Use Recommendation to the City Council. The City Council modified the proposed ordinance provisions requiring another Planning Board public hearing on the changes. As described at the August meeting, the proposal is to create a new zoning district known as the "Meetinghouse Hill Community Commercial (MHCC) District." The zoning district change is found in the City's Comprehensive Plan, Sections 6-11 and 6-16. The parcels are further identified as South Portland Assessor's Map 10, Lots 206, 207, 208, 209, 209A, 210, and 211, located within the Transitional Residential (RT) district and Limited Business (LB) district.

The Planning Board will provide a Land Use Recommendation to the City Council, per Section 27-115 of the Codes of Ordinances.

- 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.