

CITY OF SOUTH PORTLAND

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

Planning Board
February 28, 2018
7:00 p.m.
Council Chambers, City Hall

AGENDA

Pledge of Allegiance

- 1. Approval of the February 12, 2018 Planning Board minutes.**
- 2. Consent Calendar**
NONE

Public Hearings

- 3. Modified Site Plan Review – Taytene Café – 863 Broadway – Tam Van Chu**
PUBLIC HEARING

Mr. Tam Van Chu is requesting a modified site plan review to change the use of the former Frame Shop building into a take-out restaurant located at 863 Broadway. The applicant is proposing to perform interior renovations to convert the space into a restaurant. The site's parking lot is located behind the building and the applicant will perform minor site work by adding pavement to the edges. The driveway from Broadway leads to five parking spaces (three parking spaces for the a two-unit apartment, one for the restaurant employees, and one for a customer). Three people will work at the restaurant. The restaurant hours will be from 7:30 AM to 6:00 PM Monday through Saturday and will be closed on Sunday. The property is further identified as Assessor's Map 125, Lot 158, in the Limited Business District (LB) and Residential District G. FINDINGS

- 4. Site Plan Review – Bakery and Commercial Kitchen for Manufacturing – 185 Cottage Road – Rwanda Bean & White Cap Coffee / Cape Whoopies**
PUBLIC HEARING

Rwanda Bean & White Cap Coffee / Cape Whoopies Bakery are requesting a site plan review to convert the former Cherished Possessions building located at 185 Cottage Road into a bakery and commercial kitchen. The applicants' proposal is a fit-up interior space to include a retail counter service for coffee and baked goods and a commercial kitchen for the preparation of baked goods. The service area will have seating capacity for 35 patrons. The hours of operation for the retail component is from 8:00 AM to 5:00 PM daily and the commercial kitchen is expected to be open daily from 6:00 AM to 9:00 PM. The applicants will have 4 to 10 employees. Access to the parking lot is located along Walnut Street and parking lot has 19 parking spaces. The property is further identified as Assessor's Map 13, Lots 173 and 174, in the Limited Business District (LB) and Residential District A.. FINDINGS

- 5. Special Exception and Modified Site Plan Review – RaveX Garage – 443 Western Ave. – Jetport Plaza, LLC**
PUBLIC HEARING

Jetport Plaza, LLC is requesting a Special Exception and Modified Site Plan review to construct a metal building behind the existing shopping plaza building located at 443 Western Ave. The proposed metal building will be 22' x 30' or 660 SF in size on a concrete slab and will be used by an existing tenant, "RaveX." The tenant will use the

building as a garage to perform light repairs on motorcycles, snowmobiles, and ATVs, per Section 27-773 (e). The location of the garage was selected to not interfere with the existing parking count. Service calls will be by appointment and customers will park in the main parking area. The garage will be located on existing paved area. The property is further identified as Tax Assessor's Map 48, Lot 2E, located in the Central and Regional Commercial District (CCR). FINDINGS

- 6. **Public Comment on Items Not on the Agenda**
- 7. **Comments from the Planning Board and Director of Planning & Development**
- 8. **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.