

CITY OF SOUTH PORTLAND

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

Planning Board
May 23, 2018
7:00 p.m.
Council Chambers, City Hall

AGENDA

Pledge of Allegiance

1. **Approval of the May 9, 2018 Planning Board minutes.**
2. **Consent Calendar**
NONE

Public Hearings

3. **Special Exception Accessory Dwelling Unit – ADU – 11 Dyke Farm Road – Pamela Moulton and Alban Maino**
PUBLIC HEARING

Pamela Moulton and Alban Maino are requesting a special exception approval for an Accessory Dwelling Unit (ADU) to be created in their home located at 11 Dyke Farm Road. Pursuant to Section 27-533 (h), the applicants own a single-family home with a principal living area of 3,234 SF in which a 697 SF ADU will be constructed within the existing dwelling. The ADU will be 21.5% of the principal living area. The applicant showing four parking spaces within the driveway, southeast of the home. The ADU space is proposed to be located on the first floor, the applicants will be constructing a one-hour fire-rate division between the remaining principal living space on the first floor and ADU space. The home will have hard wire smoke and CO detectors in all living areas and the ADU has a primary entrance through the front door and a secondary exiting through the existing rear door. The applicants will be installing an exterior door into the remaining principal living space on the floor first. The property is further identified as Assessor's Map 64, Lot 99, located within the Residential District A. FINDINGS

4. **Modified Site Plan For A Stationary Vending Unit Review – Island Dog Brewing Mobile Food Truck – 125 John Roberts Road – Mr. James Denz**
PUBLIC HEARING

Mr. James Denz is requesting an approval to host mobile food vendors at Island Dog Brewing Company located at 125 John Roberts Road. The applicant is proposing to provide food options to patrons of the Island Dog Brewing facility and taproom. Last June, the Planning Board approved the taproom and retail uses assessorly to the brewing, canning and whole distributing beer in the greater Portland area. The proposal is to host a maximum of two mobile food vendors in the business leased parking area. The property is further identified as Assessor's Map 75, Lot 11, located within the Light Industrial (IL) District.

5. **Zoning Map Change Request – Rezoning for Residential A to Industrial District (I) – 30 Thadeus Street – Flying Pond Real Estate, LLC**
PUBLIC HEARING

Flying Pond Real Estate, LLC is requesting a land use recommendation from the Planning Board to the City Council to rezone a recently purchased property from Residential District A to the Non-Residential Industrial District (INR) located at 30 Thadeus Street. The applicant has purchased the residential lot on Thadeus Street directly abutting their storage and fabrication yard. The proposal is to rezone the property in order for the applicant to accommodate the company's growing storage needs. The applicant states that it is not economically feasible to have two separate properties to do their fabrication work and store

equipment and materials. The applicant will demolish the existing structure, grade the parcel, and install fencing and vegetation for buffer purposes.

Per Ordinance Section 27-115 (g), the Planning Board shall make a recommendation to the City Council regarding this request.

- 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.