

Name of Body: City Council  
Tentative Agenda for Meeting of: April 6, 2014  
Meeting Begins: Immediately Following Regular Meeting  
Location: City Council Chambers

### **8:50 P.M. Zone Map Change – District A to Conditional Armory Zone**

Request brought forward from Priority Real Estate Group to change the property at 682 Broadway (former South Portland Armory) from Residential District A to Conditional Armory Zone CAZ.

The Manager opened the item and gave a review of the permitted uses in the CAZ. Tex Haeuser, Planning and Development Director provided an overview of the Planning Board Hearing on 3/10/15. He stated that he had received a call from an abutter, Stephanie Gilbert, who voiced concerns about privacy if the nature trail is built adjacent to her property.

David Latulippe from Priority Real Estate Group, said they have been listening to the concerns of the neighbors and trying to respond to all their concerns. They are excited about changing things up by putting gas pumps behind the building. Signage is important and they are hoping to build them into the infrastructure. There are no plans to make changes to the building. They will be putting in new windows. They might come back in the future to request a gazebo in the front part of the property. They have worked through traffic concerns and are working on how to bring solar into the project.

### **Public Comments**

Russ Lunt, Brigham Street – Good work getting the building sold. This is a win, win project.

### **Council Comments**

Beecher – Wasn't impressed with the parapet and asked if it could go. She also voiced concerns about traffic flow.

Manager Gailey – The intent is to preserve the building as is. If you look at it from the distance it really works well for the building.

Blake – Parapets were designed for fire protection. He recommended putting solar panels at ground level as an educational tool. The Land Trust and CMP will be doing a site walk to design the nature trail. He inquired about parking for trail use.

Smith – Pleased with gooseneck lighting and sensitivity regarding signage.

Latulippe – There will be 61 spaces for parking. Parking for trail use should not be a problem. They will also be looking to install charging stations.

Smith – She is in favor of stop signs to keep people from using Scammon Street as a cut through.

Linscott – Where would the stop signs be placed?

Manager Gailey – Probably Anchor Road

Linscott – Concerned about flow of traffic in and out of Armory Road. It sounds like Priority Real Estate Group has covered all the bases. Great work collaborating with the City and the Arts & Historic Preservation Committee.

Morgan – The Armory was preserved with the intent to either rework it for city use or find the right project for it, this is an extraordinary project, a gas station is needed in that area. He is proud that it will be in that gateway area.

Latulippe – They are in negotiations with tenants for the gas station and store.

Blake – City still does not have a Leeds building...any plans for that?

Latulippe – Will not be Leeds, but will have many Leeds initiatives.

Beecher – Attended the Planning Board meeting. She is pleased with whole concept. They have done a great job working with the neighborhood.

Cohen – Great job working with the community on this project. She has not been able to get to Topsham to see the project there. Happy that Fire Chief and Police Chief and been involved with traffic concerns.

**The workshop concluded at 9:38 P.M.**

**S. Mooney  
City Clerk**