

Wednesday, June 11, 2025

Planning Board Meeting (In-Person and Remote, i.e. HYBRID)

The meeting will begin at 6:30 PM

LOCATION: City Council Chambers, 25 Cottage Road, South Portland

REMOTE ACCESS: Click the Video Link above to Access the Remote meeting or copy the following URL into your browser search field:

<https://meet.google.com/jqy-qvng-yuy>

Or dial: (US) +1 347-746-1954 PIN: 164 563 490#

Please note the following:

- Members of the public will need to use the "Raise Hand" feature in Google Meet to be called on and heard during the public testimony portions of the agenda item.
- 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.
- The full Planning Board packet is available at: [www.bit.ly/sopo\\_planningboardagenda](http://www.bit.ly/sopo_planningboardagenda)

## 1. OPENING OF THE MEETING

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Subject :	A. Pledge of Allegiance
Meeting :	Jun 11, 2025 - Planning Board Meeting (In-Person and Remote, i.e. HYBRID)
Category :	1. OPENING OF THE MEETING
Type :	Procedural
Subject :	B. Roll Call
Meeting :	Jun 11, 2025 - Planning Board Meeting (In-Person and Remote, i.e. HYBRID)
Category :	1. OPENING OF THE MEETING
Type :	Procedural

## Public Content

### Planning Board Membership:

Board Member	District	Councilor Nomination	Term Expiry
Cooper <b>Bramble</b>	5	Tipton (District Five)	3/31/26
Rich <b>Crowley</b>	3	Pride (District Three)	3/31/27
<b>Ryan Kelly, Chair</b>	<b>4</b>	<b>Matthews (At Large)</b>	<b>3/31/27</b>
Jeff <b>McDonald</b>	2	Coleman (District Two)	3/31/28
Robert <b>Santamaria</b>	2	Cohen (District One)	3/31/28
Michael <b>Taylor</b>	2	Matthews (At Large)	3/31/28

Charles **Tetelman**      4      Cohen (District Four)      3/31/26

Subject :      C. Approval of Minutes

Meeting :      Jun 11, 2025 - Planning Board Meeting (In-Person and Remote, i.e. HYBRID)

Category :      1. OPENING OF THE MEETING

Type :      Action, Minutes

## 2. COMMUNICATIONS AND PETITIONS

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Subject :      A. Report-out of Staff Approvals

Meeting :      Jun 11, 2025 - Planning Board Meeting (In-Person and Remote, i.e. HYBRID)

Category :      2. COMMUNICATIONS AND PETITIONS

Type :      Information, Procedural

## Public Content

**The following approvals have been issued by Staff since the last scheduled Planning Board meeting:**

### De Minimis Changes:

- PID 2218- RLC Engineering- 176 Gannett Dr.- Modifications to parking and landscaping

### Performance Guarantees:

- None

### File Attachments

[MEMO COMBINED DMC 176 Gannett Dr PID 2218.pdf \(2.287 KB\)](#)

## 3. CONSENT CALENDAR

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## 4. PUBLIC HEARINGS

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Subject :      A. Amended Site Plan - Maine Technical College System - SMCC Greenhouse - 5 Fort Rd. (PID 2229)

Meeting :      Jun 11, 2025 - Planning Board Meeting (In-Person and Remote, i.e. HYBRID)

Category :      4. PUBLIC HEARINGS

Type :      Action

## Public Content

### INTRODUCTION

Project Description

Maine Technical College System is proposing to construct a new greenhouse building on the Southern Maine Community College Campus between Slocum Drive and Adams St. The parcel is further identified as Assessors Tax Map 004, Lot 002; and is located within the SP Spring Point Zoning District, and the Breakwater Neighborhood.

File Attachments

- [MEMO\\_5 Fort Rd\\_PID 2229\\_6.4.25.pdf \(518 KB\)](#)
- [FINDINGS\\_5 Fort Rd\\_PID 2229\\_6.4.25.pdf \(330 KB\)](#)
- [Att 1 Completeness Ltr 5.30.25.pdf \(833 KB\)](#)
- [Att 2 Applicant Response 5.29.25.pdf \(2,679 KB\)](#)
- [Att 3 Plan Set 5.29.25.pdf \(4,564 KB\)](#)
- [Att 4 Plan Set 4.21.25.pdf \(5,499 KB\)](#)
- [Att 5 Application Materials thru 5.19.25.pdf \(29,788 KB\)](#)

5. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

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6. WORKSHOPS

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7. COMMENTS FROM THE PLANNING BOARD AND DIRECTOR OF PLANNING

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Subject :	A. Planning Director Updates
Meeting :	Jun 11, 2025 - Planning Board Meeting (In-Person and Remote, i.e. HYBRID)
Category :	7. COMMENTS FROM THE PLANNING BOARD AND DIRECTOR OF PLANNING
Type :	Discussion, Information

Public Content

INTRODUCTION

Updates from Planning Staff to the Planning Board, without action by the Board.

Subject :	B. Board Member Updates
Meeting :	Jun 11, 2025 - Planning Board Meeting (In-Person and Remote, i.e. HYBRID)
Category :	7. COMMENTS FROM THE PLANNING BOARD AND DIRECTOR OF PLANNING
Type :	Discussion, Information

Public Content

INTRODUCTION

Board member updates and notices for information and discussion, but not action.

## 8. ADJOURNMENT

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Subject :	A. Adjourn
Meeting :	Jun 11, 2025 - Planning Board Meeting (In-Person and Remote, i.e. HYBRID)
Category :	8. ADJOURNMENT
Type :	Action

## Public Content

POSITION PAPER