

PORTLAND PLANNING & ZONING COMMISSION

NOTICE OF REGULAR MEETING and/or PUBLIC HEARING(S)

THURSDAY, JANUARY 22, 2008 – 7:00 P.M.

BUCK-FOREMAN ROOM, 265 Main Street, 2nd Floor

AGENDA

1. Call Meeting to Order
2. Introduction of Members and Seating of Alternates
3. Accept Agenda

PUBLIC HEARINGS & ACTION

4. Application #08-16: Proposed Text Amendments to Zoning Regulation Section (Table) 6.1, as follows: Remove the superscript #2 under the Permitted Use category: Sale and distribution of petroleum products; add a superscript # 2 above the “S” (Site Plan approval) under the column for Industrial Zone; add a superscript #6 above the “SP” (special permit approval) under the column for Planned Industrial Zone; and add a superscript #6 as follows: “Only the bunk storage of propane in tanks which are installed underground is permitted. Must have on site service of public water. Must be at least one mile from closest property line of any school, day care facility, senior housing facility or nursing facility. Must be at least ¼ mile from any residential property line. All other bulk storage, including bulk storage or petroleum products is prohibited. All bulk storage, including propane, is prohibited within designated Aquifer Protection Areas and the Riverfront Overlay Zone.” Application of Robert Townsend.
5. PZC Appl. #08-19: To consider the adoption of proposed revisions to the Zoning Map which include amendments to the map legend to clarify that the boundaries of the Flood Plain Zone reflect the boundaries of the 100 year flood plain, as depicted on the July 3, 1978 FEMA Flood Insurance Rate Maps (FIRM); and to update the boundaries of the Special Flood Hazard Area and Floodway to reflect the FEMA Flood Insurance Rate Maps (FIRM) dated August 8, 2008; and to amend or add the following Sections of the Zoning Regulations: Table of Contents, 2.4, 3.1.1, 3.1.2.D, 3.1.2.E, 3.9.B.1.b, 3.10.3.C, 3.12.2.B, 3.12.2.D, Table 3.12.3, 3.13, 3.13.A, 3.13.B, 3.13.C, 3.13.D, 4.3.1., 4.3.2 thru 4.3.13, 5.1, 5.5, 6.1, 7.5.3.A.1.c, 7.5.7.A, 7.6.4., 7.6.7.A thru 7.6.7.F, 8.2.1.B thru 8.2.1.G, 8.2.3.D, 8.4.2.I, 8.4.2.K.3, 8.4.2.M.1, 8.4.3.B.3.b, 8.4.5B, 9.5.3.G.2.a, 9.6.3.A.3, 9.8.A, 9.15.1.A, 9.16.1, 9.17.2.B.6 thru 9.17.2.B.24, 9.17.3.C, 11.2, 11.2.4.A, 11.2.4.C, and 11.2.5

The above sections of the Zoning Regulations include proposed text amendments to address typographical errors, formatting, elimination of obsolete Residential Multiple Dwelling regulations, and the following : definition of farm; erection of barns for agricultural purposes; definition and associated permitting process for Special Events in the B-1, B-2, B-3, I and RI Zones; permitting process for improvements to existing dwellings located within non-conforming multiple-dwelling developments in the R-25 and RR Zones; addition of Dog Grooming and Drive-thru Window Service for other than Restaurant and Other Food Service Establishments as Permitted Uses in the B-1, B-2 and B-3 Zones and associated permitting processes; addition of Dwellings as a Permitted Use within Special Flood Hazard Areas and associated permitting process; subdivisions in Special Flood Hazard Areas; counting public parking facilities to meet minimum parking space requirements; location and permitting process for off-premise signs; location for portable sign within the Town Center Village District; dimensional requirements for free-standing signs within the B-3 Zone; neon window signs in the B-3 Zone, declaration for properties not merged as part of a Mixed Use Development; bonding requirements for Multiple-Dwelling Developments; and inspection fees. Application of the Portland Planning and Zoning Commission.

REGULAR MEETING

6. Elections of Officers
7. Staff Report:
 - TCVD Reviews
 - Public Notice Registry
 - Enforcement/Administrative Update
 - Bond Reduction(s)
 - Other
8. Approval of Minutes: January 8, 2009
9. Adjourn

PZC: Call the Planning Department, 342-6720, if you cannot attend this meeting