* Redfern Properties is proposing a ten-unit townhouse urban infill development at the corner of East Lancaster and Anderson Streets in East Bayside. It is in the R-6 zone.
* The site is currently occupied by a residential single-family house, garage and shed.
* The proposed development will include two buildings that will contain the ten (10) townhouses. The proposal also includes seven surface parking spaces, and sidewalk and landscaping improvements.
* A portion of one of the proposed building will be in Anderson Lane. Bill Clark, City Surveyor, conducted a review of the plat and had concerns about a note on the proposed plat. He states that “*the Survey Note #5 states that Fee Interest in Anderson Lane apparently lies with the heirs of Moses Gould as described in a deed recorded in Book 290, Page 310.  The unrecorded release deed from Portland Housing Authority to Redfern Properties does not state that the Portland Housing Authority acquired title from the heirs of Moses Gould”.*
* The applicant has submitted an unrecorded release deed from Portland Housing Authority (PHA); staff has requested the applicant to provide evidence of right, title, and interest in Anderson Lane. Staff will work with the applicant to provide the appropriate documentation prior to the signing of the plat. Accordingly, review and approval of the final plat has been included as a condition of approval.
* The building will be orientated in as such to create a courtyard and central walking space through the property. Within the courtyard, a rain garden is proposed.
* The development is also proposing a green wall on Anderson Street frontage.
* New brick sidewalks are proposed, as well the addition of a curb extension and a crosswalk at the intersection of Anderson Street and Madison Street. The City staff has reviewed the proposed plans and would recommend that the proposed crosswalk be perpendicular with ADA complaint curb ramps. Two of the conditions of approval pertain to this. City staff will work with the Applicant to get a final design for this area
* Street trees are proposed on Anderson and E. Lancaster Streets. 2 on Anderson and 4 on E. Lancaster. Four street trees are proposed on Portland Housing Authority properties.
* Applicant has requested credit of the fours trees. The applicant is working with Portland Housing on an agreement. If an agreement is not reached, applicant will contribute money to the tree fund.
* One of the units will be workforce housing.
* The Planning Board held a workshop on this project on July 27, 2016. Overall the Board supported the project. The Board has concern with the massing and color scheme of the building. The Board also encouraged the applicant to work with neighbors on addressing concerns.
* The Planning Board will review the application for compliance with the site plan, subdivision standards, the R6 Design Standard, and Inclusionary Zoning.

**IZ Conditional Use- two standard conditions**

**Waiver-** Applicant has requested four waivers. Staff recommends the waiver of them.

**Conditions of Approval: Correct the first condition**

* Revised the condition to add evidence: The applicant shall finalize the subdivision plat and confirm **evidence of** right, title, and interest in Anderson Lane, for review and approval by Corporation Counsel, the Department of Public Services, and the Planning Authority.

**Public Comments submitted**