

PORTLAND PLANNING BOARD REPORT
MEETING OF JULY 13, 1971, AT 4 P.M.
ROOM 302, CITY HALL, PORTLAND, MAINE

Roll Call: Four Members Present (Cummings, Childs, Conway & Rand)

→ 1. Proposed Change of Zone - From R-5 Residence to R-6 Residence - In The Vicinity of Forest Avenue and Holly Street - Diocesan Bureau of Housing, Applicant

The Planning Director reported that the site plan for the proposed 236 housing project for the elderly was found to be acceptable to the staff. Upon approval of this change of zone, the applicant will have to go to the Board of Appeals with respect to building height and parking requirements. The Planning Director suggested that the Planning Board send a recommendation to the Board of Appeals for approval of these factors. Mr. Holt of Krumbhaar Holt & Associates, Architects, explained the project plans for the Board's information.

Mr. George A. Hunt, 12 Pershing Street, questioned where access to the project would be located and inquired as to how close the proposed development would be to his residence. It was reported that Mrs. McCone, a resident of Holly Street, is very much in favor of the project and the zone change. She feels that the project will be an asset to the neighborhood.

On motion made by Mrs. Childs and seconded by Mr. Conway, the Board voted unanimously to forward this zoning amendment to the City Council with a recommendation for its approval, provided the details of the site plan will be brought back to the Board for final approval.

2. Possible Relocation of St. James Street - State Highway Commission

On recommendation by the Planning Director, this matter was tabled to permit additional time for study by the State Highway Commission.

3. Westbrook Street Zone Change From R-1 Residence to A-B Airport-Business

The Planning Director recommended that a minimum lot size of 20,000 square feet be established in the A-B Zone. This would coincide with the statutory requirements for residential lots in unsewered areas.

Mr. Mulkerrin, a local resident expressed opposition to the concept of minimum lot size. On motion made and duly seconded, the Board unanimously voted to approve this zoning amendment with the accompanying change in the text of the Zoning Ordinance.