OPENING REMARKS for REMOTE MEETINGS USING the ZOOM APPLICATION

Welcome! The (date) _____meeting of the South Portland Planning Board will come to order. This is a public proceeding, and, unless the Board specifically votes to go into executive session, you have the right to hear everything that is being said and to look at all of the exhibits that are offered.

This meeting is being conducted remotely in accordance with Part G, Freedom of Access Act, of LD 2167. Under this Act, up until 30 days after the termination of the emergency, entities subject to FOAA, including municipalities, are allowed to conduct public proceedings through telephonic, video, electronic or other similar means of communication as long as certain conditions are met, including: (1) providing notice of the means (e.g., telephone, video, electronic, etc.) by which the meeting will be held; (2) ensuring that members of the body can speak and be heard by other members of the body and members of the public can hear all participants in the meeting; and (3) taking all votes via roll call.

This Planning Board meeting meets the requirements of LD 2167 in that: (1) information about the use of the Zoom computer application for the Planning Board meeting was included in the notices for the meeting; (2) the meeting will be conducted so that the members of the body can speak and be heard by other members of the body and members of the public can hear all participants in the meeting; and (3) all votes will be by roll call.

The Board works from a prepared agenda and will be considering tonight's agenda in the following order: 1.) 2.) 3.)

Please know that the Planning Board members will disclose any potential conflicts of interest of which they are aware.

Any person wishing to testify will be asked at the appropriate time to raise your hand using the Zoom hand raising feature, wait to be recognized and unmuted by the Chairwoman, state your name and address, and then proceed. Public testimony is limited to 3 minutes per speaker. Testimony via the Zoom chat feature will NOT be accepted.

For each item, the applicant will be asked to speak first. Then anyone who wishes to ask a question or make a comment is welcome to do so, at the direction of the Chairwoman.

Planning Board decisions on development applications are based on whether an applicant has provided sufficient evidence to meet the requirements of local, State, and federal laws. In this regard, public testimony is most effective when it considers the impacts of a project in light of South Portland's Zoning Ordinance and any other relevant regulations. The Board's decisions must be based solely on whether the applicant has met his or her burden of proof and has complied with the applicable ordinances and laws.

After the Board votes on the merits of each project, it will review and vote on a written Findings of Fact. Subsequent to the meeting, the Planning staff will distribute the Findings to the Planning Board members for their electronic signatures.

After the Planning Board makes its final decision, any reconsideration by the Board must be made at the next regularly scheduled meeting. If anyone wishes to appeal the Board's final decision, you must do so within 30 days to the Maine Superior Court.

The following Standard Condition will be attached to all Planning Board approvals:

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. No subdivision, project, plan or development previously approved by the Planning Board may be altered or modified without securing prior approval of the Planning Board in the form of an amended approval, pursuant to Section 24-27 and Section 27-140.

The Code of Ordinances and the Comprehensive Plan are available for viewing on the City's website.