

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
Bob Dunfey
David Eaton
David Silk
Austin Smith
Maggie Stanley

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, March 26, 2019, Room 209, 2nd Floor, City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.**

PUBLIC HEARING - 6:00 P.M. (NOTE CHANGE IN TIME)

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON MARCH 12, 2019

Workshop: Mazer, Dunfey, Eaton, Silk, Stanley and Smith present. Dundon absent. Smith recused from the second workshop item.

Public Hearing: Mazer, Dunfey, Eaton, Silk and Stanley present. Dundon and Smith absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MARCH 12, 2019

- i. Proposed Hotel Project Inclusionary Zoning Regulations, Housing and Community Development Division, City of Portland, Applicant. Stanley moved and Dunfey seconded a motion to approve the regulations to implement Section 14-488.1 of the Land Use Ordinance related to hotel inclusionary zoning. Vote: 5-0. Dundon and Smith absent.

5. NEW BUSINESS

- i. Technical Manual Update of Street Lighting and Site Lighting Standards, Planning Division, City of Portland, Applicant. (estimated time 6:00 - 6:45 p.m.) The Planning Board will hold a public hearing on the proposed comprehensive update of the Municipal Street Lighting Standards (Chapter 10) and Site Lighting Standards (Chapter 12) of Portland's Technical Manual. The amendments include, but are not limited to, updating the municipal standards to incorporate LED street lighting, revise special street lighting districts and fixtures, and revise the on-site lighting standards regarding lumens and illumination levels.

6. EVENING WORKSHOP (IMMEDIATELY FOLLOWING THE PUBLIC HEARING)

- i. Level III Site Plan and Subdivision; 10 Hammond Street; Hammond House, LLC., Applicant. (estimated time 6:45 - 7:30 p.m.) The Planning Board will hold a workshop on a proposal for a 3-story building with sixteen (16) residential unit and parking for sixteen (16) vehicles. This workshop will focus specifically on the building's design in response to Planning Board and staff public feedback from the February 26th workshop. The site is located in the R-6 zone and is subject to review under Portland's subdivision, site plan and inclusionary zoning ordinances.
- ii. Level II Site Plan and Conditional Use; 121 Cassidy Point Drive; 534 Danforth, LLC., Applicant. (estimated time 7:30 p.m.) The Planning Board will hold an evening workshop on a proposal for demolition of an existing two-story wood-framed structure and construction of a new, four-story, 17,736 sf building, along with associated site improvements including site landscaping, reconfiguration of driveways and sidewalks and striping of twelve (12) off-street parking spaces. Tenants would include a variety of crafters and tradespeople as well as Sail Maine. The site is located in the WPDZ zone and is subject to review under Portland's site plan and conditional use standards.