

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 April 9, 2019, 6:00 p.m., Council Chambers, 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 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON MARCH 26, 2019

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MARCH 26, 2019

- i. Technical Manual Update of Street Lighting and Site Lighting Standards, Planning Division, City of Portland, Applicant. Stanley moved and Dunfey seconded the motion that the proposed revisions to the ***City of Portland Technical Manual, Section 10 Municipal Street Lighting Standards*** are consistent with Section 14-498 Technical and Design Standards and other applicable provisions of the land use code and approves adoption of the proposed technical standards (vote: 4-0; Dundon, Silk and Smith absent); Stanley moved and Eaton seconded the motion that the proposed revisions to the ***City of Portland Technical Manual, Section 12 Site Lighting Standards*** are consistent with Section 14-498 Technical and Design Standards and other applicable provisions of the land use code and approves adoption of the proposed technical standards (vote: 4-0; Dundon, Silk and Smith absent)

5. NEW BUSINESS

- i. Hotel Inclusionary Zoning Conditional Use; 121 Middle Street; 123, LLC., Applicant. (estimated time 6:00 - 6:30 p.m.) The Planning Board will hold a public hearing on the Hotel Inclusionary Zoning (IZ) Conditional Use Application under Chapter 14 Land Use Code, Division 30 Affordable Housing, Section 14-484 for the proposed 11 guest-room hotel at 121 Middle Street. The Board will consider the proposed financial contribution to the Housing Trust Fund to meet the Hotel IZ requirements.

- ii. Level III Site Plan and Subdivision; 1006 Congress Street; 1006 Congress, LLC., Applicant. (estimated time 6:30 – 7:15 p.m.) The Planning Board will hold a public hearing on a proposal to convert the two-story 19,799 sf building into nine (9) residential units and to include a 1,385 sf café and market. Access to the site is from Westfield and Congress Streets and parking for eighteen (18) vehicles is proposed on-site. The site is located in the B-2 zone and is subject to review under Portland's site plan and subdivision standards.
- iii. Level II Site Plan and Conditional Use; 121 Cassidy Point Drive; 534 Danforth, LLC, Applicant. (estimated time 7:15 – 8:00 p.m.) The Planning Board will hold a public hearing on a proposal for demolition of an existing two-story wood-framed structure and construction of a 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.
- iv. Level III Site Plan, Subdivision and Conditional Use; 10 Hammond Street; Hammond House LLC, Applicant. (estimated time 8:00 p.m.) The Planning Board will hold a public hearing on a proposal for a 3-story building with sixteen (16) residential units and parking for fifteen (15) vehicles. The building is proposed with a footprint of 8,276 sf and a total floor area of 32,242 sf. The application is subject to review under Portland's subdivision, site plan and inclusionary zoning ordinances.