

CITY OF PORTLAND, MAINE

PLANNING BOARD



Maggie Stanley, Chair
Brandon Mazer, Vice Chair
Justin Barker
Marpheen Chann
Sean Murphy
David Silk
Austin Smith

AGENDA PORTLAND PLANNING BOARD MEETING

The Planning Board will hold a remote meeting on **Tuesday, September 13, 2022, 4:30 p.m.** This meeting will take place remotely using Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods. Allow your computer to install the free Zoom app to get the best meeting experience.

If you are not able to attend live, a recording will be available following the meeting. For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

For more information on submitting written public comments and participating in the remote meeting, please refer to the document, A Guide to Public Comment, Remote Mtg. and Public Participation, which can be found at <https://www.portlandmaine.gov/485/Development-Review>. Public comments will be taken for each item on the agenda during the estimated allotted time.

Written Public Comment

Written comments received by email by 12:00 p.m. **the day before** the scheduled meeting date will be included in the agenda backup materials ("agenda packet").

Written comments received **by the aforementioned deadline** will be published in the agenda packet no later than 12:00 p.m. the day of the meeting. Written comments must be submitted to planningboard@portlandmaine.gov. If you have any questions or feedback regarding this process, please email citymanager@portlandmaine.gov

Please note that the placement of each item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item start time here: <https://www.portlandmaine.gov/602/Agendas-Mintues>.

ZOOM MEETING INFORMATION

You are invited to a Zoom webinar.

When: Sep 13, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 9/13/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/82496874058>

Or One tap mobile : US: +13126266799,,82496874058# or +16469313860,,82496874058#

Or Telephone: Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053

Webinar ID: 824 9687 4058

International numbers available: <https://portlandmaine-gov.zoom.us/j/kd5Dgj79uw>

WORKSHOP - 4:30 PM

- i. Technical Manual Updates (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a remote workshop to consider amendments to Sections 1, 2, 4 and 10 of the City of Portland Technical Manual, focusing on technical standards related to transportation systems and street design, sewer and storm drain design, site landscaping, and street lighting.
- ii. Conditional Use; 343 Cumberland Avenue; Preble Street, Applicant. (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a remote workshop to consider a Conditional Use application for the siting of a 24-bed, 7,981 square foot emergency teen shelter in the existing building at 343 Cumberland Avenue. The subject property is 11,136 square feet in size and is zoned B-3 Downtown Business. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number CU-002134-2022.

PUBLIC HEARING - 7:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON AUGUST 9, 2022

Afternoon Workshop

1 Bean Pot Circle: All Present.

165 Lambert Street: Barker, Chann, Mazer, Murphy, Silk present; Smith and Stanley absent.

Evening Hearing

385 Congress Street: Barker, Chann, Mazer, Murphy, Silk present; Smith and Stanley absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON AUGUST 9, 2022

- i. Master Development Plan and Traffic Movement Permit; 385 Congress Street; 385 Congress Street LLC., Applicant. Chann moved and Murphy seconded a motion to waive Land Use Code Section 7.3, Table 7-E, to allow a maximum front setback of 22 feet on Congress Street, 16 feet on Cumberland Avenue, and 6 feet on Pearl Street. Vote 5-0, Smith and Stanley absent. Chann moved and Murphy seconded a motion to waive Technical Manual Section 1.14.2 to allow all of the proposed parking spaces for the portion of the site labeled 'Lot 1' to be compact spaces and 96 (35%) of the 267 parking spaces proposed for the portion of the site labeled as 'Lot 2' and 'Lot 3' to be compact spaces. Vote 5-0, Smith and Stanley absent. Chann moved and Silk seconded a motion to waive Technical Manual Section 1.14.3 to allow a parking layout for the portion of the site labeled as 'Lot 1' to have a design that does not conform to Figures I-28 thru I-32. Vote 5-0, Smith and Stanley absent. Chann moved and Silk seconded a motion to waive Technical Manual Section 1.14.3 to allow a reduced drive aisle width of 15 feet. Vote 5-0, Smith and Stanley absent.

5. NEW BUSINESS

- i. Map Amendment; 50 County Way; Cumberland County, Applicant. The Planning Board will hold a public hearing to consider a zoning map amendment to rezone the I-L Low-Impact Industrial Zone bounded by Congress Street to the north, Fore River Parkway to the west, and the Amtrak Downeaster Corridor to the south and east to B-2 Community Business to allow Governmental Use as a permitted use. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>), by referencing Plan Number ZN-001944-2022.