

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 27, 4:30 p.m.** Due to the ongoing procedure of holding meetings remotely, the Portland Planning Board will conduct this meeting by remote methods/technology at the Zoom link provided on the agenda and in accordance with the requirements of 1 M.R.S. 403-B and the City Council's Remote Participation Policy.

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 INSTRUCTIONS

You are invited to a Zoom webinar.

When: Sep 27, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 9-27-2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/89363649050>

Or One tap mobile :

US: +13017158592,,89363649050# or +13092053325,,89363649050#

Or Telephone:

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

US: +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 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: 893 6364 9050

International numbers available: <https://portlandmaine-gov.zoom.us/j/89363649050>

WORKSHOP - 4:30 PM

- i. Major Site Plan; 31 Forest Street; 31 Forest, LLC., Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a remote workshop to consider the development of a three-unit, 1,230 square foot residential building at 31 Forest Street. The subject property is 2,625 square feet in size and is zoned R-6 Residential. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002018-2022.

PUBLIC HEARING - 5:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 13, 2022

Afternoon Workshop

Technical Manual Updates: Chann, Murphy, Smith, Stanley present; Barker, Mazer, and Silk absent.
343 Cumberland Avenue: Chann, Mazer, Murphy, Smith, Stanley present; Barker and Silk absent.

Evening Hearing

50 County Way: Chann, Mazer, Murphy, Smith, Stanley present; Barker and Silk absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 13, 2022

- i. Zoning Map Amendment; 50 County Way; Cumberland County, Applicant. Mazer moved and Smith seconded a motion to find the proposed I-L to B-2 zoning map amendment consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 5-0, Barker and Silk absent.

5. NEW BUSINESS

- i. Conditional Use; 343 Cumberland Avenue; Preble Street, Applicant. (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a remote public hearing 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.
- ii. Major Site Plan and Conditional Use; 780 Stevens Avenue; The University of New England, Applicant. (estimated time 6:30 p.m.) The Planning Board will hold a remote public hearing to consider a Major Site Plan and Conditional Use application for the development of a four-story, 111,813 square foot Center for Health Sciences building at the University of New England's Portland campus, located at 780 Stevens Avenue. The subject property is seven acres in size and is zoned R-5 Residential. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Numbers CU-002017-2022 and PL-002015-2022.