

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, October 11, 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 INSTRUCTIONS

You are invited to a Zoom webinar.

When: Oct 11, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 10/11/2022

Please click the link below to join the webinar: <https://portlandmaine-gov.zoom.us/j/89233440871>

Or One tap mobile : US: +19292056099,,89233440871# or +13017158592,,89233440871#

Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833

Webinar ID: 892 3344 0871

International numbers available: <https://portlandmaine-gov.zoom.us/j/kcdnAeYWX3>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 27, 2022**

Afternoon Workshop

31 Forest Street: Barker, Chann, Mazer, Murphy, and Stanley present; Silk and Smith absent.

Evening Hearing

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

780 Stevens Avenue: Barker, Chann, Murphy, and Stanley present; Mazer recused; Silk and Smith absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 27, 2022**

- i. Conditional Use; 343 Cumberland Avenue; Preble Street, Applicant. Mazer moved and Barker seconded a motion to find the proposed conditional use meets the standards of Sections 6.5.2 and 6.5.6(B) of the Land Use Code. Vote 4-0, Silk and Smith absent, Murphy recused.
- ii. Major Site Plan and Conditional Use; 780 Stevens Avenue; The University of New England, Applicant. Chann moved and Murphy seconded a motion to waive Technical Manual Section 12.3.5 to allow the installation of lighting fixtures between 4000K and 5000K CCT. Vote 4-0, Silk and Smith absent, Mazer recused. Chann moved and Murphy seconded a motion to waive Technical Manual Section 1.7.2.7 to allow the main driveway to be located 38 feet of the existing, neighboring driveway. Vote 4-0, Silk and Smith absent, Mazer recused. Chann moved and Murphy seconded a motion to find the proposed conditional use meets the standards of Sections 6.5.2 and 6.5.6(F.8) of the Land Use Code. Vote 4-0, Silk and Smith absent, Mazer recused. Chann moved and Murphy seconded a motion to approve the site plan with three conditions of approval. Vote 4-0, Silk and Smith absent, Mazer recused.

WORKSHOP - 4:30 PM

- i. Major Site Plan; 165 Lambert Street; Maine Cooperative Development Partners, Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a remote workshop to consider the development of a Planned Residential Unit Development (PRUD) with 165 affordable units totaling 143,935 square feet of floor area, along with associated site improvements, located at 165 Lambert Street and 622 Auburn Street. The subject properties total 17.95 acres in size and are zoned R-3 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-002078-2022.
- ii. Zoning Map and Text Amendment; 1 Bean Pot Circle; IDEALS (The Initiative for Digital Engineering and Life Sciences), Applicant. (estimated time 6:00 – 7:30 p.m.) The Planning Board will hold a remote workshop to consider a zoning map and text amendment application to facilitate the creation of an Institutional Development Plan (IDP) and Institutional Overlay Zone (IOZ) for their Portland campus, to be located at 1 Bean Pot Circle. The IOZ, if approved, will include the 13-acre property located at 1 Bean Pot Circle (parcels 447-A-001 and A-002), currently zoned I-M Moderate Impact Industrial. A related text amendment to modify Land Use Code Section 8.5.2 to add the applicant's parcels to the list of eligible IOZ areas has been provided. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-001934-2022.
- iii. Zoning Map Amendment; 1772 Westbrook Street; Touchstone Enterprises, Inc., Applicant. (estimated time 7:30 p.m.) The Planning Board will hold a remote workshop to consider the rezoning of a 52-acre parcel from I-L Low Impact Industrial to I-M Moderate Impact Industrial to

allow the future siting of warehousing, storage and distribution facility uses greater than 10,000 square feet at this location. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-002163-2022.

5. THERE ARE NO PUBLIC HEARING ITEMS SCHEDULED FOR THIS AGENDA