

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, November 22, 2022, 4:30 pm**. 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: Nov 22, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 11-22-2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/89142988957>

Or One tap mobile :

US: +16469313860,,89142988957# or +19292056099,,89142988957#

Or Telephone:

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

US: +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623

Webinar ID: 891 4298 8957

International numbers available: <https://portlandmaine-gov.zoom.us/j/kdSnK5kqzd>

WORKSHOP - 4:30 PM

- i. Conditional Use; Recovery Housing; Soul Sanctuary, Applicant. **THIS ITEM IS BEING POSTPONED.**

The Planning Board will hold a remote workshop to consider a change in use classification from Sheltered Care Group Homes to Intermediate Care Facilities for State-licensed Recovery Housing facilities located at the following addresses: 1519 and 1582 Forest Avenue, 19, 85, and 251 Pleasant Avenue, and 99 Concord Street. No development is proposed in connection with these applications. The subject properties are zoned R-3 and 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-002217-2022, CU-2218-2022 and CU-002219-2022.

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 NOVEMBER 8, 2022**

Evening Hearing

170 Anderson Street: Barker, Chann, Murphy, Silk, Smith present; Stanley absent.

134 Park Street: Barker, Chann, Murphy, Silk, Smith present; Stanley absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 8, 2022**

- i. Traffic Movement Permit; 170 Anderson Street; Castine 170 LLC, Applicant. Silk moved and Smith seconded a motion to find the plan in conformance with 23 M.R.S. §704-A and Chapter 305 Rules and Regulations pertaining to Traffic Movement Permits. Vote 6-0, Stanley absent.
- ii. Conditional Use; 134 Park Street; Cathedral Church of St. Luke, Applicant. Silk moved and Smith seconded a motion to find the Conditional Use consistent with the standards of Land Use Code Sections 6.5.2 and 6.5.6. Vote 6-0, Stanley absent.

5. **NEW BUSINESS**

- i. Technical Manual Updates (estimated time 5:30 – 6:30 pm) The Planning Board will hold a remote public hearing 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. Zoning Map and Text Amendment; 1 Bean Pot Circle; IDEALS (The Initiative for Digital Engineering and Life Sciences), Applicant. (estimated time 6:30 pm) The Planning Board will hold a remote public hearing 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.