

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, December 13, 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: Dec 13, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 12/13/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/85773582763>

Or One tap mobile :

US: +19292056099,,85773582763# or +13017158592,,85773582763#

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 +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 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

Webinar ID: 857 7358 2763

International numbers available: <https://portlandmaine-gov.zoom.us/j/85773582763>

WORKSHOP - 4:30 PM

- i. Zoning Map Amendment; 50 Industrial Way; 50 Industrial Way, LLC., Applicant. (estimated time 4:30 – 5:30 pm) The Planning Board will hold a remote workshop to consider a rezoning from I-M Moderate Impact Industrial to I-Mb Moderate Impact Industrial to accommodate the future growth of Allagash Brewing Company. The subject property is 4.4 acres in size. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-002236-2022.

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 22, 2022

Evening Hearing

Technical Manual Updates: Chann, Mazer, Murphy, Silk, Smith, and Stanley present; Barker absent.
1 Bean Pot Circle: Chann, Mazer, Murphy, Silk, Smith, and Stanley present; Barker absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 22, 2022

- i. Technical Manual Updates Mazer moved and Silk seconded a motion to find that the proposed revisions to Sections 1, 2, 4, 10, 16, & 17, of the City of Portland Technical Manual are consistent with the requirements of Section 2.1.10(P) of the Land Use Code and approves such revisions with one condition of approval. Vote 6-0, Barker absent.
- ii. Zoning Map and Text Amendment; 1 Bean Pot Circle; IDEALS (The Initiative for Digital Engineering and Life Sciences), Applicant. Mazer moved and Silk seconded a motion to find that the proposed zoning text amendment to identify The Roux Institute at Northeastern University as an eligible institution to submit an IOZ application is consistent with the Comprehensive Plan for the City of Portland; and therefore, the Planning Board recommends to the City Council adoption of the zoning text amendment as shown in Attachment F. Vote 6-0, Barker absent. Mazer moved and Silk seconded a motion to find that the proposed B-5 zoning map amendment is consistent with the Comprehensive Plan for the City of Portland; and therefore, the Planning Board recommends to the City Council adoption of the zoning map amendment for the area of land as shown in Attachment 3. Vote 6-0, Barker absent. Mazer moved and Silk seconded a motion to find that the proposed IOZ zoning map amendment is consistent with the Comprehensive Plan for the City of Portland; and therefore, the Planning Board recommends to the City Council adoption of the zoning map amendment for the area of land identified as 1 Bean Pot Circle (447 A001001) as shown in Attachment 4. Vote 6-0, Barker absent. Mazer moved and Chann seconded a motion to find that the proposed regulatory framework is consistent with the standards of Sec. 8.5.5. of the Land Use Code; and therefore, the Planning Board recommends to the City Council adoption of the regulatory framework as included in Attachment B. Vote 5-1, Silk opposed, Barker absent. Mazer moved and Silk seconded a motion to find that the proposed Institutional Development Plan (IDP) is consistent with the Institutional Development Plan standards of Sec. 8.5.4. of the Land Use Code. Vote 6-0, Barker absent.

5. NEW BUSINESS

- i. Zoning Map Amendment; 1772 Westbrook Street; Touchstone Enterprises, Inc., Applicant. (estimated time 5:30 p.m.) The Planning Board will hold a remote public hearing 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.