

PLANNING BOARD

Tuesday, January 10, 2023 at 4:30 PM
Via Zoom



MEMBERS

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

REMOTE ACCESS INFORMATION:

The Planning Board will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment via Zoom, 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.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/85452089978>

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Webinar ID: 854 5208 9978

PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email planningboard@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Planning Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

Please note that the placement of each item on the agenda is subject to change. Please check the [Agenda Center](#) prior to the meeting for the item start time.

AGENDA:

WORKSHOP - 4:30 PM

1. COMMUNICATION AND REPORTS

Parks Communication (4:30 – 4:45 pm) Staff from the Parks Department will provide the Planning Board with an update on the City's use of American Rescue Plan Act (ARPA) funds to address tree equity in the Bayside Neighborhood.

Planning Board Communication (estimated time 4:45 – 5:00 pm) Staff will provide the Planning Board with an overview of development activity that occurred in 2022.

2. NEW BUSINESS

- i. Level III Site Plan and Subdivision; 58 Fore Street; Portland Foreside Development Company, Applicant. (estimated time 5:00 – 6:00 p.m.) The Planning Board will hold a remote workshop to consider a proposal for Phase 2, to develop Block 4 and Block 6 of the Portland Foreside Master Development Plan, which includes 716,836 square feet of mixed-use development; inclusive of 401 residential units, 696 off-street parking spaces, and 21,058 square feet of commercial/retail/service space, along with various infrastructure and utility improvements. The subject property is a 10.7-acre parcel zoned B-6, R-6, and EWPZ, with a portion of the site located within the Shoreland Zone and within the Portland Company Historic District and Munjoy Hill Historic District. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002202-2022.

PUBLIC HEARING (THERE ARE NO ITEMS SCHEDULED FOR THE PUBLIC HEARING)

3. ROLL CALL AND DECLARATION OF QUORUM

4. REPORT OF ATTENDANCE AT THE MEETING HELD ON DECEMBER 13, 2022

Afternoon Workshop

Zoning Map Amendment; 50 Industrial Way: Barker, Chann, Smith and Stanley present; Silk, Murphy and Mazer absent.

Evening Hearing

Zoning Map Amendment; 1772 Westbrook Street: Barker, Chann, Smith and Stanley present; Murphy and Mazer absent; Silk recused.

5. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 13, 2022

- i. Zoning Map Amendment; 1772 Westbrook Street; Touchstone Enterprises, Inc. Applicant. Chann moved and Smith seconded a motion to find the proposed map amendment (I-L to I-M) for property at 1768 Westbrook Street, 1772 Westbrook Street, 1784 Westbrook Street, and 1828 Westbrook Street consistent with the Comprehensive Plan and to not recommend its adoption by the City Council. Vote 1-3, Barker opposed, Chann opposed, Smith opposed, Mazer absent, Murphy absent, and Silk recused.

6. NEW BUSINESS

- i. Major Site Plan; 31 Forest Street; DB9 Ventures, LLC., Applicant. **(AT THE REQUEST OF THE APPLICANT, THIS ITEM HAS BEEN REMOVED FROM THE AGENDA)**