

PLANNING BOARD

Tuesday, January 24, 2023 at 4:30 PM
This meeting will be held 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.

You are invited to a Zoom webinar.

When: Jan 24, 2023 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 1-24-2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/87422435676>

Or One tap mobile :

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Webinar ID: 874 2243 5676

International numbers available: <https://portlandmaine-gov.zoom.us/u/keF3q3r3ea>

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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 items on this agenda are subject to change – please check the [Agenda Center](#) prior to the meeting for the item start time.

AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan; 180 Read Street; NEPW Logistics, Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a remote workshop to consider a proposal to construct a new 60,630 square foot warehouse building along with associated site circulation improvements. The subject property is a

6.15-acre parcel zoned I-M Moderate Impact Industrial. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002223-2022.

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 JANUARY 10, 2023

All members were present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 10, 2023

i. There were no public hearing items on the agenda to report on.

5. NEW BUSINESS

- i. Zoning Map Amendment; 50 Industrial Way; 50 Industrial Way, LLC., Applicant. (estimated time 5:30 - 6:15 p.m.) The Planning Board is considering 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. Planning staff also recommend inclusion of the following adjacent parcels as part of this map amendment request: 326 B001001, 327A A009001, 327A A008002, 327A A007001, 327A A001001, 326 B007001, 326 B005001, and 326 C005001. 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.
- ii. Major Site Plan; 31 Forest Street; DB9 Ventures, LLC., Applicant. (estimated time 6:15 - 7:00 p.m.) The Planning Board will hold a remote public hearing to consider a proposal to develop a 3-unit multi-family residential building with structured parking. The subject property is a vacant lot totaling 2,625 square feet in area, 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.
- iii. Subdivision; 385 Congress Street; Fathom Congress, LLC., Applicant. (estimated time 7:00 p.m.) The Planning board will hold a remote public hearing to consider a subdivision application associated with the Master Development Plan for 385 Congress St., approved by the Planning Board on August 9, 2022, to subdivide the property at 385 Congress Street (027 D001001) into three separate parcels. The subject property is 2.26 acres and 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 PL-002332-2023.
- iv. Major Site Plan; 165 Lambert Street; Maine Cooperative Development Partners, Applicant. **THIS ITEM IS BEING TABLED**