

PLANNING BOARD

Tuesday, February 14, 2023 at 4:30 PM
Remote meeting 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: Feb 14, 2023 04:30 PM Eastern Time (US and Canada)
Topic: Planning Board Workshop and Public Hearing 2/14/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/83972585689>

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Webinar ID: 839 7258 5689

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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; 185 Commercial Street; 185 Commercial Street, LLC, 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 six-story mixed-use building with six residential units and 5,440 square feet of new commercial space at 185 Commercial Street. The subject property is 4,319 square feet in area, and is zoned B-3 Downtown Business, and is located within the Old Port 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-002235-2022.
- ii. Major Site Plan; 73 Powsland Street; STD, Inc., Applicant. (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a remote workshop to consider a proposal to develop four duplex units and one single-family unit, totaling nine new residential units, at 73 Powsland Street. The subject property is 30,000 square feet in area and is zone B-5 Urban Commercial. A project and plan summary are available for viewing on the city’s CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-001808-2021.

PUBLIC HEARING - 6:30 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 24, 2023**

Afternoon Workshop

180 Read Street: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

Evening Hearing

50 Industrial Way: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present

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

385 Congress Street: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 24, 2023

- i. Zoning Map Amendment; 50 Industrial Way; 50 Industrial Way, LLC. Applicant. Mazer moved, and Smith seconded a motion to find the proposed map amendment (I-M to I-Mb) for parcels 326 B001001, 327A A009001, 327A A008002, 327A A007001, 327A A001001, 326 B007001, 326 B005001, and 326 C005001 consistent with the Comprehensive Plan, and to recommend its adoption by the City Council. Vote 6-1 (Silk opposed).
- ii. Major Site Plan; 31 Forest Street; DB9 Ventures, LLC. Applicant. Mazer moved, and Smith seconded a motion to approve the major site plan with three conditions of approval. Vote 7-0.
- iii. Subdivision; 385 Congress Street; Fathom Congress, LLC., Applicant. Mazer moved, and Silk seconded a motion to approve the subdivision application with three conditions of approval. Vote 7-0.

5. NEW BUSINESS

- i. Major Site Plan and Conditional Use; 385 Congress Street; Fathom Companies, Applicant. (estimated time 6:30 -8:00 p.m.) The Planning Board will hold a remote public hearing to consider the Phase I site plan proposal associated with the 385 Congress Street Master Development Plan, to develop a new 12-story building with a 179-room hotel, nine residential units and two levels of structured parking with 75 parking spaces. The subject property is 27,442 square feet in area, and is zoned B-3 Downtown. A project and plan summary are available for viewing on the city’s CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002156-2022.