

PLANNING BOARD

Tuesday, February 28, 2023 at 4:30 PM
The meeting will be held remotely 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 28, 2023 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 2/28/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/84981276908>

Or One tap mobile :

US: +16469313860,,84981276908# or +19292056099,,84981276908#

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 +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 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: 849 8127 6908

International numbers available: <https://portlandmaine-gov.zoom.us/j/84981276908>

For more information on how to use Zoom, please visit <https://www.portlandmaine.gov/remotepud>

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; 111 Bedford Street (USM Center for the Arts); University of Southern Maine, 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 40,000 square foot performing arts facility with 200-seat

performance hall, flexible Arts Lab, rehearsal room, classrooms, practice rooms and offices at 111 Bedford Street. The development is situated on the southern side of the USM Portland campus, which occupies 16.41 acres and is located within the R-5 Residential Zone as well as the USM Overlay Zone. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002314-2022.

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 FEBRUARY 14, 2023

Afternoon Workshop

185 Commercial Street: Barker, Chann, Mazer, Murphy, Smith and Stanley present. Silk absent.

73 Powsland Street: Barker, Chann, Mazer, Murphy, Smith and Stanley present. Silk absent

Evening Hearing

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 14, 2023

- i. Major Site Plan, Conditional Use and Traffic Movement Permit; 385 Congress Street, Fathom Congress, LLC. Applicant. Mazer moved, and Barker seconded a motion to approve the Traffic Movement Permit associated with the 385 Congress Street Master Development Plan (MDP). Vote 6-0, Silk absent. Mazer moved, and Barker seconded a motion to approve the conditional use for inclusionary zoning. Vote 6-0, Silk absent. Mazer moved, and Barker seconded a motion to approve the major site plan for Phase 1 of the 385 Congress Street MDP. Vote 6-0, Silk absent. Mazer moved, and Barker seconded a motion to modify impact fees associated with the major site plan. Vote 6-0, Silk absent.

5. NEW BUSINESS

- i. Major Site Plan; 185 Commercial Street; 185 Commercial Street, LLC, Applicant. (estimated time 5:30 p.m.) The Planning Board will hold a remote public hearing to consider a proposal to construct a new six-story mixed-use building with four 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, the Downtown Entertainment Overlay Zone and the Pedestrian Activities 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; 165 Lambert Street; Maine Cooperative Development Partners, Applicant. (estimated time 6:00 p.m.) The Planning Board will hold a remote public hearing to consider the development of a Planned Residential Unit Development (PRUD) with 165 affordable units totaling 143,935 square feet of floor area, along with associated site improvements, located at 165 Lambert Street and 622 Auburn Street. The subject properties total 17.95 acres in size and are zoned R-3 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-002078-2022.
- iii. Zoning Map Amendment and Contract Zone Termination; 22 Park Ave; Community Housing of Maine (CHOM), Applicant. (estimated time 7:30 p.m.) The Planning Board will hold a remote public hearing to consider a zoning map amendment from C-5 Contract Zone to B-2b Community Business for property located at 22 Park Avenue, as well as the termination of the

C-5 Contract Zone to facilitate an increase in the stock of supportive and affordable housing at property located at 22 Park Avenue. The subject property (026 P004001) is approximately 3,492 square feet in area. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-002238-2022.

- iv. Zoning Map Amendment; 211 Cumberland Ave; Portland Housing Authority (PHA), Applicant. (estimated time 8:00 p.m.) The Planning Board will hold a remote public hearing to consider a zoning map amendment from R-6 Residential to B-3 Downtown Business, as well as an amendment to the Downtown Height Overlay for property located at 211 Cumberland Avenue, site of the Franklin Towers building. The requested zoning amendments are intended to facilitate much needed renovations to Franklin Tower and permit infill development of an existing surface parking area. The subject property is approximately 1.62 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-002321-2022.