

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
Bob Dunfey
David Eaton
David Silk
Austin Smith
Maggie Stanley

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on May 14, 2019, 7:00 p.m. Room 24, Basement, City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.**

NO WORKSHOP ITEMS

PUBLIC HEARING - 7:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 23, 2019

Workshop: All Present

Public Hearing: All present, Smith recused for second item.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 23, 2019

- i. Level III Site Plan and Conditional Use Application; 175 Auburn Street; Portland Public Schools, Applicant. Mazer moved and Stanley seconded a motion to approve the conditional use application for the school expansion with two (2) conditions of approval. Vote: 7-0. Mazer moved and Stanley seconded a motion to approve the site plan application with five (5) conditions of approval. Vote: 7-0
- ii. Level II Site and Conditional Use Application; 87 Spring Street, Portland Museum of Art, Applicant. Mazer moved and Stanley seconded a motion to waive the technical standard for parking lot and parking space design in the Section 1 of the Technical manual to allow a one-way circulation and 75 degree angles. Vote: 4-2-0, Silk and Stanley opposed, Smith recused. Mazer moved and Stanley seconded a motion that the plan is in conformance with the conditional use standards of Section 14-218 and 14-474 with one condition of approval. Vote: 4-2-0, Silk and Stanley opposed, Smith recused. Mazer moved and Stanley seconded a motion to approve the site plan. Vote: 4-2-0, Silk and Stanley opposed, Smith recused

5. NEW BUSINESS

- i. Waterfront Central Zone (WCZ) Text Amendments, City of Portland, Applicant. (estimated time 7:00 -9:00 p.m.) The Planning Board will hold a public hearing on the proposed text amendments for the Waterfront Central Zone, Division 18 of the Land Use Code. The amendments include, but are not limited to, revisions to the definitions of the Non-Marine Use Overlay Zone; changes to permitted, conditional uses and prohibited uses; changes to the dimensional requirements; elimination of contract and conditional zoning within the zone; and updates to performance standards. Proposed amendments are based upon feedback received over the course of numerous meetings of the Waterfront Working Group.
- ii. Amendment to Level III Subdivision/Site Plan and IZ Conditional Use Applications; 56 Hampshire Street; New Height Group LLC, Applicant. (9:00 p.m. estimated time). The Board will hold a public hearing to consider an amendment to the approved site plan, including revisions to the exterior materials and revisions to the Inclusionary Zoning Conditional Use. The site is in the India Street Form-based Code Zone (IS-FBC) and is subject to review under the subdivision, site plan, and affordable housing ordinances.