

PLANNING BOARD

Tuesday, March 14, 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: Mar 14, 2023 04:30 PM Eastern Time (US and Canada)
Topic: Planning Board Workshop and Public Hearing 3-14-2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/81146301729>

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Webinar ID: 811 4630 1729

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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. Master Development Plan; 196 Lancaster Street (West Bayside Master Development Plan); West Bayside Partners, LLC, Applicant. (estimated time 4:30 – 6:00 p.m.) The Planning Board will hold a remote workshop to consider a Master Development Plan proposal to develop 13 parcels across 7 City blocks in Portland’s West Bayside neighborhood. The development will consist of 7 new buildings constructed over 5 phases, including 804 residential units (201 affordable and 603 market rate units), 28,500 square feet of new commercial space, and a new open space in the form of a linear park/woonerf/shared street along Lancaster Street between Elm Street and Preble Street. The subject property totals approximately 8.97 acres and is located within the B-3 Downtown Business Zone, the B-7 Mixed Development Zone, and the R-6 Residential Zone, and is further within the DEOZ Downtown Entertainment 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-002315-2022.

PUBLIC HEARING - 6:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON FEBRUARY 28, 2023

Afternoon Workshop

111 Bedford Street: Barker, Chann, Mazer, Murphy, Silk, and Smith present. Stanley absent.

Evening Hearing

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

165 Lambert Street: Barker, Chann, Mazer, Murphy, Silk, and Smith present. Stanley absent.

22 Park Ave: Barker, Chann, Mazer, Murphy and Smith present. Silk recused. Stanley absent

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 28, 2023

- i. Major Site Plan; 185 Commercial Street, 185 Commercial Street, LLC. Applicant. Barker moved, and Barker seconded a motion to approve the major site plan for 185 Commercial Street. Vote 6-0, Stanley absent.
- ii. Major Site Plan; 165 Lambert Street, Maine Cooperative Development Partners, Applicant. Barker moved, and Murphy seconded a motion to waive Site Plan Standard 14.6.1.B.3. to not require sidewalk and curbing along Lambert Street and reduce the required installation of curb and sidewalk along Auburn Street. Vote 5-1, Mazer opposed. Stanley absent. Barker moved, and Silk seconded a motion to waive Technical Manual Standard Section 1.7.2.8 to permit a total of three driveways for the development. Vote 6-0, Stanley absent. Barker moved, and Murphy seconded a motion to waive Technical Manual Standard 1.14.3 to reduce the driveway aisle width from 24 feet to 22 feet. Vote 6-0, Stanley absent. Barker moved, and Silk seconded a motion to waive Technical Manual Standard 8.2 to permit the filling of an area of wetland less than 10,000 square feet. Vote 6-0, Stanley absent. Barker moved, and Murphy seconded a motion to waive Technical Manual Standard 8.2.1 to permit disturbance within the required 100-foot stream buffer. Vote 6-0, Stanley absent. Barker moved, and Silk seconded a motion to approve the Conditional Use Application for inclusionary zoning. Vote 6-0, Stanley absent. Barker moved, and Silk seconded a motion to approve the Major Site Plan Application for 165 Lambert Street. Vote 6-0, Stanley absent.

- iii. Zoning Map Amendment and Contract Zone Termination; 22 Park Ave; Community Housing of Maine. Applicant. Barker moved, and Murphy seconded a motion to recommend to the City Council the termination of Contract Zone C-5. Vote 5-0, Silk recused and Stanley absent. Barker moved, and Murphy seconded a motion to recommend to the City Council rezoning the property at 22 Park Avenue to B-2b Community Business. Vote 5-0, Silk recused and Stanley absent.
- iv. Major Site Plan; 185 Commercial Street, 185 Commercial Street, LLC. Applicant. Murphy moved, and Chann seconded a motion to recommend to the City Council rezoning of the property at 211 Cumberland Avenue to B-3 Downtown Business. Vote 4-0, Barker recused, Silk and Stanley absent. Murphy moved, and Smith seconded a motion to recommend to the City Council an amendment to the Downtown Height Overlay Map to include the property at 211 Cumberland Avenue, and removal of the property at 211 Cumberland Avenue from the Bayside Height Overlay Map. Vote 4-0, Barker recused, Silk and Stanley absent.

5. NEW BUSINESS

- i. Major Site Plan Amendment; 57 Douglass Street; Maine Cooperative Housing Development Partners, Applicant. **(THIS ITEM IS BEING TABLED.)**