

PLANNING BOARD

Tuesday, March 28, 2023 at 4:30 PM
This 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, in person or via Zoom, a recording will be available following the meeting, in the [Agenda Center](#).

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 28, 2023 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 3/28/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/82835455261>

Or One tap mobile: US: +19292056099,,82835455261# or +13017158592,,82835455261#

Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +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 +1 646 931 3860 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 or +1 253 205 0468 or +1 253 215 8782

Webinar ID: 828 3545 5261

International numbers available: <https://portlandmaine-gov.zoom.us/j/82835455261>

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; 2 Riverton Drive; Riverton Park, LP, Portland Housing Development Corp. and Portland Housing Authority, Co-Applicants. (estimated time 4:30 p.m.) The Planning Board will hold a remote workshop to consider a proposal to redevelop Portland Housing Authority's Riverton Park community. The project would involve the demolition of four existing buildings with 24 residential units, rehabilitation of 21 existing buildings with 123 residential units, and construction of a new mixed-use building with ground level offices, health clinic and two retail bays along with 59 residential units. The project would further involve

the demolition of an existing administration building, and the construction of a new neighborhood center and maintenance building. Other site improvements include enhancements to site utility infrastructure, replacement of curbing, sidewalks and pathways, repaving of parking areas, development of new open space areas, replacement of recreational facilities, and improvements to site lighting. The subject property totals 17.72 acres and is located in the B-2 Community Business and R-5A Residential zones. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002319-2022.

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 MARCH 14, 2023

Afternoon Workshop

West Bayside MDP (196 Lancaster): Barker, Chann, Mazer, Murphy, Silk, Smith, and Stanley present.

Public Hearing

57 Douglass Street: Barker, Chann, Mazer, Murphy, Silk, Smith, and Stanley present.

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

- i. Major Site Plan Amendment; 57 Douglass Street; Maine Cooperative Housing Development Partners, Applicant. Mazer moved, and Smith seconded a motion to table the site plan amendment public hearing to April 25, 2023. Vote 7-0.

5. NEW BUSINESS

- i. Major Site Plan; 111 Bedford Street (USM Center for the Arts); University of Southern Maine, Applicant. (estimated time 6:00 p.m.) The Planning Board will hold a remote public hearing 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.
- ii. Major Site Plan; 73 Powsland Street; STJ, Inc., Applicant. **This item is being tabled to the April 11, 2023 agenda.**
- iii. Conditional Use for Inclusionary Zoning; 178 – 184 Middle Street; Fresnel, LLC and Abatose, LLC, Co-Applicants. (estimated time 8:00 p.m.) The Planning Board will hold a remote public hearing to consider a proposal to convert 20,246 square feet of Class B office space into a 19-room hotel at 178-184 Middle Street, which is subject to the City's inclusionary zoning requirements. The subject property is 5,787 square feet in area and is zone B-3 Downtown Business, is located within the Downtown Entertainment Overlay Zone (DEOZ), the Pedestrian Activities District (PAD) and 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 CU-002393-2023.