

PLANNING BOARD

Tuesday, April 11, 2023 at 4:30 PM
The meeting will be held remotely using
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: Apr 11, 2023 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 4/11/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/85263426376>

Or One tap mobile :

US: +13092053325,,85263426376# or +13126266799,,85263426376#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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Webinar ID: 852 6342 6376

International numbers available: <https://portlandmaine-gov.zoom.us/u/kbyGKjlxq2>

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. Zoning Map Amendment; 900 Ocean Avenue; Ocean Avenue Residential, LLC, Applicant. (estimated time 4:30 p.m.) The Planning Board will hold a remote workshop to consider rezoning a 16.19-acre parcel located at 900 Ocean Avenue (416A A002 and 417 A004) from R-3 Residential to R-5A

Residential to facilitate the development of a Planned Residential Unit Development (PRUD). A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-002346-2023.

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 MARCH 28, 2023

Afternoon Workshop

2 Riverton Drive: Chann, Mazer, Murphy, Silk, and Stanley present. Barker recused. Smith absent.

Public Hearing

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

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

178-184 Middle Street: Barker, Mazer, Murphy, Silk, and Stanley present. Chann and Mazer absent.

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

- i. Major Site Plan; 111 Bedford Street; University of Southern Maine, Applicant. Mazer moved, and Barker seconded a motion to waive Ch. 14, Article 14.6.2.B.3 requiring that a minimum of 30% of existing trees with a DBH of 10 inches or greater be preserved within the building setback area. Vote 6-0, Smith absent. Mazer moved, and Chann seconded a motion to approve the site plan and site location of development amendment. Vote 6-0, Smith absent.
- ii. Major Site Plan; 73 Powsland Street; STJ, Inc., Applicant. Mazer moved, and Murphy seconded a motion to table the public hearing to April 11, 2023. Vote 6-0, Smith absent.
- iii. Conditional Use for Hotel Inclusionary Zoning; 178-184 Middle Street; Fresnell, LLC and Abatose, LLC, Co-Applicants. Mazer moved, and Murphy seconded a motion to approve the hotel inclusionary zoning conditional use application. Vote 5-0, Chann and Smith absent.

5. NEW BUSINESS

- i. Planning Board Officer Elections (estimated time 5:30 p.m.)
- ii. Major Site Plan; 73 Powsland Street; STJ, Inc., Applicant. (estimated time 6:00 p.m.) The Planning Board will hold a remote public hearing 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.
- iii. Administrative Appeal of Blasting Permit (2022-01299); 368 Ray Street; Marin Magat and Jenirose Friedkin, Co-Appellants. (estimated time 8:00 p.m.) The Planning Board will hold a remote public hearing to consider an appeal of an administrative decision to issue a blasting permit (FIRE2022-01299) associated with the development of the Fallbrook Commons Assisted Living Facility (PL-000925-2019), currently under construction, which is to be located at 60 Merrymeeting Drive in the R-3 Residential zone.