PLANNING BOARD

Tuesday, April 25, 2023 at 3:00 PM
(This meeting will begin with an in-person site walk at 3:00 pm, followed by a zoom meeting to include a 4:30 pm workshop and a 6:00 pm public hearing)

MEMBERS
Brandon Mazer, Chair
Justin Barker, Vice Chair
Marpheen Chann
Sean Murphy
David Silk
Austin Smith
Maggie Stanley

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 25, 2023 04:30 PM Eastern Time (US and Canada)
Topic: Planning Board Workshop and Public Hearing 4/25/2023

Please click the link below to join the webinar:
https://portlandmaine-gov.zoom.us/j/88502745646
Or One tap mobile :
US: +13092053325,,88502745646# or +13126266799,,88502745646#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 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 or +1 346 248 7799 or +1 360 209 5623
Webinar ID: 885 0274 5646
International numbers available: https://portlandmaine-gov.zoom.us/u/kgqLG60eU

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:

1. SITE WALK - 3:00 PM

i. Site Walk for the West Bayside Master Development Plan; 196 Lancaster Street (West Bayside Master Development Plan); West Bayside Partners, LLC, Applicant. The Planning Board will hold an in-person site walk of the West Bayside Master Development Plan site, which includes areas of Cumberland Avenue, Preble Street, Oxford Street, Elm Street, and Lancaster Street. The site walk will begin at the corner of Chestnut Street and Lancaster Street. 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.

2. WORKSHOP - 4:30 PM

i. Master Development Plan; 196 Lancaster Street (West Bayside Master Development Plan); West Bayside Partners, LLC, Applicant. 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.

3. PUBLIC HEARING - 6:00 PM

4. ROLL CALL AND DECLARATION OF QUORUM

5. COMMUNICATION AND REPORTS

6. REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 11, 2023

Attendance will be added as soon as it is finalized.

7. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 11, 2023

i. Decisions will be added as soon as they are finalized.

8. NEW BUSINESS

i. Planning Board Rules and Procedures. The Planning Board will hold a remote public hearing to consider the adoption of a revised remote participation policy for the Planning Board to permit hybrid meetings of the Planning Board.

ii. Major Site Plan Amendment; 57 Douglass Street; Maine Cooperative Housing Development Partners, Applicant. The Planning Board will hold a remote public hearing to consider an amendment to PL-001888-2021, approved by the Planning Board on May 24, 2022, to revise the design of the two-story residential buildings along the westerly property boundary, increase residential unit count from 120 units to 125 units, and create a new outdoor space and walking path. The subject property totals 3.35 acres, and is zoned R-5A 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-002271-2022.