

PLANNING BOARD

Tuesday, May 9, 2023 at 4:30 PM
This meeting will be held remotely via
Zoom



MEMBERS

Brandon Mazer, Chair
Justin Barker, Vice Chair
Marphleen 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: May 9, 2023 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 5/9/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/81627710063>

Or One tap mobile :

+13052241968,,81627710063# US, +13092053325,,81627710063# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location): +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 931 3860 US, +1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC), +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444 9171 US

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Webinar ID: 816 2771 0063

International numbers available: <https://portlandmaine-gov.zoom.us/j/81627710063>

For more information on how to use Zoom, please visit [Zoom.us](https://zoom.us)

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. REMOTE PARTICIPATION

- i. Please click on the link below to join the webinar.
<https://portlandmaine-gov.zoom.us/j/81627710063>

2. **WORKSHOP - 4:30 PM**

- i. Zoning Text Amendment; Eastern Waterfront Port Zone (EWPZ); Portland Foreside Development Company, Applicant. The Planning Board will hold a remote workshop to consider a zoning text amendment Article 10 of the Land Use Code to allow the siting of restaurants and food service establishments associated with marina facilities in the Eastern Waterfront Port Zone. The Department of Planning & Urban Development has prepared an alternative amendment for consideration which would permit restaurants and food service establishments as a conditional use within the EWPZ. A summary of this proposed zoning text amendment is available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-002407-2023.
- ii. Major Site Plan; 172 Bishop Street; University of New England, Applicant. The Planning Board will hold a remote workshop to consider a proposal to redevelop an existing surface parking area located at 172 Bishop Street as an intermodal transportation facility with 344 parking spaces, 72 electric vehicle charging stations, and defined pick-up/drop-off area for the UNE shuttle. The subject property totals 19.2 acres and is zoned R-3 Residential, I-M Moderate Impact Industrial, and I-H High Impact Industrial. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002343-2023.

3. **PUBLIC HEARING - 6:30 PM**

4. **ROLL CALL AND DECLARATION OF QUORUM**

5. **COMMUNICATION AND REPORTS**

6. **REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 25, 2023**

Site Walk

Bayside MDP: Barker, Mazer, Murphy, Smith, and Stanley present. Chann and Silk absent.

Afternoon Workshop

Bayside MDP: Barker, Chann, Mazer, Murphy, Silk, and Smith present. Stanley absent.

Public Hearing

Remote Participation Policy: Barker, Chann, Mazer, Silk, and Smith present. Murphy and Stanley absent.

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

7. **REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 25, 2023**

- i. Remote Participation Policy
Barker moved, and Smith seconded a motion to adopt the revised Planning Board Remote Participation Policy. Vote 5-0, Murphy and Stanley absent.
- ii. Major Site Plan
Amendment; 57 Douglass Street; Maine Cooperative Development Partners, Applicant. Barker moved, and Silk seconded a motion to approve the conditional use application for inclusionary zoning. Vote 5-0, Murphy and Stanley absent. Barker moved, and Silk seconded a motion to approve the site plan. Vote 5-0, Murphy and Stanley absent.

8. NEW BUSINESS

- i. Major Site Plan and Traffic Movement Permit Amendment; 76 Congress Street; Friends of the St. Lawrence Church, Applicant. The Planning Board will hold a remote public hearing to consider a proposal to develop a 401-seat Performance Arts Hall and renovate the existing Parish Hall Theater located at 76 Congress Street. The subject property is 10,061 square feet in size, is zoned C-58 Contract Zone, and is located within the Munjoy Hill Historic District. This application, along with the associated Traffic Movement Permit, was previously approved by the Planning Board on January 23, 2018, though this approval has since expired and requires re-approval. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002341-2023.
- ii. Zoning Map Amendment; 900 Ocean Avenue; Ocean Avenue Residential, LLC, Applicant. The Planning Board will hold a remote public hearing to consider rezoning the property at 852 and 900 Ocean Avenue (416A A001, 416A A002 and 417 A004), along with the Ocean Ridge Residential Development (416A A003) from R-3 Residential to R-5A Residential to facilitate the development of a Planned Residential Unit Development (PRUD) at 900 Ocean Avenue. These properties together total 26.6 acres. A summary of this proposed zoning map amendment is available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-002346-2023.