

PLANNING BOARD

Tuesday, May 23, 2023 at 5:00 PM
Via Zoom



MEMBERS

Brandon Mazer, Chair
Justin Barker, Vice Chair
Marphaen 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 23, 2023 05:00 PM Eastern Time (US and Canada)

Topic: Planning Board Public Hearing 5-23-2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/84463227488>

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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:

PUBLIC HEARING - 5:00 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 9, 2023**

Attendance will be added as soon as it is finalized.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 9, 2023**

- i. Report of Decisions will be added as soon as they are finalized.

5. **NEW BUSINESS**

- i. Major Site Plan and Conditional Use; 465 Congress Street; CTR Congress, LLC, Applicant. The Planning Board will hold a remote public hearing to consider a proposal to redevelop the building at 465 Congress Street and convert currently vacant office space on floors 2-10 of the building into 63 market rate residential units. This development is also subject to the City's inclusionary zoning (IZ) requirements and is seeking IZ conditional use approval. The subject property is 19,477 square feet in size, is zoned B-3 Downtown Business, and is located within the Congress Street Historic District, the Pedestrian Activities District (PAD) and the Downtown Entertainment Overlay Zone (DEOZ). A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002411-2023.
- ii. Major Site Plan and Conditional Use; 2 Riverton Drive; Riverton Park, LP, Portland Housing Development Corp. and Portland Housing Authority, Co-Applicants. The Planning Board will hold a remote public hearing 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, requiring conditional use approval for a place of assembly. 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.