

PLANNING BOARD

Tuesday, June 13, 2023 at 4:30 PM
The meeting will be held remotely via
Zoom



MEMBERS

Brandon Mazer, Chair
Justin Barker
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: Jun 13, 2023 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 06/13/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/81042698441>

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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:

WORKSHOP - 4:30 PM

- i. Major Site Plan and Conditional Use; 48 Brown Street; Developers Collaborative, LLC & Equality Community Limited Partnership, Co-Applicants. The Planning Board will hold a remote workshop to

consider a proposal to develop a new mixed use building with retail space and 54 residential units at 48 Brown Street. The development triggers inclusionary zoning, and all required workforce units are proposed on-site. The subject property totals 38,968 square feet, is zoned B-3 Downtown Business, is located within the Downtown Entertainment Overlay Zone (DEOZ), and is located within the Congress Street 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 PL-002468-2023.

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 MAY 23, 2023

Public Hearing

465 Congress Street: Barker, Chann, Murphy, Silk, Smith and Stanley present. Mazer absent.

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 23, 2023

- i. Major Site Plan and Conditional Use; 465 Congress Street; CTR Congress, LLC, Applicant. Stanley motioned, and Smith seconded a motion to approve the conditional use for inclusionary zoning. Vote 6-0, Mazer absent. Stanley motioned, and Smith seconded a motion to approve the major site plan application. Vote 6-0, Mazer absent.
- ii. Major Site Plan and Conditional Use; 2 Riverton Drive; Riverton Park, LP, Portland Housing Development Corp. and Portland Housing Authority, Co-Applicants. Stanley motioned, and Murphy seconded a motion to waive Technical Manual Standard 1.10.3 to reduce the minimum driveway aisle width from 24 feet to 22 feet. Vote 6-0, Barker recused. Stanley motioned, and Murphy seconded a motion to waive Technical Manual Standard 1.10.2.1 to increase the percentage of compact spaces for Building One 5% beyond the maximum permitted, from 20% to 25% of spaces. Vote 6-0, Barker recused. Stanley motioned, and Murphy seconded a motion to waive Technical Manual Section 1, Figure I-12 to permit the use of slip-form concrete curbing in place of the required granite curbing for certain locations along the Riverton Drive right-of-way. Vote 6-0, Barker recused. Stanley motioned, and Murphy seconded a motion to approve the conditional use for a place of assembly greater than 10,000 square feet in the B-2 Community Business zone. Vote 6-0, Barker recused. Stanley motioned, and Murphy seconded a motion to approve the conditional use for inclusionary zoning. Vote 6-0, Barker recused. Stanley motioned, and Murphy seconded a motion to approve the major site plan application. Vote 6-0, Barker recused.

5. NEW BUSINESS

- i. Major Site Plan and Conditional Use; 511 Congress Street; Tom Watson & Co., Applicant. The Planning Board will hold a remote public hearing to consider a proposal to redevelop the building at 511 Congress Street from office use to predominantly residential use, with 107 new residential units being proposed. The building would retain three floors of existing office space, and would provide amenities for residents including storage, and bicycle storage. The development triggers inclusionary zoning review, with 27 workforce housing units proposed on-site. The subject property is 42,560 square feet in area, is zoned B-3 Downtown Business, and is also located within the Congress Street Historic District, as well as 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-002419-2023.

- ii. Master Development Plan; 196 Lancaster Street (West Bayside Master Development Plan); West Bayside Partners, LLC, Applicant. The Planning Board will hold a remote public hearing 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