

PLANNING BOARD

Tuesday, June 27, 2023 at 4:30 PM
Room 24 (Basement Level of City Hall)
and Zoom



MEMBERS

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

The Planning Board will hold a hybrid meeting in Room 24, located in the basement level of City Hall. The public may attend the meeting in person, or via Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board.

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).

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting. Please also check the Agenda Center prior to the meeting for the item start time as placement of items on the agenda are subject to change.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/82290272725>

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+1 929 205 6099 US (New York)

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Webinar ID: 822 9027 2725

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

AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan; 70 Thames Street; 144 Fore St. OZ, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal to develop a new 72,857 square foot multi-tenant office building with ground floor retail space and third-floor restaurant. The subject property is 0.984 acres in size, is zoned B-6 Eastern Waterfront, and is located within the Shoreland 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-002437-2023.

- ii. Major Site Plan and Traffic Movement Permit; 84 Auburn Street; MSP Properties 94 Auburn, LLC and 84 Auburn, LLC, Applicant. This item has been withdrawn from the agenda.
- iii. Zoning Map Amendment; 17&25 Bates Street; Troy Huynh, Applicant. The Planning Board will hold a hybrid workshop to consider a zoning map amendment to rezone property (429 J010001, 429 J007001, 429 J011001, 429 J006001, 429 J005001) from R-P Residence Professional to B-2b Community Business; property (166 F005001, 166 F006001) from R-5 Residential to B-2b Community Business; and property (429 I001001, 429 I005001, 429 I006001, 429 I007001, 429 J004001, 429 J003001, 429 J002001, 166 G015001, 166 G011001, 166 F003001, 429 C004001, 429 C006001, 429 C007001, 429 H030001, 429 H031001, 429 H047001, 429 H046001, 429 H029001, 429 H028001, 429 J005001) from B-2 Community Business to B-2b Community Business. The application is intended to facilitate a mixed-use commercial and residential development on the 17 & 25 Bates Street property, currently zoned R-P. The City is recommending that additional properties be included in this rezoning based upon the land-use goals and future land use vision of Portland's Plan 2030. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-002413-2023.

PUBLIC HEARING - 6:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JUNE 13, 2023

Workshop

48 Brown Street: Barker, Chann, Mazer, Murphy, and Stanley present. Smith absent and Silk recused.

Public Hearing

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

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 13, 2023

- i. Major Site Plan and Conditional Use; 511 Congress Street; Tom Watson & Co, Applicant. Stanley motioned, and Murphy seconded a motion to approve the conditional use for inclusionary zoning. Vote 5-0, Barker and Smith absent. Stanley motioned, and Silk seconded a motion to approve the major site plan application. Vote 5-0, Barker and Smith absent.
- ii. Master Development Plan; 196 Lancaster Street; West Bayside Partners, LLC, Applicant. Stanley motioned, and Murphy seconded a motion to waive Technical Manual Figure I-12 to allow flush curbing along Lancaster Street between Preble and Elm Streets. Vote 5-0. Stanley motioned, and Murphy seconded a motion to approve the Master Development Plan. Vote 5-0. Barker and Smith absent.

5. NEW BUSINESS

- i. Conditional Use; 76 Noyes Street; Portland Community Squash, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal to expand the Community Hall/Place of Assembly conditional use located at 76 Noyes Street, and construct a 4,719 square foot addition. The subject property is 1.19 acres in size, and is zoned R-5 Residential. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number CU-002398-2023.