

PLANNING BOARD

Tuesday, July 11, 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, Basement Level City Hall. The public may attend the meeting in person or Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board. Prior to the meeting, please check the Agenda Center (<https://portlandme.portal.civicclerk.com>) to view memos and reports which will be posted by the end of the day on the Friday before the Planning Board meeting as well as start times for each item as placement on the agenda can change.

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 click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/84656779239>

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Webinar ID: 846 5677 9239

International numbers available: <https://portlandmaine-gov.zoom.us/j/kcHVcoXzB1>

AGENDA:

WORKSHOP - 4:30 PM

- i. Level III Site Plan, Subdivision and Conditional Use; 58 Fore Street; Portland Foreside Development Company, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal for Phase 2 of the Portland Foreside Master Development Plan (MDP), which involves development of Blocks 4, 5 and 6 of the project. The development would include 444 residential units, 98,851 square feet of retail, service and restaurant space, 644 -off-street parking spaces, and a 128-room hotel. This application also includes a major subdivision amendment, and will trigger inclusionary zoning conditional use review. The subject property is a 10.7-acre parcel zoned B-6, R-6, and EWPZ, with a portion of the site located within the Shoreland Zone and within the Portland Company Historic District and Munjoy Hill 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-002202-2022.

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 27, 2023**

Attendance will be added as soon as it is finalized.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 27, 2023**

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

5. **NEW BUSINESS**

- i. Major Site Plan; 172 Bishop Street; University of New England, Applicant. The Planning Board will hold a hybrid public hearing 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. 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.
- ii. Subdivision; 1190 Brighton Avenue; Dirigo Center Developers, LLC and Waterstone Properties Group, Inc., Applicant. The Planning Board will hold a hybrid public hearing to amend the Subdivision approvals for the North and South Campus of the Rock Row Subdivision, that was approved by the Portland and Westbrook Planning Boards in 2022. The amendment involves reconfiguration of a portion of the roadway network, reconfiguration of two lots, and the creation of 13 new lots. All of the proposed changes are occurring within the Westbrook municipal boundary and do not affect any portion of the subdivision within the City of Portland. The subdivision amendment requires approval by both the City of Portland and the City of Westbrook, with the Westbrook Planning Board having approved the subdivision amendment on May 2, 2023. The subject parcels total 16.48 acres in size and are zoned B-4 Commercial Corridor and I-L Low 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-002553-2023.

