

PLANNING BOARD

Tuesday, July 25, 2023 at 4:30 PM
Room 24 (Basement Level) 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:

You are invited to a Zoom webinar.

When: Jul 25, 2023 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 7/25/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/84471929949>

Or One tap mobile :

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Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 312 626 6799 US (Chicago)

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+1 309 205 3325 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+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

+1 669 900 6833 US (San Jose)

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+1 719 359 4580 US

Webinar ID: 844 7192 9949

International numbers available: <https://portlandmaine-gov.zoom.us/j/84471929949>

AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan and Conditional Use; 89 Elm Street; 89 Elm Street, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider Phase 1 of the Bayside Master Development Plan (MDP); a proposal to develop an eight-story mixed-use development with ground-level retail and 201 affordable dwelling units. The subject property totals 38,007 square feet, is zoned B-3 Downtown Business and R-6 Residential, and is located within 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-002403-2023.

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 JULY 11, 2023**

Workshop

58 Fore Street: Barker, Chann, Mazer, Murphy, Silk, and Stanley present. Smith absent.

Public Hearing

1190 Brighton Ave: Barker, Chann, Silk, and Stanley present. Smith absent. Mazer and Murphy recused.

172 Bishop Street: Barker, Murphy, Silk, and Stanley present. Chann and Smith absent, Mazer recused.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JULY 11, 2023**

- i. Public Hearing Agenda Amendment. Silk motioned, and Stanley seconded a motion to change the order of the public hearing items due to a potential issue of quorum for 1190 Brighton Avenue. Vote 4-0, Smith, Mazer and Murphy absent.
- ii. Subdivision Amendment Application; 1190 Brighton Avenue; Dirigo Center Developers LLC and Waterstone Properties Group, Inc., Co-Applicants. Stanley motioned, and Silk seconded a motion to approve the subdivision amendment for 1190 Brighton Avenue. Vote 4-0, Smith absent, Mazer and Murphy recused
- iii. Major Site Plan and Site Location of Development Application; 172 Bishop Street; University of New England, Applicant. Stanley motioned, and Silk seconded a motion to waive Technical Manual Standard 12.3.2, to permit an increased foot candle measurement of 10 fc, as opposed to the 4fc maximum permitted for new surface parking areas. Vote 4-0, Chann and Smith absent, Mazer recused. Stanley motioned, and Murphy seconded a motion to waive Technical Manual Standard 12.3.5, to permit a correlated color temperature of 4,000K, as opposed to the required 3,000K. Vote 4-0, Chann and Smith absent, Mazer recused. Stanley motioned, and Silk seconded a motion to waive Technical Manual Standard 1.10.2 to reduce the minimum driveway aisle width from 24 feet to 22 feet. Vote 4-0, Chann and Smith absent, Mazer recused. Stanley motioned, and Murphy seconded a motion to approve the Major Site Plan and

Site Location of Development applications. Vote 4-0, Chann and Smith absent, Mazer recused.

5. NEW BUSINESS

- i. Major Site Plan and Conditional Use; 25 Casco Street (48 Brown Street); Developers Collaborative, LLC & Equality Community Limited Partnership, Co-Applicants. The Planning Board will hold a hybrid public hearing to consider a proposal to develop a new mixed-use building with retail space and 54 residential units at 25 Brown Street (formerly 48 Brown Street). The development triggers inclusionary zoning, with all workforce units being 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.