

PLANNING BOARD

Tuesday, August 15, 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.civiccler.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 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/82278086640>

Or One tap mobile :

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+1 253 215 8782 US (Tacoma)

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Webinar ID: 822 7808 6640

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PUBLIC COMMENT INFORMATION:

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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; 246 Eastern Promenade; ECK Realty, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a major site plan and conditional use application for inclusionary zoning to facilitate the redevelopment of 246 Eastern Promenade and 15 Turner Street. The project would involve demolition of a 12-unit residential building and the construction of two new buildings; an 11-unit residential building and a separate three-unit residential building along with 27 off-street parking spaces. The subject property is 27,706 square feet in area, and is zoned R-6 Residential. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002490-2023.
- ii. 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 JULY 25, 2023

Attendance will be added as soon as they are finalized.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JULY 25, 2023

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

5. NEW BUSINESS

- i. Subdivision; 432-447 Fore Street; Fore Street Partners, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider a subdivision at 432-447 Fore Street, which would involve the creation of four new commercial lots. The subject property totals 9,191 square feet, is zoned B-3 Downtown Business, is located within the Old Port Historic District, and is further located within the Pedestrian Activities District (PAD) and 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-002510-2023.

