

PLANNING BOARD

Tuesday, September 12, 2023 at 4:30 PM
Room 24 (Basement Level of City Hall)



MEMBERS

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

Remote Access Information Field

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: Sep 12, 2023 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 9/12/2023

<https://portlandmaine-gov.zoom.us/j/84300464809>

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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; 1 Hope Avenue; GenX Capital Partners, 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 development of a 60-unit Planned Residential Unit Development, consisting of 12 triplex structures, 12 duplex structures, a new private street and associated utility improvements, at 1 Hope Avenue. The subject property is currently undeveloped woodlands, is 13.7 acres in size, and is located within the R-3 Residential 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-002454-2023.

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 AUGUST 15, 2023 AND AUGUST 17, 2023**

Attendance will be added as soon as it is finalized.
4. **REPORTS OF DECISIONS AT THE MEETING HELD ON AUGUST 15, 2023 AND AUGUST 17, 2023**
 - i. Decisions will be added as soon as they are finalized.
5. **NEW BUSINESS**
 - i. Level III Site Plan, Subdivision and Conditional Use; 58 Fore Street; Portland Foreside Development Company, Applicant. The Planning Board will hold a hybrid public hearing 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

- ii. Zoning Map Amendment; 17&25 Bates Street; Troy Huynh, Applicant. The Planning Board will hold a hybrid public hearing 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.