

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
Bob Dunfey
David Eaton
David Silk
Austin Smith
Maggie Stanley

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, May 28, 2019, Council Chambers, 2nd Floor, City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.**

WORKSHOP - 4:30 PM

- i. Text Amendment to Conditional Zone Agreement (C-55); 18 Luther Street; Home Start, Applicant. (estimated time 4:30 - 5:15 p.m.) The Planning Board will hold a workshop on a proposal by Home Start to amend the conditional zone agreement (C-55) to allow an affordable accessory dwelling unit (ADU) of 400 sf to be added at the single family home at 18 Luther Street.
- ii. Level III Site Plan and Conditional Use; 1884 Forest Avenue; John Chau, Applicant. (estimated time 5:15 - 6:00 p.m.) The Planning Board will hold a workshop on a proposal for a mixed-use development consisting of a convenience store, gas station with 4 fueling islands, and multi-tenant retail space at 1884 Forest Avenue. Two access drives are proposed off Forest Avenue with a third access off Riverton Drive. The 1.61 acre site is zoned Community Business B-2 and the proposal is subject to review under Portland's site plan standards, conditional use standards for auto related uses, and traffic movement permit.

PUBLIC HEARING - 6:30 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 14, 2019**

No Workshop

Public Hearing: Dundon, Mazer, Eaton, Silk, Smith and Stanley present; Dunfey absent. Silk was recused for the second item.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 14, 2019**

- i. Waterfront Central Zone (WCZ) Text Amendments; City of Portland, Applicant. Mazer moved and Stanley seconded a motion to recommend adoption of proposed text amendments, not including reductions to the non-marine use overlay zone extent, to the City Council.
Vote: 4-2 (Dundon and Stanley opposed, Dunfey absent).

- ii. Amendment to Level III Subdivision/Site Plan and IZ Conditional Use Applications; 56 Hampshire Street; New Height Group, LLC., Applicant. Mazer moved and Stanley seconded a motion to approve the amendment to the Level III application with one condition of approval. Vote: 3-2 (Smith and Stanley opposed, Silk recused, and Dunfey absent). Mazer moved and Stanley seconded a motion to reconsider the motion. Vote: 5-0 (Silk recused and Dunfey absent). Mazer moved and Stanley seconded the motion to approve the amended application as written. Vote: 4-1 (Stanley opposed, Silk recused, and Dunfey absent).

5. NEW BUSINESS

- i. Level III Site Plan; 1001 Westbrook Street; City of Portland Jetport Facility, Applicant. (estimated time 6:30 - 7:15 p.m.) The Planning Board will hold a public hearing on the 1.93 acre expansion of the terminal apron and disturbances of 4.54 acres of land within Portland's municipal boundaries at 1001 Westbrook Street. The proposal expands the terminal apron and adds 2 positions for long-term hold/deicing/overnight apron. The site plan is subject to review under the standards of Portland's Site Plan ordinance.
- ii. Amendment to Level III Subdivision/Site Plan; 60 Parris Street; Horton, LLC., Applicant. (estimated time 7:15 - 7:45 p.m.) The Planning Board will hold a public hearing on the after-the-fact design review of exterior change to the building at 60 Parris Street.

6. EVENING WORKSHOP (IMMEDIATELY FOLLOWING THE PUBLIC HEARING)

- i. Master Development Plan; 1 Portland Square; North River IV, LLC., Applicant. (estimated time 7:45 - 9:00 p.m.) The Planning Board will hold an evening workshop to consider a master development plan for the Portland Square properties located at 1 Portland Square. The 6.45 acre site is within the Downtown B-3 zone and is bound by Spring, Commercial, Center, Cotton and Cross Streets. The proposed Master Plan is a phased mixed-use development with the following uses and floor area: offices, 548,127 sf; retail space 48,153 sf; residential units, 76 one and two-bedroom units; hotel, 135 rooms; and structured parking, 1336 spaces. The Master Plan is subject to review under Portland's Site Plan Standards.
- ii. Level III Site Plan; 1 Portland Square; North River IV, LLC., Applicant. (estimated time 9:00 p.m.) The Planning Board will hold an evening workshop to consider a proposal to amend the existing parking space requirements for Portland Square One and Two located at 1 Portland Square. The application seeks to reduce the number of required parking spaces and reconfigure a parking lot. The site plan is subject to review under Portland's site plan standards and as an amendment to Maine's Site Location of Development permit, which will be reviewed under Portland's delegated review authority.