

PLANNING BOARD

Tuesday, September 26, 2023 at 4:30 PM
Room 209, 2nd Floor, City Hall



MEMBERS

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

The Planning Board will hold a hybrid meeting in Room 209, 2nd Floor, 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 26, 2023 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 9/26/2023

<https://portlandmaine-gov.zoom.us/j/83945599386>

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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 Traffic Movement Permit; 84 Auburn Street; MSP Properties 94 Auburn, LLC and 84 Auburn, LLC Applicant. The Planning Board will hold a hybrid workshop to consider a Major Site Plan and Traffic Movement Permit (TMP) application to facilitate the development of a national coffee franchise with drive-through facility, patio, off-street parking and site infrastructure improvements at 84/94 Auburn Street. The subject property totals 2.07 acres, and is zoned B-1 Neighborhood Business. The property received a Certificate of Variance Approval from the City of Portland dated November 23, 2020 which eliminates the prohibition on drive-through sales for retail establishments on the 84 Auburn Street property. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002298-2022.
- ii. Zoning Map Amendment; 426 Presumpscot Street; Backyard ADUs, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a Zoning Map Amendment for a 2.8 acres area located between Ocean Avenue and Presumpscot Street on property addressed at 426 Presumpscot Street (Tax Map 418A/A005, A007, and A008). This rezoning would involve rezoning the property from R-3 Residential to R-5 Residential and B-1b Neighborhood Business. A project and plan summary are available for viewing on the City's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-002427-2023.

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 SEPTEMBER 12, 2023.**

Workshop

1 Hope Ave: Chann, Mazer, Silk, Smith and Stanley present. Barker absent. Murphy recused.

Public Hearing

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

17-25 Bates Street: Chann, Mazer, Murphy, Silk, Smith and Stanley present. Barker absent.

- 4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 12, 2023**

- i. Level III Site Plan, Subdivision, and Conditional Use; 58 Fore Street; Portland Foreside Development Company, Applicant. Stanley motioned, and Silk seconded a motion to waive Technical Manual Standard 1.10.2 to reduce the size of a standard parking stall dimension from 9 feet by 18 feet down to 8.5 feet by 18 feet. Vote 6-0, Barker absent. Stanley motioned, and Silk seconded a motion to approve the Level III Site Plan application. Vote 6-0, Barker

absent. Stanley motioned, and Silk seconded a motion to approve the Subdivision application. Vote 6-0, Barker absent. Stanley motioned, and Silk seconded a motion to approve the Conditional Use application for Inclusionary Zoning. Vote 6-0, Barker absent. Stanley motioned, and Silk seconded a motion to approve the Site Location of Development application. Vote 6-0, Barker absent. Silk motioned, and Stanley seconded a motion to find the application consistent with the City of Portland Shoreland Zoning requirements.

- ii. Zoning Map Amendment; 17 & 25 Bates Street; Troy Huynh, Applicant. Stanley motioned, and Murphy seconded a motion to recommend to the City Council adoption of the zoning map amendment as presented by City staff. Vote 6-0, Barker absent.

5. NEW BUSINESS

- i. Major Site Plan; 70 Thames Street; 144 Fore St. OZ, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal to develop a new 72,857 square foot multi-tenant office building with ground floor retail space and third-floor restaurant. The subject property is 0.984 acres in size, is zoned B-6 Eastern Waterfront, and is located within the Shoreland 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-002437-2023.
- ii. Major Site Plan and Conditional Use; 246 Eastern Promenade; ECK Realty, LLC, Applicant. **At the request of the applicant, this item is being tabled.**