

PLANNING BOARD

Tuesday, October 10, 2023 at 4:30 PM
Room 24 (Basement Level of City Hall)
and Zoom



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 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

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Please click the link below to join the webinar:

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Webinar ID: 842 0045 5034

International numbers available: <https://portlandmaine-gov.zoom.us/j/kbe9djzmy>

AGENDA:

WORKSHOP - 4:30 PM

- i. Zoning Text Amendments; LD-2003 (Edits to Article 3, Article 6, Article 7, Article 18, and Article 19); City of Portland, Applicant. The Planning Board will hold a hybrid workshop to consider a series of zoning text amendments intended to implement State Bill LD 2003, an act signed into law on April 27, 2022, with the purpose of reducing regulatory and zoning barriers to new housing creation statewide. The City is proposing amendments to Article 3 (Definitions), Article 6 (Use Standards), Article 7 (Dimensional Standards), Article 18 (Housing), and Article 19 (Off-Street Parking and Loading), related to affordable housing densities and parking requirements, permitted residential uses, and accessory dwelling units.

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 26, 2023

Workshop

84 Auburn Street: Barker, Chann, Murphy, Silk, Smith and present. Mazer and Stanley absent.

426 Presumpscot Street: Barker, Chann, Murphy, Silk, Smith and present. Mazer and Stanley absent.

Public Hearing

70 Thames Street: Barker, Chann, Murphy, Silk, Smith and present. Mazer and Stanley absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 26, 2023

- i. Record of Decision for 58 Fore Street, Application PL-002202-2022. Silk motioned, and Smith seconded a motion to adopt the draft approval letter for Application PL-002202-2022 with the included attachments as the record of decision of the Planning Board for this application, and to authorize the Planning Board Chair to sign the approval letter as drafted. Vote 5-0, Mazer and Stanley absent.

Major Site Plan Application; 70 Thames Street; 144 Fore Street OZ, LLC, Applicant. Chann motioned, and Silk seconded a motion to waive Technical Manual Standard 5.iii which requires that new development, that is subject to stormwater review within the City, meet the Maine DEP Ch. 500 Flooding Standard, to permit direct discharge into a Major River segment, the Fore River. Vote 5-0, Mazer and Stanley absent. Chann motioned, and Murphy seconded a motion to find the project in compliance with the City's shoreland zone requirements. Vote 5-0, Mazer and Stanley absent. Chann motioned, and Smith seconded a motion to approve the major site plan application. Vote 5-0, Mazer and Stanley absent.

Major Site Plan Application; 246 Eastern Promenade; ECK Realty, LLC, Applicant. Silk motioned, and Chann seconded a motioned to table the public hearing to a date certain, November 14, 2023. Vote 5-0, Mazer and Stanley absent.

5. NEW BUSINESS

- i. Zoning Map Amendment; 202 Woodford Street, Community Housing of Maine, Applicant. The Planning Board will hold a hybrid public hearing to consider a zoning map amendment request by Community Housing of Maine (CHOM) to rezone the property at 202 Woodford Street (Chart 124, Block J, Lot 5), site of the Woodfords Congregational Church, from B-1 Neighborhood Business, B-2 Community Business, and R-5 Residential, all to B-2

Community Business. This zoning amendment is intended to facilitate the redevelopment of this property to include permanent supportive affordable rental housing, while retaining the existing building's use as a neighborhood hub for services, performances, and meeting space. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-002535-2023.

- ii. Major Site Plan; 2 West Commercial Street; MDOT Port Authority, Applicant. **At the request of the applicant, this item is being tabled.**
- iii. Major Site Plan; 180 Read Street; NEPW Logistics, Applicant. The Planning Board will hold a hybrid public hearing to consider a major site plan application intended to facilitate the construction of new 60,630 square foot warehouse building along with associated site circulation improvements. The subject property is a 6.15-acre parcel zoned I-M Moderate Impact Industrial. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002223-2022.