

PLANNING BOARD

Tuesday, October 24, 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

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.

You are invited to a Zoom webinar.

When: Oct 24, 2023 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Public Hearing 10/24/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/82570587883>

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+1 253 215 8782 US (Tacoma)

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Webinar ID: 825 7058 7883

International numbers available: <https://portlandmaine-gov.zoom.us/j/kdBIQz6dls>

AGENDA:

PUBLIC HEARING - 4:30 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON OCTOBER 10, 2023**

Workshop

LD-2003: Barker, Chann, Mazer, Silk, and Stanley present. Murphy and Smith absent.

Public Hearing

202 Woodford Street: Barker, Chann, Mazer, and Stanley present. Silk Recused. Murphy and Smith absent.

180 Read Street: Barker, Chann, Mazer, Silk and Stanley present. Murphy, Silk and Smith absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 10, 2023**

- i. Record of Decision for 70 Thames Street, Application PL-002437-2023. Barker motioned, and Stanley seconded a motion to adopt the draft approval letter for Application PL-002437-2023 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 4-0, Murphy, Silk and Smith absent.
- ii. Major Site Plan Application; 180 Read Street; NEPW Logistics, Applicant. Barker motioned, and Stanley seconded a motion to approve the major site plan. Vote 4-0. Murphy, Silk, and Smith absent. Barker motioned, and Stanley seconded a motion to adopt the draft approval letter with included attachments as the record of decision of the Planning Board, and to authorize the Planning Board Chair to sign the approval letter as drafted. Vote 4-0, Murphy, Silk and Smith absent.
- iii. Zoning Map Amendment; 202 Woodford Street; Community Housing of Maine, Applicant. Barker motioned, and Stanley seconded a motion to recommend to the City Council adoption of the zoning map amendment as presented by staff. Vote 4-0. Silk recused. Murphy and Smith absent.

5. **NEW BUSINESS**

- 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 public hearing 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.
- ii. Major Site Plan and Conditional Use; 89 Elm Street; 89 Elm Street, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider Phase 1 of the Bayside Master Development Plan (MDP); a proposal to develop an eight-story mixed-use development with ground-level retail and 201 affordable dwelling units. The subject property totals 38,007

square feet, is zoned B-3 Downtown Business and R-6 Residential, and is located within the 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-002403-2023.

- iii. Subdivision; 533 Summit Street; John Kelly, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal to subdivide four existing lots located at 533, 539, 547 and 555 Summit Street to create three additional lots, for a total of seven buildable lots. Other improvements include the construction of a sidewalk, crosswalk and curbing along the subdivision's frontage on Riverside Street. The subject property totals 2.83 acres and is zoned R-3 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-002453-2023.
- iv. Zoning Map Amendment; 426 Presumpscot Street; Backyard ADUs, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider a Zoning Map Amendment for a 2.8 acre area located between Ocean Avenue and Presumpscot Street on property addressed at 426 Presumpscot Street (Tax Map 418A/A005, A007, and A008). The City is further recommending that one additional parcel (Tax Map 418A A004) also be remapped to R-5. 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.