

PLANNING BOARD

Tuesday, November 14, 2023 at 4:30 PM
Hybrid Meeting, 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 invites the public to 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 to join the webinar: <https://portlandmaine-gov.zoom.us/j/85628011627>

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AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan; 19 West Street; Carleton West, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal to redevelop an 8,360 square foot medical office building as a five-unit residential building, and construct two separate duplex structures on a 0.86-acre property addressed at 19 West Street, with frontage on Carleton Street. The project also involves the construction of 10 new parking spaces, and would further retain 23 existing parking spaces for use by neighborhood residents. The property is zoned R-6 residential, and is also located within the West End 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-002614-2023.

PUBLIC HEARING - 5:00 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**

3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON OCTOBER 24, 2023**

Public Hearing

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

89 Elm Street: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

533 Summit Street: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

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

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 24, 2023**

- i. Zoning Text Amendments, LD-2003, City of Portland, Applicant. Barker motioned, and Stanley seconded a motion to recommend to the City Council the adoption of the zoning text amendments as prepared by staff to bring the City into compliance with State Law LD-2003. Vote 7-0.
- ii. Major Site Plan; 89 Elm Street; Reveler Development, Applicant. Barker motioned, and Stanley seconded a motion to waive Technical Manual Standard Section 1.10.3 related to drive aisle dimensions, to permit a deviation from the City's minimum requirement of 24 feet for a two-way driveway aisle, and allow two-way driveway aisle widths of 18 feet and 22 feet. Vote 7-0. Barker motioned, and Stanley seconded a motion to waive Technical Manual Standard Section 1.6.1, Appendix A, related to sidewalk materiality, to permit a mixture of brick, concrete and raised granite tree wells within the public sidewalk area. Vote 7-0. Barker motioned, and Stanley seconded a motion to waive Technical Manual Standard Section 1.5.1 related to the number of driveways permitted based upon development characteristics, to permit a total of five separate driveways. Vote 7-0. Barker motioned, and Stanley seconded a motion to waive Technical Manual Standard Section 1.5.1., which requires that drive aisles intended for two-way traffic be 24 feet, to permit driveway aisle widths of 18 feet and 22 feet respectively. Barker motioned, and Stanley seconded a motion to waive Technical Manual Standard Section 1.5.1 which requires a minimum separation of 35 feet between driveways and intersections, to allow a reduced separation of 29.4 feet. Vote 7-0. Barker motioned, and Stanley seconded a motion to waive Ch. 25, Sec. 25-138 to permit a reduced limit of pavement repair. Vote 7-0. Barker motioned, and Stanley seconded a motion to approve the Traffic Movement Permit. Vote 7-0. Barker motioned, and Stanley seconded a motion to approve the major site plan application. Vote 7-0. 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 and amended by the Planning Board. Vote 7-0.
- iii. Zoning Map Amendment; 426 Presumpscot Street; Backyard ADUs, LLC, Applicant. Barker motioned, and Stanley seconded a motion to recommend to the City Council adoption of the proposed map amendment as presented by staff. Vote 7-0.

5. **NEW BUSINESS**

- i. Major Site Plan; 2 West Commercial Street; MDOT Port Authority, Applicant. **At the request of the Applicant, this item is being tabled.** The Planning Board will hold a hybrid public hearing to consider a major site plan and site location of development application intended to facilitate the redevelopment of a portion of the International Marine Terminal site to allow for the installation of twelve, 50-foot tall, refrigerated container racking systems (reefer racks). The project will result in approximately five acres of site disturbance, which will involve removal of existing bituminous and pervious pavement, and resurfacing in a new heavy-duty pavement to accommodate heavier traffic volumes. The subject property totals 18.6 acres and is zoned Waterfront Port Development Zone (WPDZ) 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-002443-2023.

- 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.** The Planning Board will hold a hybrid public hearing to consider a major site plan and conditional use application for inclusionary zoning to facilitate the redevelopment of 246 Eastern Promenade and 15 Turner Street. The project would involve demolition of a 12-unit residential building and the construction of two new buildings; an 11-unit residential building and a separate three-unit residential building along with 27 off-street parking spaces. The subject property is 27,706 square feet in area, and is zoned R-6 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-002490-2023.
- iii. Major Site Plan; 19 Willis Street (Formerly 33 Montreal Street); 37 Montreal Street, LLC, Applicant. The Planning Board will hold a hybrid public hearing to make additional findings of fact pursuant to orders from the Maine Supreme Judicial Court and Maine Superior Court related to height, setback, and design review requirements in connection with the approved application for a four-story, 12-unit residential building at 19 Willis Street. The development site is located within an R-6 zone. The application associated with the remand order, PL-000807-2019, was originally approved by the Planning Board at its December 14, 2021 meeting. No public comment will be taken for this item.