

PLANNING BOARD

Tuesday, November 28, 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
Magie 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 below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/82381912151>

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International numbers available: <https://portlandmaine-gov.zoom.us/j/kxwn5M3Zf>

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AGENDA:

WORKSHOP - 4:30 PM

- i. Historic Preservation Designation; 142 Free Street; Portland Museum of Art, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal by the Portland Museum of Art to reclassify the property located at 142 Free Street, located within the Congress Street Historic District, from a contributing structure to a non-contributing structure. The Historic Preservation Board voted unanimously to recommend against the reclassification at their November 1, 2023 public hearing, and the Planning Board will make a recommendation to the City Council regarding the property's designation. Application materials will be available on the City's Agenda Center for this meeting.

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 NOVEMBER 14, 2023**

Workshop

19 West Street: Barker, Mazer, Murphy, Silk, and Stanley present. Chann and Smith absent.

Public Hearing

2 West Commercial Street: Mazer, Silk, Smith and Stanley present. Barker, Chann and Murphy absent.

246 Eastern Prom: Mazer, Murphy, Silk, Smith and Stanley present. Barker, Chann and Murphy absent.

19 Willis Street: Mazer, Murphy, Silk, Smith and Stanley present. Chann absent. Barker and Murphy recused.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 14, 2023**

- i. Major Site Plan; 2 West Commercial Street; MDOT Port Authority, Applicant. Mazer motioned, and Silk seconded a motion to table the public hearing to November 28, 2023. Vote 4-0 (Barker, Chann and Murphy absent)
- ii. Major Site Plan and Conditional Use; 246 Eastern Promenade; ECK Realty, LLC, Applicant. Mazer motioned, and Silk seconded a motion to table the public hearing indefinitely. Vote 4-0 (Barker, Chann and Murphy absent).
- iii. Major Site Plan; 19 Willis Street (Formerly 33 Montreal Street); 37 Montreal Street, LLC, Applicant. Mazer motioned, and Silk seconded a motion to table the public hearing to November 28, 2023. Vote 4-0 (Chann absent. Barker and Murphy recused).

5. **NEW BUSINESS**

- i. 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.
- ii. Major Site Plan; 2 West Commercial Street; MDOT Port Authority, Applicant. The Planning Board will hold a hybrid public hearing to consider a major site plan and 75 Oasite 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.
- iii. Conditional Use; 75 Oak Street; Slab, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider a conditional use application for the property at 75 Oak Street, which would permit the applicant to operate a small commercial kitchen for a frozen pizza

wholesale company. Commercial kitchens are considered a low-impact industrial use, which is identified as a conditional use in the B-3 Downtown Business zone. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number CU-002672-2023.