

PLANNING BOARD

Tuesday, December 12, 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. 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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Webinar ID: 876 3999 0843

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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 NOVEMBER 28, 2023**

Workshop

142 Free Street: Barker, Chann, Mazer, Murphy, Silk and Stanley present. Smith recused.

Public Hearing

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

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 28, 2023

- i. Major Site Plan; 2 West Commercial Street, Maine DOT, Applicant. Mazer motioned and Barker seconded a motion to table the public hearing indefinitely. Vote 6-0, Murphy absent.
- ii. Major Site Plan; 19 Willis Street (Formerly 33 Montreal Street); 37 Montreal Street, LLC, Applicant. Silk motioned, and Stanley seconded a motion to find that the factual basis for the Planning Board's determination that the applicant met the applicable maximum height requirement for the R-6 zone is as set forth on pages three and four of the Planning Board report for this remanded item, dated November 28, 2023, which includes an analysis of the applicable ordinance language and which references the applicant's plans that show how the applicant's project met the height requirement. Vote 5-1, Smith opposed, and Murphy recused. Silk motioned, and Stanley seconded a motion to find that the basis for the Planning Board's factual finding that the applicant's proposed project met the applicable setback requirements of the R-6 zone is set forth on pages four and five of the Planning Board report for this remanded item, dated November 28, 2023, which includes an analysis of the applicable ordinance language and which references the applicant's plans and that is how the Planning Board reached its conclusion that the applicant met the applicable setback standards. Vote 6-0, Murphy recused. Silk motioned, and Stanley seconded a motion to find that the Historic Preservation Program Manager's participation in the design review process, which included having their input incorporated directly into the design review memorandum provided to the Planning Board, met the clear intent of the Site Plan ordinance requirement for advisory review by Historic Preservation staff for development located within 100 feet of an historic district or landmark. Vote 6-0, Murphy recused. Silk motioned and Stanley seconded that the totality of the three motions adopting additional findings of fact are intended to supplement the original approval that was granted by the Planning Board on December 14, 2021. Vote 6-0, Murphy recused.
- iii. Conditional Use; 75 Oak Street; Slab, LLC, Applicant. Barker motioned, and Stanley seconded a motion to approve the conditional use application. Vote 7-0.

5. NEW BUSINESS

- i. Planning Board Officer Elections
- ii. Major Site Plan; 477 Congress Street; GreenMars Real Estate Company, Applicant. The Planning Board will hold a hybrid public hearing to consider a major site plan and conditional use application for inclusionary zoning, intended to facilitate the redevelopment of the Time and Temperature Building located at 477 Congress Street. The project involves the conversion of existing office space into 140 apartment units, and a 136-room hotel, with new retail uses at ground level. The subject property totals 78,680 square feet, is zoned B-3 Downtown Business, is located within the Pedestrian Activities District (PAD), the Downtown Entertainment Overlay Zone (DEOZ), and the Congress Street 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-002673-2023.
- iii. Major Site Plan; 15 Crescent Street; Developers Collaborative, Applicant. The Planning Board will hold a hybrid public hearing to consider a major site plan application to facilitate the development of a new three-story residential development with five residential units and ground level parking for five vehicles at 15 Crescent Street in the West End Neighborhood. The subject property is 4,278 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-002466-2023.
- iv. Subdivision; 66 Eighth Street; Laurie Sirois, Applicant. The Planning Board will hold a hybrid public hearing to consider a subdivision application intended to subdivide an existing 29,315 square foot parcel located at 66 Eighth Street on Tax Map 339, Block N, Lots 22-27, into a new three lot subdivision. The project also involves extension of and improvements to Eighth Street, along with utility upgrades. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002599-2023.