

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
Bob Dunfey
David Eaton
David Silk
Austin Smith
Maggie Stanley

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, June 11, 2019, Council Chambers, 2nd Floor, City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.**

WORKSHOP - 4:30 PM

- i. Recode Update: City of Portland, Applicant. (estimated time 4:30 - 5:15 p.m.) The Planning Board will hold a workshop on a planning staff update on the ReCode, the process of rewriting the city's land use code. The update will include an overview of work to date and a high-level discussion on several key policy topics.
- ii. Level III Subdivision/Site Plan and IZ Conditional Use; 46 (40) Free Street; 40 Free Street, LLC., Applicant. (estimated time 5:15 - 6:00 p.m.) The Planning Board will hold a workshop on a proposal for a 9,685 sf six-story mixed use building. The project consists of five (5) retail units, fifty-one (51) residential units (consisting of 37 one-bedroom and 14 two-bedroom units) on the upper floors. Structured parking is proposed within the building. The 16,863 sf lot is located in the B-3 zone, the Downtown Entertainment Overlay Zone, and within an Historic District. The application is subject to review under Portland's subdivision, site plan, and inclusionary zoning conditional use standards.

PUBLIC HEARING - 7:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 28, 2019

Afternoon Workshop: Mazer, Dunfey, Eaton, Silk, Smith and Stanley present. Dundon absent. Mazer recused for second workshop item.

Public Hearing: Mazer, Dunfey, Eaton, Silk, Smith and Stanley present. Dundon absent.

Evening Workshop: Mazer, Dunfey, Eaton, Silk, Smith and Stanley present. Dundon absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 28, 2019

- i. Level III Site Plan; 1001 Westbrook Street; City of Portland Jetport Facility, Applicant. Stanley moved and Eaton seconded a motion to approve the site plan application with 2 conditions of approval. Vote: 6-0, Dundon absent.

- ii. Amendment to Level III Subdivision/Site Plan; 60 Parris Street; Horton, LLC., Applicant. Stanley moved and Eaton seconded a motion to approve the amendment for the exterior design changes with one condition of approval. Vote: 6-0, Dundon absent.

5. NEW BUSINESS

- i. Amended Inclusionary Zoning Conditional Use; 50 Monument Square; The Lancaster Group, LLC., Applicant. (estimated time 7:00 - 7:15 p.m.) The Planning Board will hold a public hearing on the amended IZ Conditional Use Application for 50 Monument Square to make a financial contribution to the Housing Trust Fund to meet the IZ requirements under Division 30 Affordable Housing, Section 14-487.
- ii. Text Amendment to Conditional Zone Agreement (C-55); 18 Luther Street (Peaks Island); Home Start, Applicant. (estimated time 7:15 p.m.) The Planning Board will hold a public hearing on a proposal by Home Start to amend the conditional zone agreement (C-55) to allow an affordable accessory dwelling unit (ADU) with a minimum of 400 sf to be added at the single family home at 18 Luther Street, Peaks Island or to allow ADU's on all three (3) applicable lots under C-55.