

PLANNING BOARD

Tuesday, January 23, 2024 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

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REMOTE PARTICIPATION

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AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan; 331 Veranda Street; Martin's Point Health Care, Applicant. At the request of the applicant, this item is being removed from the Agenda. Staff recommends that the Planning Board table this item to March 12, 2024.

PUBLIC HEARING - 5:30 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
 - LD 2003 Communication
 - 2023 Accomplishments

1901 Forest Avenue (Approval Letter)

19 West Street (Approval Letter)

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 9, 2024

Workshop

716 Stevens Avenue: Chann, Murphy, Smith and Stanley present. Barker and Silk absent. Mazer recused.

Public Hearing

1901 Forest Avenue: Chann, Murphy, Smith and Stanley present. Barker, Mazer and Silk absent.

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 9, 2024

- i. Conditional Use; 1901 Forest Avenue; M&G Auto, Applicant. Chann motioned, and Murphy seconded a motion to approve the conditional use application. Vote 4-0, Barker, Mazer and Silk absent.
- ii. Major Site Plan and Conditional Use; 19 West Street; Carleton West, LLC, Applicant. Chann motioned, and Murphy seconded a motion to waive Technical Manual Standard 1.10.3 related to minimum two-way driveway width, to reduce the minimum standard from 24 feet to 20 feet. Vote 4-0, Barker absent, Silk and Smith recused. Chann motioned, and Murphy seconded a motion to waive Technical Manual Standard 1.5.1.B related to the minimum two-way driveway aisle width, to reduce the minimum standard from 20 feet to 18 feet. Vote 4-0, Barker absent, Silk and Smith recused. Chann motioned, and Murphy seconded a motion to approve the conditional use application. Vote 4-0, Barker absent, Silk and Smith recused. Chann motioned, and Murphy seconded a motion to approve the major site plan application. Barker absent, Silk and Smith recused.

5. NEW BUSINESS

- i. Major Site Plan and Conditional Use; 509 Forest Avenue; DC 509 Forest, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal to redevelop a three-story, 73,750 square foot building located at 509 Forest Avenue. The redevelopment would involve the renovation of the ground floor commercial spaces into new retail suites, and the conversion of office spaces on floors two and three into 38 residential units, which triggers the City's inclusionary zoning requirements. The subject property totals 21,841 square feet, and is zoned B-2b Community Business. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002662-2023.
- ii. Major Site Plan and Site Location of Development; 716 Stevens Avenue; University of New England, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal by the University of New England to improve and expand an existing carriage road which connects the University's Portland Campus to its intermodal transportation facility located at 172 Bishop Street. Expansion of the carriage road will permit the Campus Shuttle, as well as students, staff, and faculty to drive, cycle or walk between the University's primary parking facility and campus without using public street facilities, and will reduce university related traffic through Morrill's corner. The subject property totals 28.1 acres, and is located in the R-3 and R-5 Residential Zones. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002666-2023.