

PLANNING BOARD

Tuesday, February 13, 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

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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AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan and Site Location of Development; 1 Bean Pot Circle; Northeastern University, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal to construct a 238,000 square foot Learning, Research & Collaboration Building, renovation of the 58,000 square foot Bean Building to create a business incubator space, construction of a 234,550 square foot parking garage, and development of a 7,500 square foot childcare facility. Other improvements include replacement of the existing pier on the property, and the development of new public open spaces and pathways. The subject property totals approximately 24 acres, including submerged lands, and is zoned B-5 Urban Commercial and also located within the Roux Institute Institutional Overlay 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-002724-2023.

- ii. Major Site Plan; 186 Woodford Street; Community Housing of Maine (CHOM), Applicant. The Planning Board will hold a hybrid workshop to consider a proposal by Community Housing of Maine to construct a new building with 42 age-restricted affordable units, and redevelopment of the existing Parish House at the Woodford Congregational Church property into 37 age restricted affordable units. The project also includes various parking, utility and landscaping improvements. The church on the property will continue to function as a place of worship under the existing ownership authority. The subject property totals 1.92 acres, and is zoned B-2 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-002753-2023.

PUBLIC HEARING - 6:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

509 Forest Avenue (Approval Letter)

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 23, 2024

Public Hearing

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

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 23, 2024

- i. Major Site Plan; 331 Veranda Street; Martin's Point Health Care, Applicant. Barker motioned, and Silk seconded a motion to table the workshop for the major site plan for 331 Veranda Street to March 12, 2024. Vote 5-0, Chann and Stanley absent.
- ii. Major Site Plan and Conditional Use; 509 Forest Avenue; DC 509, LLC, Applicant. Barker motioned, and Smith seconded a motion to waive Technical Manual Standard Sec. 1.5.1.C to reduce the required driveway separation for driveways located on arterial roads from 100 feet to 75 feet. Vote 4-0, Chann and Stanley absent, Silk recused. Barker motioned, and Smith seconded a motion to waive Technical Manual Standard 1.10.3 to reduce the required minimum two-way driveway aisle width from 24 feet to 23 feet. Vote 4-0, Chann and Stanley absent, Silk recused. Barker motioned, and Smith seconded a motion to approve the major site plan application. Vote 4-0, Chann and Stanley absent, Silk recused. Barker motioned, and Smith seconded a motion to approve the conditional use application for inclusionary zoning. Vote 4-0, Chann and Stanley absent, Silk recused.
- iii. Major Site Plan and Site Location of Development; 716 Stevens Avenue; University of New England, Applicant. Silk motioned, and Smith seconded a motion to waive Technical Manual Standard 12.3.5, which permits a maximum color temperature for site lighting of 3,000 CCT, to permit a color temperature of 4,000 CCT. Vote 4-0, Chann and Stanley absent, Mazer recused. Silk motioned, and Smith seconded a motion approve the major site plan application. Vote 4-0, Chann and Stanley absent, Mazer recused. Silk motioned, and Smith seconded a motion to adopt the draft Planning Board approval letter as the Board's decision, and authorize the Board Chair to sign the letter as drafted. Vote 4-0, Chann and Stanley absent, Mazer recused.

5. NEW BUSINESS

- i. Historic Preservation Designation; 142 Free Street; Portland Museum of Art, Applicant. The Planning Board will hold a hybrid public hearing 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 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.