

PLANNING BOARD

Tuesday, February 27, 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. Text Amendments to Articles 3 and 12 of the Land Use Code: Floodplain Management and Definitions, City of Portland, Applicant. The Planning Board will hold a hybrid workshop to review text amendments to the Land Use Code within Articles 3 and 12 related to revisions to the State of Maine's model floodplain ordinance and the adoption of the new Flood Insurance Rate Maps (FIRMs) in Cumberland County. FEMA (Federal Emergency Management Agency) conducted a coastal study and generated the new FIRMs with updated flood hazard risk information and flood zone boundaries. The FIRMs are available on the City's website using our [on-line GIS mapping system](#). An electronic copy (PDF) of the preliminary maps are also available at [FEMA's website](#). The draft text amendments and all other application materials will be available on the City's Agenda Center for this meeting.

PUBLIC HEARING - 5:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON FEBRUARY 13, 2024.

Workshop

1 Bean Pot Circle: Barker, Chann, Mazer, Murphy, Silk and Stanley present. Smith absent

186 Woodford Street: Barker, Chann, Mazer, Murphy and Stanley present. Smith absent. Silk recused.

Public Hearing

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 13, 2024.

- i. Major Site Plan and Conditional Use; 509 Forest Avenue; DC 509, LLC, Applicant. Barker motioned, and Silk 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 6-0, Smith absent.
- ii. Historic District Designation; 142 Free Street; Portland Museum of Art, Applicant. Murphy motioned, and Silk seconded a motion to table the public hearing to February 27, 2024. Vote 6-0, Smith absent.

5. NEW BUSINESS

- i. Historic Preservation Designation; 142 Free Street; Portland Museum of Art, Applicant. The Planning Board will continue its hybrid public hearing, tabled at the Board's February 13th meeting to February 27th, 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 are available on the City's Agenda Center (<https://portlandme.portal.civicclerk.com/event/6418/files/agenda/14367>) for the February 13, 2024 meeting. No public comment will be taken at this meeting.
- ii. Major Site Plan; 2 West Commercial Street; MDOT Port Authority, Applicant. **At the request of the applicant, this item is being tabled to a date certain, Tuesday, March 12, 2024.**
- iii. Major Site Plan; 56 Cumberland Avenue; Fafnir Cumberland, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider a major site plan application intended to facilitate the development of a five-unit residential condominium at 56 Cumberland Avenue. The subject property totals 5,976 square feet, 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-002733-2023.