

PLANNING BOARD

Tuesday, March 12, 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; 64 Pine Street, 64 Pine Street, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a major site plan application intended to facilitate the development of a mixed-use development with nine residential units, mechanical stacked parking for 18 vehicles, and a 1,282 square foot retail space. The project site totals 9,920 square feet, is located predominantly in the B-1 Neighborhood Business zone, with the rear of the property being located in the R-6 Residential zone. The property is also located within the West End Historic District and is subject to Certificate of Appropriateness review by the Historic Preservation Board. A project and plan summary are available

for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002678-2023.

- ii. Major Site Plan and Subdivision Amendment; 244 Cumberland Ave, Lincoln Avenue Capital Northeast Developer, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a major site plan application intended to facilitate the development of a 55-unit age restricted affordable housing development at 244 Cumberland Avenue. The project site totals 19,570 square feet and is located within the B-3 Downtown Business Zone. This application is the second phase of the 385 Congress Street Master Development Plan (MDP). A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002779-2024.

PUBLIC HEARING - 6:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

58 Fore St. - Geotechnical Study Communication

Approval Letter - 55 Cumberland Avenue

142 Free Street

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON FEBRUARY 27, 2024

Workshop

Article 3 and 12 Text Amendments: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

Public Hearing

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

56 Cumberland Ave: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 27, 2024

- i. Major Site Plan; 2 West Commercial Street; MDOT Port Authority, Applicant. Barker motioned, and Silk seconded a motion to table the public hearing to a date certain of March 12, 2024. Vote 7-0.
- ii. Historic District Designation; 142 Free Street; Portland Museum of Art, Applicant. Barker motioned, and Murphy seconded a motion to find that the building at 142 Free Street meets the minimum criteria for designation per Sec. 17.4.1(A) and demonstrates sufficient integrity per Sec. 17.4.2, and recommended to the City Council against reclassifying the building at 142 Free Street as a noncontributing structure. Vote 5-1, Chann opposed, and Smith recused.
- iii. Major Site Plan; 56 Cumberland Ave; Fafnir Cumberland, LLC, Applicant. Barker motioned, and Stanley seconded a motion to approve the major site plan application. Vote 7-0.

5. NEW BUSINESS

- i. Text Amendments to Articles 3 and 12 of the Land Use Code: Floodplain Management and Definitions, City of Portland, Applicant. The City is requesting that this item be tabled to the March 26, 2024 meeting.
- ii. Major Site Plan; 2 West Commercial Street; MDOT Port Authority, Applicant. The Planning Board will hold a hybrid public hearing to consider a major site plan and site location of development application intended to facilitate the redevelopment of a portion of the International Marine Terminal site to allow for the installation of twelve, 50-foot tall, refrigerated container racking systems (reefer racks). The project will result in approximately

five acres of site disturbance, which will involve removal of existing bituminous and pervious pavement, and resurfacing in a new heavy-duty pavement to accommodate heavier traffic volumes. The subject property totals 18.6 acres and is zoned Waterfront Port Development Zone (WPDZ) and is located within the Shoreland 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-002443-2023.