

PLANNING BOARD

Tuesday, March 26, 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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Please click the link below to join the webinar:

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AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan and Conditional Use; 246 Eastern Promenade; ECK Realty, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a major site plan and conditional use application for inclusionary zoning to facilitate the redevelopment of 246 Eastern Promenade and 15 Turner Street. The project would involve demolition of a 12-unit residential building and the construction of a new 13-unit building along with 17 off-street parking spaces. The subject property is 27,706 square feet in area, 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-002490-2023.

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 MARCH 12, 2024

Workshop

64 Pine Street: Barker, Chann, Mazer, Murphy, Silk, Smith present. Stanley absent

244 Cumberland Ave: Barker, Chann, Mazer, Murphy, Silk, Smith present. Stanley absent

Public Hearing

2 West Commercial Street: Barker, Chann, Mazer, Murphy, Silk, Smith present. Stanley absent

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MARCH 12, 2024

- i. Major Site Plan; 56 Cumberland Ave; Fafnir Cumberland, LLC, Applicant. Barker motioned, and Smith seconded a motion to adopt the approval letter as drafted and to authorize the Board Chair to sign the approval letter. Vote 6-0, Stanley absent.
- ii. Historic District Designation; 142 Free Street; Portland Museum of Art, Applicant. Barker motioned, and Murphy seconded a motion to adopt an amended Findings of Fact, striking finding # 6 as drafted by Corporation Counsel, as the Planning Board's decision, and to authorize the Board Chair to sign the amended Findings of Fact. Vote 5-0, Smith recused, and Stanley absent.
- iii. Major Site Plan; 2 West Commercial Street; MDOT Port Authority, Applicant. Barker motioned, and Murphy seconded a motion to table the public hearing to a date certain of March 26, 2024. Vote 6-0, Stanley absent.

5. UNFINISHED BUSINESS

- i. Major Site Plan; 2 West Commercial Street; MDOT Port Authority, Applicant. The Planning Board will continue its hybrid public hearing, tabled at the Board's March 12th meeting to March 26th, to consider a major site plan 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.

6. NEW BUSINESS

- 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 public hearing 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.

- ii. Major Site Plan; 186 Woodford Street; Community Housing of Maine Development Corporation, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal by Community Housing of Maine Development Corporation 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 40 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 workshop 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.