

PLANNING BOARD

Tuesday, April 9, 2024 at 4:30 PM
Hybrid Meeting, Room 24 (Ground Floor
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://www.portlandmaine.gov/602/Agendas-Minutes> 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; 331 Veranda Street; Martin's Point Health Care, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal by Martin's Point Health Care to redevelop existing Building 7 at their Veranda Street campus, located at 331 Veranda Street, and construct a new 50,586 square foot administrative office building with structured parking. The subject property totals 13.95 acres, and is located in the R-P Residence Professional zone, and 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-002766-2023.

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 26, 2024

Workshop

246 Eastern Prom: Barker, Chann, Mazer, Murphy, Silk, Stanley and Smith present.

Public Hearing

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

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

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MARCH 26, 2024

- i. Major Site Plan; 2 West Commercial Street; MDOT Port Authority, Applicant. Barker motioned, and Stanley seconded a motion to waive the Maine DEP Ch. 500 Flooding Standard, Technical Manual Standard Sec. 5.III and 5.IV, due to the project discharging directly into a tidally-influenced waterbody. Vote 7-0. Barker motioned, and Smith seconded a motion to approve the major site plan application. Vote 7-0. Barker motioned, and Smith seconded a motion to find that the application complies with the shoreland zone requirements (Article 11) of the land use code. Vote 7-0. Barker motioned, and Silk seconded a motion to adopt the draft approval letter as amended by the Board on March 26, 2024, as the Board's decision, and authorize the Board Chair to sign the letter as amended. Vote 7-0.
- ii. Text Amendments to Articles 3 and 12 of the Land Use Code: Definitions and Floodplain Management; City of Portland, Applicant. Barker motioned, and Silk seconded a motion to recommend that the City Council adopt the proposed text amendments as drafted. Vote 7-0.
- iii. Major Site Plan; 186 Woodford Street; Community Housing of Maine (CHOM), Applicant. Barker motioned, and Stanley seconded a motion to waive Technical Manual standard Sec. 1.10.3, to reduce the minimum two-way driveway aisle width for right angle parking from 24 feet to 23 feet. Vote 6-0, Silk recused. Barker motioned, and Stanley seconded a motion to approve the subdivision application. Vote 6-0, Silk recused. Barker motioned, and Stanley seconded a motion to approve the major site plan application. Vote 6-0, Silk recused. Barker motioned, and Stanley seconded a motion to adopt the draft approval letter as the Board's decision, and authorize the Board Chair to sign the letter as drafted. Vote 6-0, Silk recused.

5. NEW BUSINESS

- i. Major Site Plan and Traffic Movement Permit; 84 Auburn Street; MSP Properties 94 Auburn, LLC and 84 Auburn, LLC Applicant. The Planning Board will hold a hybrid public hearing to consider a Major Site Plan and Traffic Movement Permit (TMP) application to facilitate the development of a national coffee franchise with drive-through facility, patio, off-street parking and site infrastructure improvements at 84/94 Auburn Street. The subject property totals 2.07 acres, and is zoned B-1 Neighborhood 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-002298-2022.

