

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
Bob Dunfey
David Eaton
David Silk
Austin Smith
Maggie Stanley

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, June 25, 2019, Council Chambers, 2nd Floor, of City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.**

WORKSHOP - 6:00 PM (NOTE CHANGE IN START TIME)

- i. Level III Subdivision and Site Plan Amendment; 95 Front Street; Portland Housing Authority, Applicant. (estimated time 6:00 - 7:00 p.m.) The Planning Board will hold a workshop on the revised redevelopment plan at 95 Front Street. The 4.2 acre site has frontage on W. Presumpscot, Front and Illsley Streets. The proposal is to replace the existing 50 apartments with 113 new apartments in seven (7) buildings for families and seniors. 80% of the units will be affordable and the remaining units will be market-rate rents. A total of 114 parking spaces and 70 bicycle spaces are proposed. The site is in the R-5 zone and is subject to review under Portland's subdivision, site plan, and inclusionary zoning conditional use standards.
- ii. Commercial Street Operations and Master Plan. (estimated time 7:00 - 8:00 p.m.) Staff will present an update on the status of the Commercial Street Operations and Master Plan including: findings from the existing conditions analysis; and, progress toward development of the operational and infrastructure modification alternatives to address Commercial Street's issues and opportunities for this important transportation corridor in Portland.

PUBLIC HEARING - 8:00 PM (NOTE CHANGE IN START TIME)

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON JUNE 11, 2019**
Afternoon Workshop: Dundon, Mazer (arrived at 6:00 p.m.), Dunfey, Eaton, Smith and Stanley present. Silk absent.
Public Hearing: Dundon, Mazer, Dunfey, Eaton, Smith (recused from 1st item), and Stanley present. Silk absent.
4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 11, 2019**

- i. Amended Inclusionary Zoning Conditional Use; 50 Monument Square; The Lancaster Group. LLC., Applicant. Mazer moved and Stanley seconded a motion to approve the amended Inclusionary Zoning Conditional Use application (CU-000454-2019) with one condition that the fee in lieu of \$222,789 is paid into the Housing Trust fund prior to the issuance of a certificate of occupancy. Vote: 5-0, Smith recused and Silk absent.
- ii. Text Amendment to Conditional Zone Agreement (C-55; 18 Luther Street (Peaks Island); Home Start, Applicant. Mazer moved and Stanley seconded a motion to recommend the text amendment (motion B) to allow ADU's as part of the conditional rezoning agreement C-55 for 18, 22 and 26 Luther Street, as revised by staff and Planning Board. Vote: 6-0, Silk absent.

5. NEW BUSINESS

- i. Level III Site Plan; 1 Portland Square; North River IV, LLC., Applicant. (estimated time 8:00 - 8:45 p.m.) The Planning Board will hold a public hearing on a proposal to reduce the existing parking requirements for Portland Square One and Two located at 1 Portland Square and to reconfigure a portion of a parking lot. The plan is subject to review under Portland's site plan standards and as an amendment to Maine's Site Location of Development permit.