

PLANNING BOARD

Tuesday, April 23, 2024 at 4:30 PM
Hybrid Meeting, Room 24, Ground Floor
City Hall



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

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/81117865308?pwd=MkxMNG5XS3JmZEs5VjJMWERzTjlGZz09>

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Or One tap mobile : +13017158592 81117865308#, *071962# US (Washington DC);

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For more information on how to use Zoom, please visit <https://www.portlandmaine.gov/remotepud>

AGENDA:

WORKSHOP MEETING ONLY - 4:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 9, 2024. ATTENDANCE WILL BE ADDED AS SOON AS IT IS FINALIZED.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 9, 2024. DECISIONS WILL BE ADDED AS SOON AS THEY ARE FINALIZED.

5. NEW BUSINESS

- i. Major Site Plan and Site Location of Development; 1 Bean Pot Circle; Northeastern University, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal to construct a 238,000 square foot Learning, Research & Collaboration Building, renovation of the 58,000 square foot Bean Building to create a business incubator space, construction of a 234,550 square foot parking garage, and development of a 7,500 square foot childcare facility. Other improvements include replacement of the existing pier on the property, and the development of new public open spaces and pathways. The subject property totals approximately 24 acres, including submerged lands, and is zoned B-5 Urban Commercial and also located within the Roux Institute Institutional Overlay 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-002724-2023.
- ii. Major Site Plan and Conditional Use; 1060 Westbrook Street; Giri Hotel Management, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal to construct a new three-story, 120-room Hyatt Studios Hotel, with 106-space surface parking lot at 1060 Westbrook Street. The subject property totals 4.03 acres, and is zoned AB Airport Business 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-002815-2024 and CU-002828-2024.