

PLANNING BOARD

Tuesday, May 14, 2024 at 4:30 PM
Hybrid Meeting, Room 24 (Ground 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://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/83826727720>

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Webinar ID: 838 2672 7720

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AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan; 1001 Westbrook Street (Jetport Parking Expansion); City of Portland, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal to expand surface parking at the Portland International Jetport. The project would involve the construction of 5.5 acres of new surface parking area, distributed across two separate lots, with a total capacity for 684 vehicles. This project is subject to both Site Location of Development (SLOD) review, as well as Natural Resource Protection Act (NRPA) review with Maine DEP. The subject property 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-002853-2024.

- ii. Major Site Plan; 9 Boyd Street; COMB Block Phase One, LP and Portland Housing Development Corporation, Co-Applicants. The Planning Board will hold a hybrid workshop to consider a proposal to demolish two existing residential buildings, with 40 residential units, in order to facilitate the construction of a new 50-unit residential building, with 45 affordable units and 5 market rate units. Other site improvements include the reconstruction of sidewalks along the property frontage, construction of a retaining wall to create more usable open space on the property, utility upgrades, and division of the parcel to create two buildable lots. The subject property totals 1.54 acres, is zoned R-6 Residential, and is within the R-7 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-002845-2024.
- iii. Technical Manual; Section 6, Erosion and Sedimentation Control; City of Portland, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal to update Section 6 of the City of Portland Technical Manual, related to Erosion and Sedimentation Control requirements for new development. These updates are being made to meet a requirement from the City's Stormwater permit issued by the DEP. Besides the permit requirement, the goal is to strengthen and better align our regulatory mechanisms with our current development review process and conditions and other initiatives, including an updated Chapter 32 Stormwater Ordinance, to limit the impact of discharges to the City's brooks, rivers, and harbor. The draft amendments and all other application materials will be available on the City's Agenda Center for this meeting.

PUBLIC HEARING - 6:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 23, 2024. ATTENDANCE WILL BE ADDED AS SOON AS IT IS FINALIZED.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 23, 2024. REPORT OF DECISIONS WILL BE ADDED AS SOON AS THEY ARE FINALIZED.

5. NEW BUSINESS

- i. Major Site Plan; 64 Pine Street, 64 Pine Street, LLC, Applicant. The Planning Board will hold a hybrid public hearing 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.