

PLANNING BOARD

Tuesday, May 28, 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

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AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan; 42 Atlantic Street; LB Atlantic, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal to demolish an existing single-story structure and redevelop the property at 42 Atlantic Street with a new 4-story, multi-family building with 30 affordable dwelling units. The subject property totals 0.23 acres 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-002880-2024.

PUBLIC HEARING - 5:00 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 14, 2024**

Workshop

1001 Westbrook Street: Barker, Chann, Mazer, Murphy, Silk, and Smith present. Stanley absent.

9 Boyd Street: Chann, Mazer, Murphy, Silk, and Smith present. Stanley absent. Barker recused.

Technical Manual; Section 6 (Erosion and Sedimentation Control): Chann, Mazer, Murphy, Silk, and Smith present. Barker and Stanley absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 14, 2024**

- i. Major Site Plan; 64 Pine Street; 64 Pine, LLC, Applicant. Silk motioned, and Smith seconded a motion to waive Technical Manual Standard Sec. 1, Figure I-12, to allow for a 5" – 6" reveal. Vote 5-0, Barker and Stanley absent. Silk motioned, and Murphy seconded a motion to waive Technical Manual Standard Sec. 1, Figure I-19A, to allow for radial curbing. Vote 5-0, Barker and Stanley absent. Silk motioned, and Smith seconded a motion to waive Technical Manual Standard Sec. 1.5.1.B, to allow for an 18' width driveway. Vote 5-0, Barker and Stanley absent. Silk motioned, and Murphy seconded a motion to waive Technical Manual Standard Sec. 1, Figure I-16A, to allow for a 20.07' drive aisle width. Vote 5-0, Barker and Stanley absent. Silk motioned, and Smith seconded a motion to waive Technical Manual Standard Sec. 1.5.1.C, to allow for a separation of 6.12' from the abutting parcels curb cut. Vote 5-0, Barker and Stanley absent. Silk motioned, and Murphy seconded a motion to approve the major site plan application. Vote 5-0, Barker and Stanley absent. Silk motioned, and Murphy seconded a motion to adopt the draft approval letter as the Board's decision on the Major Site Plan application, and authorize the Board Chair to sign the letter as drafted, with the deletion of the site plan review condition that prior to issuance of a building permit the applicant provide ability to serve letters from PWD and CMP, because those have already been obtained. Vote 5-0, Barker and Stanley absent.

5. **NEW BUSINESS**

- i. 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 public hearing 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.

- ii. Major Site Plan Amendment; 186 Woodford Street; Community Housing of Maine (CHOM), Applicant. The Planning Board will hold a hybrid public hearing to consider a proposed amendment to application PL-002573-2023, to add one additional residential unit. This amendment would increase the unit count within the redeveloped Parish House from 40 units to 41 units, and would increase the overall project unit count from 82 units to 83 units. Other proposed changes are intended to address City conditions of approval on application PL-002573-2023. 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-002925-2024.
- iii. Major Site Plan and Conditional Use Amendment; 638 Riverside Street; City of Portland, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposed amendment to application PL-001682-2021 and CU-1687-2021, to increase the number of beds within the Homeless Services Center by 50, from 208 beds to 258 beds. Other improvements include an expansion in on-site guest locker accommodations, which are proposed within the passive-use plaza area at the entrance of the facility. The subject property totals 7.01 acres, and is zoned I-M Moderate Impact Industrial and I-H High-Impact Industrial. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002935-2024.
- iv. Major Site Plan and Conditional Use; 246 Eastern Promenade; ECK Realty, LLC., Applicant. The Planning Board will hold a hybrid public hearing 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.