

PLANNING BOARD

Tuesday, June 25, 2024 at 4:30 PM
Rom 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

REMOTE ACCESS INFORMATION:

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/87847928284>

Or One tap mobile :

+13092053325,,87847928284# US

+13126266799,,87847928284# US (Chicago)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

Webinar ID: 878 4792 8284

International numbers available: <https://portlandmaine-gov.zoom.us/j/87847928284>

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

AGENDA:

WORKSHOP - 4:30 PM

- i. Phased Major Site Plan and Conditional Use; 197 Oxford Street; Reveler Development and Avesta Housing Corporation d/b/a Avesta Oxford Street, LP, Co-Applicants. The Planning Board will hold a hybrid workshop to consider a three-phased major site plan, which would involve the construction of an affordable housing development at 197 Oxford Street with 48 affordable and “housing first” residential units, a 24-unit market rate housing project at 50 Cedar Street, and a 51-unit market rate housing project at 158 Lancaster Street. The subject properties are located in the R-6 Residential Neighborhood, and together, total approximately 1.58 acres across a two-block area in the Bayside Neighborhood. A project and plan summary are available for viewing on the city’s CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002885-2024 and CU-002904-2024.
- ii. Major Site Plan; 156 High Street; Williston-Immanuel United Church and Avesta Housing, Co-Applicants. The Planning Board will hold a hybrid workshop to consider a proposal to renovate the Parish House of the Williston-Immanuel United Church, and construct a five-story addition off of the Parish House to create 33 affordable housing units. The subject property totals 23,007 square feet, is zoned B-3 Downtown Business, and is located within both the Deering Street Historic District, and the Congress Street Historic District. A project and plan summary are available for viewing on the city’s CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002905-2024.

PUBLIC HEARING - 6:00 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON JUNE 11, 2024**

Workshop

235 Park Ave: Barker, Mazer, Murphy, Silk, and Smith present. Chann and Stanley absent.

Public Hearing

54 York Street: Barker, Mazer, Murphy, Silk, and Smith present. Chann and Stanley absent.

501 Forest Ave: Barker, Mazer, Murphy, and Smith present. Silk recused. Chann and Stanley absent.

1 Bean Pot Circle: Barker, Mazer, Murphy, Silk, and Smith present. Chann and Stanley absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 11, 2024**

- i. Major Site Plan and Conditional Use Amendment; 54 York Street; 54 York Street, LLC, Applicant. Barker motioned, and Smith seconded a motion to approve the major site plan amendment. Vote 5-0. Chann and Stanley absent. Barker motioned, and Smith seconded a motion to approve the conditional use amendment. Vote 5-0. Chann and Stanley absent. Barker motioned, and Smith seconded a motion to adopt the draft approval letter as the Board’s decision on the major site plan and conditional use amendment application, and authorize the Board Chair to sign the letter as drafted. Vote 5-0. Chann and Stanley absent.
- ii. Conditional Use; 501 Forest Avenue; DC 509 Forest, LLC, Applicant. Barker motioned, and Murphy seconded a motion to approve the conditional use application. Vote 4-0. Silk recused,

Chann and Stanley absent. Barker motioned, and Smith seconded a motion to adopt the draft approval letter as the Board's decision on the conditional use application, and authorize the Board Chair to sign the letter as drafted. Vote 5-0. Chann and Stanley absent.

- iii. Major Site Plan and Site Location of Development; 1 Bean Pot Circle; Northeastern University, Applicant. Barker motioned, and Smith seconded a motion to waive Technical Manual Standard Sec. 1.10, to allow parking spaces with a width of 8.5 feet. Vote 5-0. Chann and Stanley absent. Barker motioned, and Smith seconded a motion to waive Technical Manual Section 5 and Maine DEP Chapter 500, Stormwater Management Section IV, to allow for the direct discharge of pre-treated stormwater into Casco Bay. Vote 5-0. Chann and Stanley absent. Barker motioned, and Murphy seconded a motion to waive Technical Manual standard of Section 10.2 to allow for the installation of street lights on private property that vary from the residential lighting standards identified in Figure X-1. Vote 5-0. Chann and Stanley absent. Barker motioned, and Murphy seconded a motion to approve the major site plan and site location of development application. Vote 4-1. Silk opposed, Chann and Stanley absent. Barker motioned, and Smith seconded a motion to approve the impact fee modification. Vote 5-0. Chann and Stanley absent. Barker motioned, and Murphy seconded a motion to adopt the approval letter as drafted and amended by the Planning Board as the Board's decision on the major site plan and site location of development application, and to authorize the Board Chair to sign the approval letter as drafted and amended. Vote 5-0. Chann and Stanley absent.

5. NEW BUSINESS

- i. Technical Manual; Section 6, Erosion and Sedimentation Control; City of Portland, Applicant. The Planning Board will hold a hybrid public hearing 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.