

PLANNING BOARD

Tuesday, July 9, 2024 at 4:30 PM
Hybrid Meeting, Room 24 (Basement
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://portlandme.portal.civiccler.com>) to view memos and reports which will be posted by the end of the day on the Friday before the Planning Board meeting as well as start times for each item as placement on the agenda can change. 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 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/81434550342>

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PUBLIC COMMENT INFORMATION:

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Please note that the placement of items on this agenda are subject to change – please check the [Agenda Center](#) prior to the meeting for the item start time.

AGENDA:

WORKSHOP - 4:30 PM

- i. Zoning Map and Text Amendment; 165 Washington Avenue; Redfern Properties, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a request to rezone the property at 165 Washington Avenue from B-1 Neighborhood Business zone to B-2b Community Business zone, and to amend the B-2b dimensional standards to eliminate the lot area per dwelling unit requirement, and increase the allowable height within the zone from 45 feet to 65 feet. This application is intended to facilitate a future development that would involve the construction of a seven-story building, with 320 rental apartments, including 80 deed-restricted workforce housing units. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-002879-2024.
- ii. Major Site Plan and Conditional Use; 331 Cumberland Avenue; Developer's Collaborative Predevelopment, LLC and Youth and Family Outreach, Co-Applicants. The Planning Board will hold a hybrid workshop to consider a proposal to develop a new mixed-use building at 331 Cumberland Avenue, with ground-level daycare and pre-school, along with 60 residential units; 48 of which would be affordable. The subject property totals 19,592 square feet, and is zoned B-3 Downtown 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-002938-2024.

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 JUNE 25, 2024**
 - Workshop
197 Oxford Street: Barker, Chann, Murphy, Smith, and Stanely present. Mazer recused, Silk absent.
156 High Street: Barker, Chann, Mazer, Murphy, Smith, and Stanley present. Silk recused.
 - Public Hearing
Sec. 6 of Technical Manual: Barker, Chann, Mazer, Murphy, Smith, and Stanley present. Silk absent.
4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 25, 2024**

- i. Technical Manual; Section 6, Erosion and Sedimentation Control; City of Portland, Applicant. Barker motioned, and Murphy seconded a motion to approve the draft amendments to Section 6 of the City of Portland Technical Manual. Vote 6-0. Silk 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 55-unit residential building, with 50 affordable units and five 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; 235 Park Ave; Portland Sea Dogs, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal to construct a new 2-story, 23,600 square foot pre-fabricated building which will serve as the Sea Dogs Clubhouse. The clubhouse will include lockers, restrooms, showers, lounge space, and baseball workout areas. The subject property totals 22.7 acres, and is zoned ROS Recreation Open Space. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002896-2024.