

PLANNING BOARD

Tuesday, July 30, 2024 at 4:30 PM
Room 209 (2nd Floor 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:

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AGENDA:

WORKSHOP - 4:30 PM

- i. ReCode Portland Zoning Amendments, City of Portland, Applicant. The Planning Board will hold a hybrid workshop to review proposed changes to the land use code under ReCode Phase II. More information on the draft changes can be found at www.recodeportland.me.

PUBLIC HEARING - 7:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JULY 9, 2024

Workshop

165 Washington Avenue: Barker, Chann, Mazer, Silk and Smith present. Murphy and Stanley absent.
331 Cumberland Avenue: Barker, Chann, Mazer, and Smith, and present. Silk recused. Murphy and Stanley absent.

Public Hearing

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JULY 9, 2024

- i. Major Site Plan; 9 Boyd Street; COMB Block Phase One, LP and Portland Housing Development Corporation, Co-Applicants. Smith motioned, and Chann seconded a motion to waive Technical Manual Sec. 1.10.3, to reduce the minimum requirement for a two-way driveway aisle from 24 feet, to 22 feet. Vote 4-0. Barker recused, Murphy and Stanley absent. Smith motioned, and Chann seconded a motion to approve the major site plan application. Vote 4-0. Barker recused, Murphy and Stanley absent.
- ii. Major Site Plan; 235 Park Ave; Portland Sea Dogs, Applicant. Barker motioned, and Chann seconded a motion to approve the major site plan application. Vote 5-0. Murphy and Stanley absent. Barker motioned, and Chann seconded a motion to approve an impact fee modification, based upon the proposed substantial reduction in demand on capital facilities. Vote 5-0. Murphy and Stanley absent. Barker motioned, and Chann seconded a motion to adopt the draft approval letter as the Planning Board's decision, and authorize the Board Chair to sign the approval letter as drafted. Vote 5-0. Murphy and Stanley absent.

5. NEW BUSINESS

- i. Historic Preservation Board Appeal; 42 Atlantic Street; LB Atlantic, LLC, Applicant; Joe Lewis, Appellant. The Planning Board will hold a hybrid public hearing to consider an appeal of the Historic Preservation Board's decision to issue a Certificate of Appropriateness for application HPBR-002814-2024; for the proposed 30-unit affordable housing project at 42 Atlantic Street. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002814-2024.
- ii. Major Site Plan; 42 Atlantic Street; LB Atlantic, LLC, Applicant. The Planning Board will hold a hybrid public hearing 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.
- iii. Major Site Plan and Conditional Use; 1060 Westbrook Street; Giri Hotel Management, Applicant. The Planning Board will hold a hybrid public hearing 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.