

PLANNING BOARD

Tuesday, August 13, 2024 at 4:30 PM
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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Webinar ID: 867 5126 6398

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AGENDA:

PUBLIC HEARING - 4:30 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON JULY 30, 2024.**

Workshop

ReCode: Chann, Mazer, Murphy, Silk, Smith and Stanley present. Barker absent.

Public Hearing

42 Atlantic Street: Chann, Mazer, Murphy, Silk, Smith and Stanley present. Barker absent.

1060 Westbrook Street: Chann, Mazer, Silk, Smith and Stanley present. Barker absent, and Murphy recused.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JULY 30, 2024.**

- i. Historic Preservation Board Appeal; 42 Atlantic Street; LB Atlantic, LLC, Applicant; Joe Lewis, Appellant. Silk motioned, and Stanley seconded a motion to table the public hearing for the appeal to August 13, 2024. Vote 6-0, Barker absent.
- ii. Major Site Plan; 9 Boyd Street; COMB Block Phase One, LP and Portland Housing Development Corporation, Co-Applicants. Silk motioned, and Stanley 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 6-0, Barker absent.
- iii. Major Site Plan; 42 Atlantic Street; LB Atlantic, LLC, Applicant. Silk motioned, and Smith seconded a motion to table the public hearing to August 13, 2024. Vote 1-5, Silk in favor, Chann, Murphy, Mazer, Silk, and Stanley opposed. Stanley motioned, and Smith seconded a motion to approve the major site plan application. Vote 4-2, Murphy and Silk opposed, Barker absent. Stanley motioned, and Smith 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 4-2, Murphy and Silk opposed, Barker absent.
- iv. Major Site Plan and Conditional Use; 1060 Westbrook Street; Giri Hotel Management, Applicant. Stanley motioned, and Smith seconded a motion to approve the conditional use application for hotel inclusionary zoning. Vote 5-0, Murphy recused, and Barker absent. Stanley motioned, and Smith seconded a motion to approve the major site plan application. Vote 5-0, Murphy recused, and Barker absent. Stanley motioned, and Smith 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 recused, and Barker 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. The appeal was tabled to August 13, 2024 at the Planning Board's July 30th meeting. 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; 156 High Street; Williston-Immanuel United Church and Avesta Housing, Co-Applicants. The Planning Board will hold a hybrid public hearing to consider a proposal to renovate the Parish House of the Williston-Immanuel United Church, and construct a three-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.
- iii. Major Site Plan and Conditional Use; 331 Cumberland Avenue; Youth and Family Outreach, Applicant. The Planning Board will hold a hybrid public hearing 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.
- iv. Major Site Plan; 90 Atlantic Street; Atlantic Street Properties, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal to demolish an existing four-unit residential building, and construct a new four-story, six-unit residential condominium at 90 Atlantic Street with ground-level structured off-street parking. The subject property totals 4,650 square feet, and is located within the R-6 Residential 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-002600-2023.