

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
Bob Dunfey
David Eaton
David Silk
Austin Smith
Maggie Stanley

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, July 9, 2019, Council Chambers, 2nd Floor, City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.**

WORKSHOP - 4:30 PM

- i. Level III Subdivision and Site Plan; 55-59 St. Lawrence Street; St. Lawrence Development, LLC., Applicant. (estimated time 4:30 - 5:30 p.m.) The Planning Board will hold a workshop on a proposed residential project to renovate the existing seven (7) unit building, add a 5 level building addition of eight (8) new residential units, and add a separate single-family dwelling to create a total of 16 residential units on the site. The total proposed floor area is 21,590 sf. Access to parking is proposed off of a shared private accessway with parking for 16 vehicles and 7 bicycles. The application includes one affordable unit and one inclusionary zoning unit. The 11,644 sf lot is within the R-6 zone and is subject to the R-6 and Munjoy Hill Neighborhood Conservation Overlay District provisions; the proposal is also subject to review under the standards contained in Portland's Subdivision, Site Plan and Inclusionary Zoning ordinances.

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 JUNE 25, 2019

Workshop: Mazer, Dunfey, Smith present; Dundon, Eaton and Silk absent; Stanley recused.

Public Hearing: Mazer, Dunfey, Smith and Stanley present; Dundon, Eaton and Silk absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 25, 2019

- i. Level III Site Plan; 1 Portland Square; North River IV, LLC., Applicant. Stanley moved and Smith seconded a motion to approve a waiver from the standard parking stall dimension to allow the existing dimension of 8 x 18 spaces. Vote: 4-0, Dundon, Eaton and Silk absent. Stanley moved and Smith seconded a motion to approve the Site Location of Development Application. Vote: 4-0, Dundon, Eaton and Silk absent. Stanley moved and Smith seconded a motion to approve the site plan application with one amended condition of approval. Vote: 4-0, Dundon, Eaton and Silk absent.

5. NEW BUSINESS

- i. Level III Site Plan; 1 Center Street; Fathom CC., LLC., Applicant. (estimated time 7:00 - 8:00 p.m.)
The Planning Board will hold a public hearing on a proposal for a 135-room hotel in a six-story structure with a ground floor area of 22,758 sf and a total square footage of 112,046 sf. The hotel includes a first-floor restaurant along Commercial Street and a rooftop bar. The 23,795 sf property is part of the holdings of North River IV, LLC. It is located within the Downtown B-3 zone within the pedestrian activity and Old Port district overlay zones. The project is subject to review under the standards of Portland's Site Plan and Historic Preservation Ordinances.
- ii. Level III Subdivision/Site Plan and IZ Conditional Use; 46 (40) Free Street; 40 Free Street, LLC., Applicant. (estimated time 8:00 p.m.) The Planning Board will hold a public hearing on a proposal for a 58,563 sf six-story mixed use building. The project consists of five (5) retail units, fifty-one (51) residential units (consisting of 37 one-bedroom and 14 two-bedroom units) on the upper floors. Structured parking is proposed within the building. The 16,853 sf lot is located in the B-3 zone, the Downtown Entertainment Overlay Zone, and within an Historic District. The application is subject to review under Portland's subdivision, site plan, and inclusionary zoning conditional use standards.