

PLANNING BOARD

Tuesday, September 17, 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

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REMOTE PARTICIPATION

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AGENDA:

WORKSHOP - 4:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 10, 2024

Public Hearing

75 Northport Drive: Barker, Chann, Mazer, Murphy, Silk, and Smith present. Stanley absent.

482 Congress Street: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

985 Forest Avenue: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

245 Commercial Street: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 10, 2024

- i. Impact Fee Modification; 75 Northport Drive; Northport Investments, LLC, Applicant. Barker motioned, and Silk seconded a motion to approve the impact fee modification. Vote 6-0 (Stanley absent). Barker motioned, and Silk 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 (Stanley absent).
- ii. Major Site Plan and Conditional Use; 482 Congress Street; Center Congress, LLC, Applicant. Barker motioned, and Silk seconded a motion to approve the conditional use application for inclusionary zoning. Vote 7-0. Barker motioned and Stanley seconded a motion to approve the major site plan application. Vote 7-0. Barker motioned, and Stanley seconded a motion to adopt the draft approval letter as amended as the Planning Board's decision, and authorize the Board Chair to sign the approval letter as drafted and amended. Vote 7-0.
- iii. Major Site Plan and Conditional Use; 985 Forest Avenue; AMK Investments, LLC, Applicant. Barker motioned, and Murphy seconded a motion to waive Technical Manual Standard 1.10.3 to reduce the two-way driveway aisle width from 24 feet to 14 feet. Vote 7-0. Barker motioned, and Murphy seconded a motion to waive Technical Manual Standard 4.5.2, which requires that vegetative buffer be planted between two unlike land-uses. Vote 7-0. Barker motioned, and Murphy seconded a motion to approve the conditional use application for inclusionary zoning. Vote 7-0. Barker motioned, and Murphy seconded a motion to approve the major site plan application. Vote 7-0. Barker motioned, and Murphy seconded a motion to adopt the amended draft approval letter as the Planning Board's decision, and authorize the Board Chair to sign the approval letter as drafted and amended. Vote 7-0.
- iv. Conditional Use; 245 Commercial Street; 245 Commercial, LLC, Applicant. Barker motioned, and Murphy seconded a motion to approve the conditional use application for hotel inclusionary zoning. Vote 7-0.

5. NEW BUSINESS

- 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

