

PLANNING BOARD

Tuesday, September 24, 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:

PUBLIC HEARING - 4:30 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORT OF ATTENDANCE**

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.

September 17, 2024

Workshop

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

4. REPORTS OF DECISIONS

i. September 10, 2024

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).

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.

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.

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.

September 17, 2024: There were no public hearing items to report on.

5. NEW BUSINESS

- i. ReCode Portland Zoning Amendments, City of Portland, Applicant. **The Planning Board is postponing this item to a date certain of, Tuesday, October 8, 2024.**
- ii. Major Site Plan Amendment, 165 Lambert Street, Lambert Woods North, LLC, Applicant. The Planning Board will hold a hybrid public hearing where the Board will consider an amendment to application PL-002078-2022 related to the 162-unit multi-family housing development at 165 Lambert Street and 622 Auburn Street. This amendment increases the supply of off-street parking for the development by 27 parking spaces, revises the building design of buildings located on the 622 Auburn Street property, provides additional stormwater treatment and establishes a phasing plan for the development. The subject property totals 17.95 acres, and is zoned R-3 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-002995-2024.