

PLANNING BOARD

Tuesday, October 8, 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

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:

<https://portlandmaine-gov.zoom.us/j/84771108124>

Or One tap mobile :

+13092053325,,84771108124# US

+13126266799,,84771108124# US (Chicago)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

Webinar ID: 847 7110 8124

International numbers available: <https://portlandmaine-gov.zoom.us/j/84771108124>

For more information on how to use Zoom, please visit <https://www.portlandmaine.gov/remotepud>

AGENDA:

PUBLIC HEARING - 5:00 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 24, 2024.**

Public Hearing

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

165 Lambert Street: Chann, Silk, Smith and Stanley present. Barker, Mazer and Murphy absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 24, 2024.**

- i. Zoning Text and Map Amendment for ReCode, City of Portland, Applicant. Silk motioned and Smith seconded a motion to table the public hearing to Tuesday, October 8, 2024 at 5:00 pm. Vote 4-1 (Barker, Mazer and Murphy absent).
- ii. Major site Plan Amendment, 165 Lambert Street, Lambert Woods North, LLC., Applicant. Silk motioned and Smith seconded a motion to waive Sec. 14.6.1.B.3 in the City of Portland Land Use Code, which requires public sidewalk and curbing along all property frontages. Vote 0-4 (Chann, Silk, Smith and Stanley opposed; Barker, Mazer and Murphy absent). Silk motioned and Smith seconded a motion to waive Technical Manual Sec. 1.5.1.A which limits residential development with 10 or more parking spaces to two curb cuts, to allow a total of four curb cuts. Vote 4-0 (Barker, Mazer and Murphy absent). Silk motioned and Smith seconded a motion to waive Technical Manual Sec. 1.10.3 to reduce the width of the two-way driveway aisle from the minimum requirement of 24 feet down to 22 feet. Vote 4-1 (Barker, Mazer and Murphy absent). Silk motioned and Smith seconded a motion to approve the major site plan amendment application. Vote 4-1 (Barker, Mazer and Murphy absent). Silk motioned and Smith seconded a motion to adopt the approval letter as drafted and amended as the Planning Board's decision, and authorize the Board Chair to sign the approval letter as drafted and amended. Vote 4-1 (Barker, Mazer and Murphy absent).

5. **NEW BUSINESS**

- i. ReCode Portland Zoning Amendments, City of Portland, Applicant. The Planning Board will hold a hybrid public hearing where the Board will make a final recommendation to the City Council around proposed changes to the land use code under ReCode Phase II. This agenda item was originally scheduled for Tuesday, September 24th, and was tabled to Tuesday, October 8th. More information on the draft changes can be found at www.recodeportland.me.