

PLANNING BOARD

Tuesday, October 22, 2024 at 4:30 PM
Room 209 (2nd Floor 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/81024603028>

Or One tap mobile :

+13092053325,,81024603028# US

+13126266799,,81024603028# 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

+1 507 473 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

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

Webinar ID: 810 2460 3028

International numbers available: <https://portlandmaine-gov.zoom.us/j/81024603028>

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

AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan and Conditional Use; 1 Hope Avenue; GenX Capital Partners, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a major site plan and conditional use application for inclusionary zoning to facilitate the development of a 60-unit Planned Residential Unit Development at 1 Hope Avenue. The subject property is currently undeveloped woodlands, is 13.7 acres in size, and is located within the R-3 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-002454-2023.

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 OCTOBER 8, 2024.**

Public Hearing

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

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 8, 2024.**

- i. Zoning Text and Map Amendments for ReCode; City of Portland, Applicant. Barker motioned, and Stanley seconded a motion to find that the proposed amended Land Use Code and zoning map are consistent with the City's Comprehensive Plan, and recommend adoption of the amended land use code and zoning map to the City Council. Vote 7-0. Barker motioned, and Stanley seconded a motion to find that the proposed amendments to the conditional rezoning in the vicinity of Diamond Cove, Great Diamond Island are consistent with the City's Comprehensive Plan, Sec. 5.3 of the Land Use Code, and *30-A M.R.S.A. § 4352 (8)*, and recommended adoption of these proposed amendments to the City Council. Vote 7-0.

5. **NEW BUSINESS**

- i. Letter to Maine State Housing Authority. The Planning Board will consider and adopt a letter to be sent to the Maine State Housing Authority (MSHA) on behalf of the Planning Board, requesting reconsideration of MSHA's funding stipulation for the application at 165 Lambert Street/622 Auburn Street (PL-002078-2022 and PL-002995-2024) requiring that the applicant provide off-street parking at a ratio of 0.75 parking spaces per residential unit.
- ii. Major Site Plan; 400 Commercial Street; 400 Commercial Street, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal to construct a new 21,000 square foot boat storage structure at 400 Commercial Street. The subject property totals approximately 3 acres, is zoned Waterfront Central Zone and is located in the Shoreland 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-002826-2024.
- iii. Major Site Plan Amendment; 2 Riverton Drive; Portland Housing Authority, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal for the redevelopment

of portions of Riverton Park. This proposal includes the construction of a new multi-family building, residential townhomes, renovations to the existing administration and service buildings, as well as site improvements throughout the property. The subject property totals 17.72 acres and is located in the B-2 Community Business and R-5A Residential zones. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003053-2024.