

PLANNING BOARD

Tuesday, November 26, 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 next meeting.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/86806519366>

Or One tap mobile :

+13092053325,,86806519366# US

+13126266799,,86806519366# 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: 868 0651 9366

International numbers available: <https://portlandmaine-gov.zoom.us/j/86806519366>

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

AGENDA:

WORKSHOP - 4:30 PM

- i. Technical Manual; City of Portland, Applicant. The Planning Board will hold a hybrid workshop to consider amendments to the City of Portland Technical Manual, to modify the City's stormwater management and site landscaping requirements, introduce new low impact development requirements, and revise submission requirements for site plan and subdivision applications. Other amendments include reformatting of the technical manual and minor clean-up of text to align with ReCode. More information will be posted to the City's agenda center under this item closer to the meeting date.

PUBLIC HEARING - 5:30 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 12, 2024**

Workshop

716 Stevens Ave: Barker, Chann, Murphy, Silk, and Smith present. Mazer recused, Stanley absent.
197 Oxford Street: Barker, Chann, Murphy, and Smith present. Mazer and Silk recused, Stanley absent.

Public Hearing

19 Willis Street: Barker, Chann, Murphy, Silk, and Smith present. Mazer and Stanley absent.
100 W Commercial Street: Barker, Chann, Murphy, Silk, and Smith present. Mazer and Stanley absent.

- 4. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 12, 2024**

- i. Remand of Level III Site Plan and Subdivision; 19 Willis Street/33 Montreal Street; 37 Montreal, LLC, Applicant. Silk motioned, and Murphy seconded a motion to reopen the evidentiary record in the matter of application PL-000807-2019 pursuant to the Superior Court's Remand Order dated September 30, 2024, and set a public hearing at its regularly scheduled meeting on December 10, 2024, to permit the presentation of additional evidence from the applicant, the City and through public comment, limited only to information that is relevant to the three issues that were in front of the court, specifically, the calculation of the height of the building, whether the development meets the applicable setbacks, and whether the development complies with Section 14-526(d)(5)(b). Vote 5-0 (Mazer and Stanley absent).
- ii. Major Site Plan and Conditional Use; 100 W Commercial Street; New Yard, LLC, Applicant. Silk motioned, and Smith seconded a motion to waive Technical Manual Sec. 12.2 related to light trespass at the property line, to allow for an average light trespass of 1.25 fc at the property line. Vote 5-0 (Mazer and Stanley absent). Silk motioned, and Smith seconded a motion to waive Technical Manual Sec. 5.III, the Maine DEP Ch. 500 Flooding Standard, on the basis of the receiving capacity of the Fore River. Vote 5-0 (Mazer and Stanley absent). Silk

motioned, and Smith seconded a motion to approve the major site plan and conditional use application. Vote 5-0 (Mazer and Stanley absent).

5. NEW BUSINESS

- i. Major Site Plan; 1001 Westbrook Street (Jetport Parking Expansion); City of Portland, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal to expand surface parking at the Portland International Jetport. The project would involve the construction of 5.5 acres of new surface parking area, distributed across two separate lots, with a total capacity for 684 vehicles. This project is subject to both Site Location of Development (SLOD) review, as well as Natural Resource Protection Act (NRPA) review with Maine DEP. The subject property is zoned AB Airport Business 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-002853-2024.
- ii. Major Site Plan; 360 Spring Street; Waynflete School, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal to demolish the existing gymnasium at Waynflete's campus, and construct a new 11,290 square foot gymnasium in the same location. The subject property totals 3.03 acres, is zoned R-4 Residential, is located within the Waynflete Overlay zone, and is also located within the West End Historic District. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003072-2024.