

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
Bob Dunfey
David Eaton
David Silk
Austin Smith
Maggie Stanley

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, July 23, 2019, Council Chambers, 2nd Floor, City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.**

WORKSHOP - 4:30 PM

- i. Level III Site Plan, Subdivision, and Inclusionary Zoning; 66 State Street; Developers Collaborative, dba DC 66 State LLC., Applicant. (estimated time 4:30 - 6:00 p.m.) The Planning Board will hold a workshop on the proposed renovation of an existing 3-story building and construction of a new 23,497 sf 4-story building. The existing building is proposed to be converted to a 38-unit lodging house. The proposed new building is proposed to include 30 affordable residential dwelling units to consist of 14 efficiencies and 16 one-bedroom units. Parking is proposed for 22 vehicles and 12 bicycles. The 22,137 sf lot is located in the R-6 zone. The proposal is subject to review under Portland's site plan, subdivision, and inclusionary zoning conditional use standards.

PUBLIC HEARING - 7:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JULY 9, 2019

Workshop and Public Hearing: Dundon, Mazer, Dunfey, Eaton, Smith and Stanley present; Silk absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JULY 9, 2019

- i. Level III Site Plan; 1 Center Street; Fathom CC., LLC., Applicant. Mazer moved and Stanley seconded a motion to waive the Technical Manual standard Sec 12.3.4 to allow a maximum light trespass of 7.3 foot-candles at the property line and no more than 1.0 foot-candles at the edge of the public sidewalk. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the conditional use for inclusionary zoning with the condition that the applicant provide a fee in-lieu contribution of \$513,810 to be paid into the City's Housing Trust Fund. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the site plan application and associated Site Location of Development amendment with 10 conditions of approval. Vote: 6-0, Silk absent.

- ii. Level III Subdivision, Site Plan and IZ Conditional Use; 46 (40) Free Street; 40 Free Street, LLC., Applicant. Mazer moved and Stanley seconded a motion to waive the required driveway aisle width from 24' to 20'. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to waive the maximum % of compact parking space provided from 20% to 49%. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the conditional use for workforce housing with the conditions that the applicant enter into an Affordable Housing Agreement (AHA) with the City before a Building Permit may be issued and that the applicant provide five inclusionary zoning units on site, consisting of two-two bedroom units, and three- one-bedroom units, as well as payment of a fractional fee-in-lieu payment of \$10,609. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the subdivision application with three conditions of approval. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the site plan application with one condition of approval. Vote: 6-0, Silk absent.

5. NEW BUSINESS

- i. Technical Manual - Public Safety Standards; City of Portland, Applicant. (estimated time 7:00 - 7:45 p.m.) The Planning Board will hold a public hearing on updates to the City of Portland Technical Manual Public Safety Standards to reflect current requirements, best practices and City conditions.
- ii. Level III Subdivision and Site Plan; 95 Front Street; Portland Housing Authority, Applicant. (estimated time 7:45 p.m.) The Planning Board will hold a public hearing on a proposed redevelopment plan for 95 Front Street. The 4.2 acre site has frontage on West Presumpscot, Front and Illsley Streets. The proposal is to replace 20 buildings consisting of 52 apartments with seven buildings including 105 rental units and eight homeownership units. 80% of the dwelling units are proposed to be affordable house, and the remaining 20% of the dwelling units proposed to be market-rate. A total of 114 parking spaces and 0 bicycle spaces are proposed. The site is in the R-5 zone and is subject to review under Portland's subdivision, site plan, and inclusionary zoning conditional use standards.