

PLANNING BOARD

Tuesday, January 14, 2025 at 4:30 PM
Room 24 (Ground Level of City Hall) and
Zoom



MEMBERS

Brandon Mazer, Chair
David Silk, Vice Chair
Justin Barker
Marpheen Chann
Sean Murphy
Austin Smith

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AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan; 125 Thompson's Point Road; CPI Management, LLC and Forefront Partners I, LP, Co-Applicants. The Planning Board will hold a hybrid workshop to consider a proposal to develop a new six-story, 255-unit residential building with attached six-story structured parking for 463 vehicles, along with other associated improvements at 125 Thompson's Point Road. This development was contemplated in the Thompson's Point Master Development Plan. The subject property totals 4.67 acres and is zoned B-5 Urban Commercial. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003090-2024.

PUBLIC HEARING - 5:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

2024 Planning Board Yearly Accomplishments

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON DECEMBER 10, 2024

Workshop

203 Fore Street: Barker, Mazer, Murphy, Smith, Chann, Silk and Stanley present.

Public Hearing

Planning Board Officer Elections: Barker, Mazer, Murphy, Smith, Chann, Silk and Stanley present.

19 Willis Street/33 Montreal Street: Barker, Mazer, Murphy, Smith, Chann, Silk and Stanley present.

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

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 10, 2024

- i. Planning Board Officer Elections; Barker motioned, and Stanley seconded a motion to elect Mazer as Chair. Vote 7-0.
- ii. Remand of Level III Site Plan and Subdivision; 19 Willis Street/33 Montreal Street: 37 Montreal, LLC, Applicant. Barker motioned, and Chann seconded a motion to table the public hearing to a date certain of January 14, 2025, to allow staff time to provide additional materials to the Board related to the City of Portland Historic Preservation Advisory Review. Vote 7-0.
- iii. Design Manual; City of Portland, Applicant. Barker motioned and Silk seconded the motion to find that the proposed changes to the City of Portland Design Manual are consistent with the requirement of Section 2.1.10.p in the City of Portland Land Use Code and approve the amendments as presented. Vote 7-0.
- iv. Technical Manual; City of Portland, Applicant. Barker motioned and Stanley seconded the proposed revisions are consistent with the requirements of section 2.1.10.p in the City of Portland Land Use Code. Vote 6-0 (Silk absent).

5. NEW BUSINESS

- i. Remand of Level III Site Plan and Subdivision; 19 Willis Street/33 Montreal Street; 37 Montreal, LLC, Applicant. The Planning Board will hold a hybrid public hearing to reconsider Application PL-000807-2019 in order to make additional findings of fact pursuant to orders from the Maine Supreme Judicial Court and Maine Superior Court related to height, setback, and design review requirements in connection with the approved application for a four-story, 12-unit residential building at 19 Willis Street. The development site is located within an R-6 zone. The application associated with the remand order, PL-000807-2019, was originally approved by the Planning Board at its December 14, 2021 meeting. Materials associated with this item will be posted to the [City's Agenda Center](#) the Friday before this public hearing.
- ii. Major Site Plan; 331 Veranda Street; Martin's Point Health Care, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal by Martin's Point Health Care to redevelop existing Building 7 at their Veranda Street campus, located at 331 Veranda Street, and construct a new 50,586 square foot administrative office building with structured parking. The subject property totals 13.95 acres, and is located in the B-5 Urban Commercial zone, and 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-002766-2023.
- iii. Phased Major Site Plan and Conditional Use; 197 Oxford Street; Reveler Development and Avesta Housing Corporation d/b/a Avesta Oxford Street, LP, Co-Applicants. The Planning Board will hold a hybrid public hearing to consider a three-phased major site plan, which would involve the construction of an affordable housing development at 197 Oxford Street with 48 affordable and "housing first" residential units, a 24-unit market rate housing project at 50 Cedar Street, and a 24-unit market rate housing project at 158 Lancaster Street. The subject properties are located in the R-6 Residential Neighborhood, and together, total approximately 1.58 acres across a two-block area in the Bayside Neighborhood. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002885-2024 and CU-002904-2024.