

PLANNING BOARD

Tuesday, January 28, 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
Maggie Stanley

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AGENDA:

WORKSHOP - 4:30 PM

- i. Major Site Plan; 165 Washington Avenue; Redfern Properties, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal to develop a new seven-story, mixed-use development with ground-level commercial space, a total of 326 residential units, exterior public amenity spaces, and other associated improvements at 165 Washington Avenue. The subject property totals approximately 1.45 acres, and is zoned B-2b Community Business. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003143-2024.
- ii. Institutional Overlay Zone; 716 Stevens Avenue; University of New England, Applicant. The Planning Board will hold a hybrid workshop to consider a new institutional overlay zone and zoning map amendment for the University of New England's Portland Campus, rezoning the property entirely to B-2 Community Business. The subject property totals approximately 75 acres, and is located within the R-3 and R-5 Residential zones, the I-L and I-H Industrial zones, and the B-2 Community 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 ZN-003059-2024.

PUBLIC HEARING - 6:00 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 14, 2025**

Workshop

125 Thompson's Point: Barker, Chann, Murphy, Silk, Smith and Stanley present. Mazer absent

Public Hearing

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

331 Veranda Street: Barker, Chann, Murphy, Silk, Smith, and Stanley present. Mazer absent.

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

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 14, 2025**

- i.
 - i. Remand of Level III Site Plan and Subdivision; 19 Willis Street/33 Montreal Street: 37 Montreal, LLC, Applicant. Barker motioned, and Smith seconded a motion to adopt the draft findings of fact and conclusions, and to find that the project met the height requirement for the R-6 zone and Munjoy Hill Neighborhood Conservation Overlay District (MHNCO). Vote 6-0 (Mazer absent). Barker motioned, and Smith seconded a motion to adopt the draft findings of fact and conclusions, and to find that the project met the setback requirements for the R-6 zone and the MHNCO. Vote 6-0 (Mazer absent). Barker motioned, and Smith seconded a motion to adopt the draft findings of fact and conclusions, and to find that the project is compatible with the major character-defining features of the surrounding neighborhood in accordance with Sec. 14-526(d)(5)(b) of the Land Use Code. Vote 6-0 (Mazer absent). Barker motioned, and Smith seconded a motion to affirm the approval of the project and confirm that the totality of the three motions adopting additional findings of fact are intended to supplement the original

approval that was granted by the Planning Board on December 14, 2021, and as amended on December 12, 2023. Vote 6-0 (Mazer absent). Barker motioned, and Chann seconded a motion to authorize Board Vice-Chair Silk to sign the findings of fact and conclusions of law as drafted and amended. Vote 6-0 (Mazer absent).

ii. Major Site Plan and Site Location of Development; 331 Veranda Street; Martin's Point Healthcare, Applicant. Barker motioned and Smith seconded a motion to waive the B-5 Urban Commercial Build-to-Zone and Percentage requirement as listed in Table 7-C within the Land Use Code, and as authorized under Sec. 7.6.5.B in the Land Use Code. Vote 6-0 (Mazer absent). Barker motioned, and Murphy seconded a motion to waive Technical Manual Sec. 5.2.3 to allow a direct discharge of treated stormwater into a tidal body of water. Vote 6-0 (Mazer absent). Barker motioned, and Murphy seconded a motion to approve the major site plan application. Vote 6-0 (Mazer absent). Barker motioned, and Murphy seconded a motion to approve the Site Location of Development amendment. Vote 6-0 (Mazer absent). Barker motioned, and Murphy seconded a motion to adopt the amended draft approval letter as the Board's decision, and to authorize the Board Chair to sign the amended draft approval letter. Vote 6-0 (Mazer absent).

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. Chann motioned and Smith seconded a motion to waive Technical Manual Sec. 1.10.3, to reduce the two-way drive aisle width from 24 feet to 21 feet. Vote 5-0 (Silk recused, Mazer absent). Chann motioned, and Smith seconded a motion to waive Site Plan Standard Sec. 14.6.2.B.3, which requires the preservation of 30% of trees 10" DBH or greater within required setback areas, to authorize the removal of trees within the rear setback at 197 Oxford Street. Vote 4-1 (Chann opposed, Silk recused, Mazer absent). Chann motioned, and Smith seconded a motion to waive Technical Manual Sec. 1.14, requiring EV charging infrastructure for newly proposed parking at 197 Oxford Street. Vote 5-0 (Silk recused, Mazer absent). Chann motioned, and Smith seconded a motion to approve the conditional use application. Vote 5-0 (Silk recused, Mazer absent). Chann motioned, and Smith seconded a motion to approve the major site plan application. Vote 5-0 (Silk recused, Mazer absent). Chann motioned, and Smith seconded a motion to adopt the draft approval letter as the Board's decision, and to authorize the Board Chair to sign the letter as drafted. Vote 5-0 (Silk recused, Mazer absent).

5. NEW BUSINESS

- i. Major Site Plan; 1001 Westbrook Street (Jetport Parking Expansion); City of Portland, Applicant. The Planning Board will continue its hybrid public hearing, tabled at the Board's November 26, 2024 meeting, 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.