

PLANNING BOARD

Tuesday, February 25, 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:

PUBLIC HEARING - 4:30 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 28, 2025**

Workshop

165 Washington Avenue: Mazer, Murphy, Silk, Smith and Stanley present. Barker and Chann absent.
716 Stevens Avenue: Chann, Mazer, Murphy, Silk, Smith, Stanley present. Mazer recused, Barker absent.

Public Hearing

1001 Westbrook Street: Mazer, Murphy, Silk, Smith, and Stanley present. Silk recused, Barker absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 28, 2025**

- i. Major Site Plan; 1001 Westbrook Street; City of Portland, Applicant. Stanley motioned, and Smith seconded a motion to waive Site Plan Standard Sec. 14.6.1(B)(3)(a), which requires the construction of sidewalk and curbing along all property frontages, to not require sidewalk and curbing along the property's Jetport Boulevard and Westbrook Street frontage. Vote 4-1 (Chann opposed, Silk recused, and Barker absent). Stanley motioned, and Smith seconded a motion to waive Site Plan Standard Sec. 14.6.2(A)(1) which requires the preservation of significant natural features, to permit the filling of 11,151 square feet of wetlands. Vote 4-1 (Chann opposed, Silk recused, Barker absent). Stanley motioned, and Smith seconded a motion to waive Site Plan Standard Sec. 14.6.2(C)(3)(a), which requires two trees (or one tree and three shrubs) per five vehicle parking spaces, to permit a total of 24 trees within landscaped islands in the proposed parking lot. Vote 5-0 (Silk recused, Barker absent). Stanley motioned, and Smith seconded a motion to waive Technical Manual Standard Sec. 4.5.5 which requires that parking lot landscaped islands measure no less than 8 feet wide, to allow an island width of less than 8 feet. Vote 5-0 (Silk recused, Barker absent). Stanley motioned, and Smith seconded a motion to waive Technical Manual Standard Sec. 5.III, which requires that major site plans comply with the Maine DEP Ch. 500 Flooding Standard, to permit direct discharge of treated stormwater into the Fore River. Vote 5-0 (Silk recused, Barker absent) Stanley motioned, and Smith seconded a motion to approve the major site plan application. Vote 4-1 (Chann opposed, Silk recused, Barker absent). Stanley motioned, and Smith seconded a motion to adopt the draft approval letter as the Planning Board's decision, and to authorize the Board Chair to sign the approval letter as drafted. Vote 4-1 (Chann opposed, Silk recused, Barker absent).

5. **NEW BUSINESS**

- i. Major Site Plan; 165 Washington Avenue; Redfern Properties, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal to develop a new seven-story, mixed-use development with ground-level commercial space, 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 is available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003143-2024.
- ii. 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 public hearing to consider a

proposal to develop a new six-story, 255-unit residential building with attached six-story structured parking for 463 vehicles and 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 is available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003090-2024.

- iii. Institutional Overlay Zone; 716 Stevens Avenue; University of New England, Applicant. The Planning Board will hold a hybrid public hearing 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 is available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number ZN-003059-2024.