

PLANNING BOARD

Tuesday, March 11, 2025 at 4:30 PM
Room 24 (Ground Level of City Hall) and
Zoom



MEMBERS

Brandon Mazer, Chair
David Silk, Vice Chair
Marphen Chann
Austin Smith

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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 FEBRUARY 25, 2025**

Public Hearing

165 Washington Avenue: Mazer, Barker, Chann, Murphu, Smith and Stanley present; Silk absent.

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

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

4. REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 25, 2025

- i. Major Site Plan and Traffic Movement Permit; 165 Washington Avenue; Redfern Properties, LLC, Applicant. Barker motioned, and Stanley seconded a motion to waive Technical Manual Standard Sec. 1.5.1.C to allow a driveway separation of 11.43 feet. Vote 6-0 (Silk absent). Barker motioned, and Stanley seconded a motion to waive Technical Manual Standard Sec. 1.10.7 to permit a two-way driveway aisle width of 22.22 feet. Vote 6-0 (Silk absent). Barker motioned, and Stanley seconded a motion to approve the Major Site Plan application. Vote 6-0 (Silk absent). Barker motioned, and Stanley seconded a motion to approve the Traffic Movement Permit. Vote 6-0 (Silk absent). Barker motioned, and Stanley 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 6-0 (Silk absent).
- ii. Major Site Plan and Subdivision; 125 Thompson's Point Road; Forefront Partners I, LP and CPI Management, LLC, Co-Applicants. Barker motioned, and Stanley seconded a motion to waive Technical Manual Standard Sec. 3.6.2, to permit one access road for a residential development with greater than 100 units. Vote 6-0 (Silk absent). Barker motioned, and Stanley seconded a motion to approve the Major Site Plan application. Vote 6-0 (Silk absent). Barker motioned, and Stanley seconded a motion to approve the Subdivision application. Vote 6-0 (Silk absent). Barker motioned, and Stanley 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 6-0 (Silk absent).
- iii. Institutional Overlay Zone and Zoning Map Amendment; 716 Stevens Avenue; University of New England, Applicant. Stanley motioned, and Murphy seconded a motion to recommend to the City Council the rezoning of the UNE Portland Campus to B-2 Community Business and OS-P Open Space Preservation. Vote 5-0 (Mazer recused, Silk absent). Stanley motioned, and Murphy seconded a motion to approve the University of New England Institutional Development Plan (IDP). Vote 5-0 (Mazer recused, Silk absent). Stanley motioned, and Chann seconded a motion to recommend to the City Council the adoption of the Institutional Overlay Zone map boundary. Vote 5-0 (Mazer recused, Silk recused). Stanley motioned, and Murphy seconded a motion to recommend to the City Council the adoption of the University of New England Regulatory Framework. Vote 5-0 (Mazer recused, Silk absent).

5. NEW BUSINESS

- i. Major Site Plan and Conditional Use; 1 Hope Avenue; GenX Capital Partners, LLC, Applicant. The Planning Board will hold a hybrid public hearing to consider a major site plan and conditional use application for inclusionary zoning to facilitate the development of a 54-unit Planned Residential Unit Development at 1 Hope Avenue. The subject property is currently undeveloped woodlands, is 13.7 acres in size, and is located within the R-3 Residential 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-002454-2023.