

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, August 13, 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. Master Development Plan; 1 Portland Square; North River IV, LLC., Applicant. (estimated time 4:30 - 5:45 p.m) The Planning Board will hold a workshop to consider site and building design revisions for a master development plan for the Portland Square properties located at 1 Portland Square. The 6.45 acre site is within the Downtown B-3 zone and is bound by Spring, Commercial, Center, Cotton and Cross Streets. The proposed Master Plan is a phased mixed-use development with the following uses and floor area: offices, 525,542 sf; retail space, 53,269 sf; residential units, 82 one and two-bedroom units; hotel, 135 rooms; and structured parking, 1,236 spaces. The Master Plan is subject to review under Portland's Site Plan Standards.

PUBLIC HEARING - 6:30 PM (NOTE CHANGE IN START TIME)

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON JULY 23, 2019**

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

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JULY 23, 2019**

- i. Technical Manual – Public Safety Standards; City of Portland, Applicant. Mazer moved and Stanley seconded a motion to approve proposed revisions to the City of Portland Technical Manual, Section 3, Public Safety Standards. Vote: 5-0, Eaton and Silk absent.

- ii. Level III Site Plan, Subdivision, and Conditional Use Application; 95 Front Street; Portland Housing Authority, Applicant. Mazer moved and Smith seconded a motion to waive the required two-way driveway width of 20' and allow 18'. Vote: 4--0, Eaton and Silk absent, Stanley recused. Mazer moved and Smith seconded a motion to waive the required parking lot drive aisle width of 24' and allow 22'. Vote: 4--0, Eaton and Silk absent, Stanley recused. Mazer moved and Smith seconded a motion to waive the maximum % of compact parking spaces permitted of 20% and allow 25.4%. Vote: 4--0, Eaton and Silk absent, Stanley recused. Mazer moved and Smith seconded a motion to approve the subdivision application. Vote: 4--0, Eaton and Silk absent, Stanley recused. Mazer moved and Smith seconded a motion to approve the site plan application with six conditions of approval. Vote: 4--0, Eaton and Silk absent, Stanley recused. Mazer moved and Smith seconded a motion to approve the conditional use for workforce housing with three conditions of approval. Vote: 4--0, Eaton and Silk absent, Stanley recused.

5. NEW BUSINESS

- i. Level III Subdivision and Site Plan Review; 55-59 St. Lawrence Street; St. Lawrence Development LLC., Applicant. (estimated time 6:30 - 7:15 p.m.) The Planning Board will hold a public hearing on a proposed residential project to renovate the existing seven (7) unit building, add a 5 level building addition of eight (8) new residential units, and add a separate single-family dwelling to create a total of 16 residential units on the site. The total proposed floor area is 21,590 sf. Access to parking is proposed off of a shared private accessway with parking for 16 vehicles and 7 bicycles. The application includes one affordable unit and one inclusionary zoning unit. The 11,644 sf lot is within the R-6 zone and is subject to review under the standards contained in Portland's Subdivision, Site Plan, and Inclusionary Zoning ordinances.
- ii. Level III Site Plan and Subdivision Review; 73 Deering Street; Jason Vickery, Applicant. (estimated time 7:15 - 8:00 p.m.) The Planning Board will hold a public hearing on a proposed 7 unit building. The existing building has 3 dwelling units and 2,000 sf of office space. The proposal is to create 4 additional units for a total of 7 dwelling units. The 5,855 sf site is located in the R-6 zone and the application is subject to Portland's Site Plan and Subdivision Standards.
- iii. Level III Site Plan, Subdivision and Inclusionary Zoning Review; 66 State Street; Developers Collaborative, dga DC 66 State LLC., Applicant. (estimated time 8:00 - 8:45 p.m.) The Planning Board will hold a public hearing 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 and continuation of a portion of the existing office space. 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.

- iv. Level III Site Plan, Subdivision and Inclusionary Zoning; 132 Marginal Way; Port Property Management, Applicant. (estimated time 8:45 p.m.) The Planning Board will hold a public hearing on a proposal to convert 100 four-bedroom student housing units into 90 one-bedroom, 51 one-bedroom, and 10 four-bedroom units. Twenty workforce housing units are proposed and the existing retail units will remain on the first floor. Parking for 117 vehicles is proposed. The site is in the B-7 zone and is subject to review under Portland's subdivision and inclusionary zoning conditional use standards.