

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, September 10, 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. Level III Site Plan and Subdivision; 130 Morning Street; Northeast Turner, LLC., Applicant. (estimated time 4:30 - 5:15 p.m.) The Planning Board will hold a workshop to consider a proposal to construct a 4-story, 9-unit residential building (with 1 of the 9 units being a workforce unit), a shared driveway for 7 parking spaces and 4 exterior parking spaces for neighboring properties. This is an infill lot currently utilized as a surface parking lot. The project is located within the R-6 zone and the Munjoy Hill Conservation Overlay District. The project is subject to review under Portland's site plan and subdivision standards.
- ii. Coastal Resiliency Overlay; City of Portland, Applicant. (estimated time 5:15 – 6:00 p.m.) The Planning Board will hold a workshop to consider a zoning text amendment for the adoption of a Coastal Resiliency Overlay. The Overlay would set forth additional standards, including alternative height calculations and resilient building requirements, for development in areas of the City of Portland projected to be affected by sea level rise and storm surge.
- iii. Level III Site Plan; 263 Cumberland Avenue; Downtown Lodging, LLC., Applicant. (estimated time 6:00 – 6:45 p.m.) The Planning Board will hold a workshop to consider a proposal for a five-story, 89-room lodging house with ground floor retail. The existing 20-room lodging house and associated parking lot will be demolished. The project is located in the B-2 zone and the proposal is subject to Portland's site plan standards.

EVENING WORKSHOP - 7:30 P.M.

- i. Map Amendment; 109 Harvard Street; Wescott & Payson II, LLC., Applicant. (estimated time 7:30 – 8:30 p.m.) The Planning Board will hold a workshop to consider a map amendment from R-3 to R-5 along an undeveloped portion of Harvard Street for lots 32 through 58 shown as part of the original subdivision plan for University Park. The area proposed area consists of 38 contiguous lots with approximately 3.4 acres and approximately 1,450 ft. of frontage on Harvard Street. The map amendment is subject to review and recommendation from the Planning Board to the City Council.

PUBLIC HEARING - 8:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON AUGUST 13, 2019

Workshop and Public Hearing: All members were present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON AUGUST 13, 2019

- i. Level III Subdivision and Site Plan; 55-59 St. Lawrence Street; St. Lawrence Development, LLC., Applicant. Mazer moved and Stanley seconded a motion to waive the Technical Manual standard requiring a parking aisle of 24 feet in width and limiting compact spaces to 20% of total parking supply. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the conditional use for workforce housing with three (3) conditions of approval. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the subdivision application with four (4) conditions of approval. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the site plan application with five (5) conditions of approval. Vote: 6-0, Silk absent.
- ii. Level III Sit Plan and Subdivision Review; 73 Deering Street; Jason Vickery, Applicant. Mazer moved and Dundon seconded a motion to approve the subdivision application. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the site plan application with three (3) conditions of approval. Vote: 6-0, Silk absent.
- iii. Level III Site Plan, Subdivision and Inclusionary Zoning; 66 State Street; Developers Collaborative, dba DC 66 State LLC., Applicant. Mazer moved and Stanley seconded a motion to waive the required driveway aisle width standard of 24 feet and allow 20 feet. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to waive the requirement limiting compact spaces to 20% of total parking supply. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the conditional use for workforce housing with three (3) conditions of approval. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the subdivision application with three (3) conditions of approval. Vote: 6-0, Silk absent. Mazer moved and Stanley seconded a motion to approve the site plan application with one (1) condition of approval. Vote: 6-0, Silk absent.
- iv. Level III Site Plan, Subdivision and Inclusionary Zoning; 132 Marginal Way; Port Property Management, Applicant. Mazer moved and Dundon seconded a motion to approve the subdivision application. Vote: 5-0, Silk absent and Stanley recused. Mazer moved and Dundon seconded a motion to approve the site plan application with one (1) condition of approval. Vote: 5-0, Silk absent and Stanley recused. Mazer moved and Dundon seconded a motion to approve the conditional use for workforce housing with two (2) conditions of approval. Vote: 5-0, Silk absent and Stanley recused.

NEW BUSINESS

- i. Hotel Inclusionary Zoning Conditional Use; 121 Middle Street; 123 LLC., Applicant. (estimated time 8:30 p.m.) The Planning Board will hold a public hearing on the Hotel Inclusionary Zoning (IZ) Conditional Use Application under Chapter 14 Land Use Code., Division 30 Affordable Housing, Section 14-484 for the proposed 10 guest-room hotel at 121 Middle Street. The Board will consider the proposed financial contribution to the Housing Trust Fund to meet the Hotel IZ requirements.