

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 24, 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.**

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 10, 2019**
Workshop and Public Hearing: Dundon, Mazer (late to the 1st afternoon workshop item), Dunfey, Smith, Eaton and Stanley present; Silk absent.
4. **REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 10, 2019**
 - i. Hotel Inclusionary Zoning Conditional Use; 121 Middle Street, 123 LLC., Applicant. Mazer moved and Stanley seconded a motion to approve the Hotel Inclusionary Zoning Conditional Use application for 121 Middle Street, with the financial contribution of \$38,060 for 10 additional guest rooms. Vote: 6-0, Silk absent.
5. **NEW BUSINESS**

AFTERNOON WORKSHOP - 4:30 PM

- i. Level III Site Plan and Subdivision; 33-37 Montreal Street; 37 Montreal Street, LLC., Applicant. (estimated time 4:30 - 5:30 p.m.) The Planning Board will hold an AFTERNOON WORKSHOP to consider the construction of a four (4) story, nine (9) unit residential development. The development is located in the Munjoy Hill Neighborhood Conservation Overlay District and is zoned R6. The proposal is subject to review under the City's Site Plan, Subdivision and R6 zoning standards.

EVENING WORKSHOP - 6:00 PM

- i. Coastal Resiliency Overlay; City of Portland, Applicant. (estimated time 6:00 p.m.) The Planning Board will hold an EVENING WORKSHOP to consider a zoning 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.