

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, October 8, 2019, Room 209, 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 a traffic movement permit associated with 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 Development Plan is subject to review under the City's Site Plan standards.
- ii. Map Amendment; 631 Stevens Avenue; DC Baxter Woods, LLC., Applicant. (estimated time 5:45 - 6:30 p.m.) The Planning Board will hold a workshop to consider a zoning map amendment from R-5 to B-2b for 631 Stevens Avenue. The map amendment is subject to review and recommendation from the Planning Board to the City Council.

PUBLIC HEARING - 7:00 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 24, 2019**
Afternoon and Evening Workshop: Mazer, Smith, Eaton and Stanley present; Dundon, Dunfey and Silk absent.
4. **REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 24, 2019**
 - i. There were no public hearing items to report on.
5. **NEW BUSINESS**

- i. Level II Site Plan; 145 Washington Avenue; Akasha 155, LLC., Applicant. (estimated time 7:00 - 8:15 p.m.) The Planning Board will hold a public hearing to consider a Level II Site Plan application for a sauna and hydrotherapy business located at 145 Washington Avenue. The development is a two-story building that will consist of 4,818 sf of commercial space on the first floor and two residential units on the second floor. This item is an appeal of an application previously approved by the Planning Authority in accordance with 14-529(b) of the City of Portland Code of Ordinances.
- ii. Level III Site Plan; 263 Cumberland Avenue; Downtown Lodging, LLC., Applicant. (estimated time 8:15 - 9:30 p.m.) The Planning Board will hold a public hearing to consider a proposal for a five-story, 89-room lodging house with ground floor retail. The proposal would replace an existing 20-room lodging house and associated parking lot. The project is located in the B-2 zone and the proposal is subject to review under the City of Portland site plan standards.