

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 October 22, 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; 6 White Birch Lane; King Weinstein, representing Birchlane, LLC., Applicant. (estimated time 4:30 - 5:15 p.m.) The Planning Board will hold a workshop to consider a three (3) story, three (3) unit building with associated parking and stormwater improvements within the existing Planned Residential Unit Development at 6 White Birch Lane. Access to the site will be from Knight Street. The property is located within the R-5 zone and the overall development is in both the R-5 and R-3 zones. The project is subject to review under the City's subdivision and site plan standards.

PUBLIC HEARING - 6:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

ReCode Update and Review Schedule

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON OCTOBER 8, 2019

Workshop

Portland Square Item: Dundon, Smith, Eaton, Silk and Stanley present; Dunfey and Mazer absent.

631 Stevens Ave. Item: Dundon, Dunfey, Silk, Smith, Eaton and Stanley present; Mazer absent.

Public Hearing

145 Washington Ave. Item: Dundon, Dunfey, Silk, Smith, Eaton and Stanley present; Mazer absent.

263 Cumberland Ave. Item: Dundon, Dunfey, Silk, Smith, Eaton and Stanley present; Mazer absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 8, 2019

- i. Level II Site Plan; 145 Washington Avenue; Akasha 155, LLC., Applicant. Stanley moved and Eaton seconded a motion to approve the site plan application with (6) six conditions of approval. Vote 6-0, Mazer absent.

- ii. Level III Site Plan; 263 Cumberland Avenue; Downtown Lodging, LLC., Applicant. Stanley moved and Eaton seconded a motion to waive the technical manual standard requiring the preservation of a minimum of 30% of existing trees ten (10) inches DBH or greater within the setback area. Vote 6-0, Mazer absent. Stanley moved and Eaton seconded a motion to waive the technical manual standard requiring a minimum of thirty-five (35) feet from driveways to the nearest intersection. Vote 6-0, Mazer absent. Stanley moved and Eaton seconded a motion to approve the site plan application with three conditions of approval. Vote 6-0, Mazer absent.

5. NEW BUSINESS

- i. Level III Site Plan and Subdivision; 130 Morning Street; Northeast Turner, LLC., Applicant. (estimated time 6:30 p.m.) The Planning Board will hold a public hearing to consider a proposal to construct a 4-story, 9-unit residential building, including one workforce housing unit for rent, 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-5 zone and the overall development is in both the R-5 and R-3 zones. The project is subject to review under the City's subdivision and site plan standards.