

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, November 12, 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 (THERE WILL BE NO WORKSHOP PORTION OF THIS MEETING)

AFTERNOON PUBLIC HEARING - 4:30 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 7, 2019**
Workshop: Dundon, Mazer, Stanley, Eaton, Silk and Smith present; Dunfey absent.
4. **REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 7, 2019**
 - i. There were no public hearing items to report on.
5. **NEW BUSINESS**
 - i. Level III Site Plan and Subdivision; 47 Boyd Street; Portland Housing Development Corporation, Applicant. (estimated time 4:30 - 5:15 p.m.) The Planning Board will hold a public hearing on a proposal for the renovation of an existing structure to increase the number of dwelling units from nine units to twelve units. The subject property is a 7,153 square foot parcel zoned R-6 and is within an R-7 overlay. The proposal is subject to review under the City's Site Plan and Subdivision standards.
6. **BREAK FOR DINNER - MEETING RESUMES AT 6:30 P.M.**
7. **EVENING PUBLIC HEARING - 6:30 PM**
 - i. Zoning Map Amendment; 631 Stevens Avenue; Developers Collaborative, Applicant. (estimated time 6:30 - 7:15 p.m.) The Planning Board will hold a public hearing to consider the rezoning of approximately 138,760 square feet of land from an R-5 residential zone to a B-1 neighborhood business zone. The property is the former site of the Maine Girls Academy. The map amendment is subject to review and recommendation from the Planning Board to the City Council.

- ii. Level III Site Plan and Subdivision; 30 Mellen Street; Shalom House, Inc., Applicant.
(estimated time 7:15 p.m.) The Planning Board will hold a public hearing to consider a proposal for the renovation of two existing buildings into ten dwelling units and twelve lodging rooms. The subject property is a 22,733 square foot parcel split between R-6 and B-2b zones. The proposal is subject to review under the City's Site Plan and Subdivision standards.