

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
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AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, November 26, 2019, ROOM 24, BASEMENT LEVEL OF 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; 175 Fore River Parkway; Northern Light Mercy Hospital, Applicant. (estimated time 4:30 - 5:30 p.m.) The Planning Board will hold a workshop to consider a proposal for a 20,140 square foot hospital building expansion, a new 34,987 sq. foot ambulatory surgical center, additional campus parking, and associated site improvements. The subject property is a 33.5 acre medical campus zoned I-L, C26 and I-H.
- ii. Level III Site Plan and Subdivision; 58 Fore Street; Portland Foreside Development Company, Applicant. (estimated time 5:30 - 6:30 p.m.) The Planning Board will hold a workshop to consider a proposal for Phase 1 of 58 Fore Street, which includes 442,500 square feet of mixed-use development, the subdivision of the site into 9 development parcels and various infrastructure, utility, and access improvements. The subject property is a 10-acre parcel zoned B-6 and EWPZ, a portion of which lies within the Shoreland Zone.

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 NOVEMBER 12, 2019
(ATTENDANCE WILL BE ADDED ON 11-18-19)**
4. **REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 12, 2019 (THE
DECISIONS FOR THE ITEMS WILL BE POSTED ON 11-18-19)**
 - i. Level III Site Plan and Subdivision; 47 Boyd Street; Portland Housing Development Corporation, Applicant.
 - ii. Zoning Map Amendment; 631 Stevens Avenue; Developers Collaborative, Applicant.
 - iii. Level III Site Plan and Subdivision; 30 Mellen Street; Shalom House, Inc., Applicant.
5. **NEW BUSINESS**

- i. Zoning Map Amendment; 109 Harvard Street; Wescott & Payson, II, LLC., Applicant. The Planning Board will hold a public hearing to consider the rezoning of a 3.4 acre tract of land from R-3 Residential to R-5 Residential along an undeveloped portion of Harvard Street. The rezoning area includes 38 contiguous lots with approximately 1,450 feet of frontage on Harvard Street. The map amendment is subject to review and recommendation from the Planning Board to the City Council.