CITY OF PORTLAND, MAINE
PLANNING BOARD

Sean Dundon, Chair
Brandon Mazer, Vice Chair
David Eaton
David Silk
Austin Smith
Maggie Stanley
Lisa Whited

AGENDA
PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on Tuesday, November 13, 2018, 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; 22 Bramhall Street; Maine Medical Center, Applicant. (4:30 – 5:45 p.m. estimated time) The Board will hold a workshop to consider a proposed building expansion and new entrance off Congress Street. This is the third phase of the expansion as contained in MMC's Institutional Development Plan. The application includes the demolition of the existing Gilman Street garage. The proposed 265,000 sf building addition will reorient the Bramhall medical campus to Congress street, include 64 private patient rooms, and add 19 procedure rooms. The proposed site is within the Maine Medical Center Institutional Overlay Zone. The proposal is subject to review under Portland's Site Plan Ordinance and under delegated review for Maine's Traffic Movement Permit and Site Location of Development standards. This second workshop will focus on the transportation aspects of this application.

ii. Zoning Amendments, Marijuana Zoning, City of Portland, Applicant. (5:45 - 6:45 p.m. estimated time) The Planning Board will hold a workshop to consider zoning text amendments regarding medical and adult use marijuana. The zoning amendments will address proposed uses, locations, dimensional standards and use standards for marijuana manufacturing, cultivation, testing and retail establishments. Zoning districts impacted by the text amendment include the B-2, B-2b, B-2c, B-3, B-3c, B-7, B-4, I-H, I-L, I-Lb, I-M and I-Mb.

PUBLIC HEARING - 7:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON OCTOBER 23, 2018

Afternoon Workshop: Dundon, Mazer, Eaton, Smith, Stanley and Whited present. Silk absent and Whited recused for the second item.

Public Hearing: Dundon, Mazer, Eaton, Smith, Stanley and Whited present. Silk absent and Whited recused for the second item.

Evening Workshop: Dundon, Mazer, Eaton, Smith, Stanley and Whited present. Silk absent.

4. REPORT OF DECISIONS AT THE MEETING HELD ON OCTOBER 23, 2018

i. Hotel Inclusionary Zoning, Ordinance Amendments, City of Portland, Applicant. This item was tabled.

5. NEW BUSINESS

i. Zoning Text Amendment to the IR-1 and IR-2 Zones; Island Accessory Dwelling Unit; City of Portland, Applicant. (7:30 – 8:00 p.m. estimated time) The Board will hold a public hearing to consider a zoning text amendment that would remove a conditional use standard of the IR-1 and IR-2 zones requiring, properties with both a principle and accessory dwelling unit (ADU), that one of the dwelling units be owner-occupied. The amendments also include a one year minimum rental period for an ADU, short-term rentals are expressly prohibited, an ADU must have a minimum 300 sf and one parking space. The IR-1 and IR-2 zones can be found on Peaks Island, Cushing Island, Great Diamond Island, Little Diamond Island, House Island and Cliff Island.

ii. Level III Site Plan; 90 Johnson Road; Transport Leasing Corp., Applicant.
THIS ITEM IS BEING TABLED

iii. Level III Subdivision Amendment; 94 Walnut Street; JP Sheridan, LLC., Applicant. (8:45 p.m. estimated time) The Portland Planning Board will hold a public hearing to consider an amended subdivision plan by JP Sheridan LLC. for 94 Walnut Street. The amendment is to add one residential unit to the building for a total of four housing units. The terrace area next to the main entry stoop is proposed as a parking spot for the studio apartment. There are no changes to the building footprint, building elevations or impervious area of the site. The property is in the B-2b zone and is subject to Portland's subdivision and site plan standards.