

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, December 10, 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 and Subdivision; 58 Fore Street; Portland Foreside Development Company, Applicant. (estimated time 4:30 - 5:15 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-5 and EWPZ, a portion of which lies within the Shoreland Zone.
- ii. Level III Site Plan; 754 Congress Street, CenterWest, LLC., Applicant. (estimated time 5:15 - 6:00 p.m.) The Planning Board will hold a workshop to consider a proposal for a four-story, 46-room commercial hotel with ground-floor retail and 17 parking spaces. The subject property is a 10,692 square foot parcel zoned B-2b Community Business and is subject to the City's Inclusionary Zoning for Hotels requirements.
- iii. Consideration of Potential Munjoy Hill Historic District and Individual Landmark Designations. (estimated time 6:00 p.m.) The Planning Board will hold a workshop to consider the Historic Preservation Board's recommendation to designate an area within the Munjoy Hill neighborhood as a local historic district under the provisions of Portland's historic preservation ordinance. The Historic Preservation Board is also recommending that the following structures outside the proposed district boundary be individually designated as local landmarks: 101-107 Congress, 7 Lafayette Street, 8-12 Montreal Street, 51 Monument Street, 21 Sheridan Street and 28 Waterville Street.

EVENING WORKSHOP - 7:30 P.M.

Level III Site Plan; 275 Presumpscot Street; Waldon Realty, LLC., Applicant. (estimated time 7:30 - 8:15 p.m.) The Planning Board will hold a workshop to consider a proposal for the construction of a 34,000 square-foot indoor vehicle storage facility at 275 Presumpscot Street. The subject property is a 77,420 square-foot site zoned I-M and is currently utilized as a gravel parking lot.

PUBLIC HEARING - 8:15 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON 11-26-19

Afternoon Workshop

175 Fore River Parkway - Dundon, Dunfey, Mazer, Silk, Smith and Stanley present; Eaton absent.

58 Fore Street - Dundon, Dunfey, Mazer, Silk, Smith and Stanley present; Eaton absent.

Evening Public Hearing

109 Harvard Street - Dundon, Dunfey, Mazer, Silk, Smith and Stanley present; Eaton absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON 11-26-19

- i. Zoning Map Amendment; 109 Harvard Street; Wescott & Payson II, LLC., Applicant. Mazer moved and Stanley seconded a motion to find the proposed R-5 zoning map amendment consistent with the Comprehensive Plan for the City of Portland and recommended adoption of the zoning map amendment to the City Council. Vote 6-0, Eaton absent.

5. NEW BUSINESS

- i. Level III Site Plan and Conditional Use; 1884 Forest Avenue; John Chau, Applicant. (estimated time 8:15 p.m.) The Planning Board will hold a workshop on a proposal for a mixed-use development consisting of a convenience store, a gas station with 4 fueling islands, and a multi-tenant retail space at 1884 Forest Avenue. Two access drives are proposed at Forest Avenue with a third access at Riverton Drive. The 1.61 acre site is zoned B-2 Community Business.