

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, January 21, 2020, Council Chambers, 2nd Floor 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. ReCode (estimated time 4:30 - 6:30 p.m.) The Planning Board will hold a workshop on Phase 1 of the Recode, the process of rewriting the City's Land Use Code. The workshop will include an introduction to draft use and dimensional requirement provisions of the ReCode as well as an overview of revisions to draft introductory and administrative provisions.

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 JANUARY 14, 2020**

Afternoon Workshop

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

Evening Public Hearing

1884 Forest Avenue: Dundon, Eaton, Silk, Smith and Stanley present; Dunfey and Mazer absent.

293 Presumpscot Street: Dundon, Eaton, Silk, Smith and Stanley present; Dunfey and Mazer absent.

754 Congress Street: Dundon, Eaton, Silk, Smith and Stanley present; Dunfey and Mazer absent.

4. **REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 14, 2020**

- i. Level III Site Plan and Conditional Use; 1884 Forest Avenue, John Chau, Applicant. Stanley moved and Eaton seconded a motion to waive the Technical Manual standard requiring that no more than two driveways be permitted for ingress and egress in order to allow three driveways on the site. Vote 5-0 (Dunfey and Mazer absent). Stanley moved and Eaton seconded a motion to waive the Technical Manual standard requiring compliance with basic, general, and flooding standards of Chapter 500 to allow an increase of 0.01 c.f. of stormwater flow into the combined sanitary sewer line on Riverton Drive. Vote 5-0 (Dunfey and Mazer absent). Stanley moved and Eaton seconded a motion to find the plan in conformance with the conditional use standards of the Land Use Code. Vote 5-0 (Dunfey and Mazer absent). Stanley moved and Eaton seconded a motion to find the plan in conformance with the standards for a Traffic Movement Permit and grant a permit with one condition of approval. Vote 5-0 (Dunfey and Mazer absent). Stanley moved and Eaton seconded a motion to approve the site plan application with five conditions of approval. Vote 3-2 (Dundon, Eaton and Smith in favor; Silk and Stanley in opposition; Dunfey and Mazer absent; the motion fails.
- ii. Level III Site Plan; 275 Presumpscot Street; Waldon Realty, LLC., Applicant. Stanley moved and Eaton seconded a motion to waive the Technical Manual standard requiring one parking space for each 1,000 square feet of floor area or major fraction thereof for every business, manufacturing, and industrial building not catering to retail trade in order to allow a reduction in required parking from 57 to 19 parking spaces. Vote 5-0 (Dunfey and Mazer absent). Stanley moved and Eaton seconded a motion to approve the site plan application with three conditions of approval. Vote 5-0 (Dunfey and Mazer absent)
- iii. Level III Site Plan; 754 Congress Street; CenterWest, LLC., Applicant. Stanley moved and Eaton seconded a motion to waive the Technical Manual standard for parking space dimensions of 9 feet in width to allow parking spaces of 8.5 feet in width. Vote 5-0 (Dunfey and Mazer absent). Stanley moved and Eaton seconded a motion to waive the Technical Manual standard requiring a 24-foot wide drive aisle width for two-way access aisles with 90-degree parking in order to allow a drive aisle width of 22 feet. Vote 5-0 (Dunfey and Mazer absent). Stanley moved and Eaton seconded a motion to approve the site plan application with four conditions of approval. Vote 5-0 (Dunfey and Mazer absent).

5. NEW BUSINESS

- i. Level III Subdivision Amendment; 1190 Brighton Avenue; Dirigo Center Developers, LLC., Applicant. (estimated time 7:00 - 8:00 p.m.) The Planning Board will hold a public hearing on a subdivision amendment to facilitate the adjustment of lot lines for four tax lots located at 1190 Brighton Avenue. The subject properties are bisected by the Portland-Westbrook city line, total 16.48 acres in size for the portion within the City of Portland, and are zoned B-4 and I-L.

6. EVENING WORKSHOP - 8:00 P.M.

R-6 Design Standards (estimated time 8:00 p.m.) The Planning Board will hold an evening workshop to review proposed revisions to the City of Portland Design Manual related to the R-6 zone design standards.