

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 28, 2020, 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 - 4:30 PM

- i. Level III Site Plan; 175 Fore River Parkway; Northern Light Mercy Hospital, Applicant. (estimated time 4:30 - 5:15 p.m.) The Planning Board will hold a workshop on a proposal for a 20,140 square foot hospital building expansion, a new 34,987 square foot ambulatory surgical center, and additional campus parking, along with modifications to campus driveways and associated site improvements. The property is a 33.5 acre medical campus and is zoned IL, C26 and IH.
- ii. Zoning Map Amendment from R-6 to B-2b; 879 Congress Street; 879 Congress, LLC., Applicant. (estimated time 5:15 - 6:00 p.m.) The Planning Board will hold a workshop for a zoning map amendment from R-6 to B-2b to allow a 5-story residential building with a ground floor commercial space. The subject properties include three parcels totaling 11,790 square feet.
- iii. Level III Site Plan; 126 and 128 North Street; Upright Properties, LLC., and Josh Wojcik, Co-Applicants. (estimated time 6:00 p.m.) The Planning Board will hold a workshop on a proposal to develop a 3-story, 5-unit apartment building at 126 North Street and a 4-story, 6-unit condominium building with ground floor parking at 128 North Street. One workforce housing unit would be provided within the proposed development. The development site is located within an R-6 zone and the Munjoy Hill Neighborhood Conservation Overlay District.

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 21, 2020**

Afternoon Workshop

ReCode: Dundon, Dunfey, Eaton, Mazer, Silk, Smith, and Stanley present.

Evening Hearing

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

1190 Brighton Avenue: Dundon, Dunfey, Eaton, Silk, Smith, and Stanley present; Mazer absent.

Evening Workshop

R-6 Design Standards: Dundon, Dunfey, Eaton, Mazer, Silk, Smith, and Stanley present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 21, 2020

- i. Level III Site Plan and Conditional Use; 1884 Forest Avenue; John Chau, Applicant Dundon moved and Eaton seconded a motion to reconsider the site plan application for 1884 Forest Avenue. Vote 5-0, Dunfey recused and Mazer absent.
- ii. Level III Subdivision Amendment; 1190 Brighton Avenue; Dirigo Center Developers, LLC., Applicant. Stanley moved and Eaton seconded a motion to waive the requirement for joint review and hearings on further amendments to the Dirigo Plaza/Rock Row subdivision. Vote 6-0, Mazer absent. Stanley moved and Eaton seconded a motion to find the plan in accordance with the subdivision standards of the land use code with one condition of approval. Vote 6-0, Mazer absent.

5. NEW BUSINESS

- i. Election of Officers (estimated time 7:00 - 7:15 p.m.)
- ii. Level III Site Plan and Subdivision; 58 Fore Street; Portland Foreside Development Company, Applicant. (estimated time 7:15 p.m.) The Planning Board will hold a public hearing 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.